

**MEMORANDUM OF AGREEMENT**

This Memorandum of Agreement made between Byran K. Bettcher and Kathy M. Bettcher ("Bettchers"), husband and wife of Sheridan and George D. Johnson ("Johnson"), a single person, of Sheridan, Wyoming.


1. Johnson has agreed to grant Bettchers an access easement across a certain strip of land as more specifically described on Exhibit "A" and illustrated on Exhibit "B" of the attached Access Easement.

2. In consideration of the foregoing, Bettchers agree to be responsible for and pay for all costs and fees associated with the survey, drafting of the Access Easement and recording of the same.

DATED this 30 day of August, 2016.

  
Byran K. Bettcher

  
Kathy M. Bettcher

  
George D. Johnson

## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner: George D. Johnson**  
**April 30, 2014**

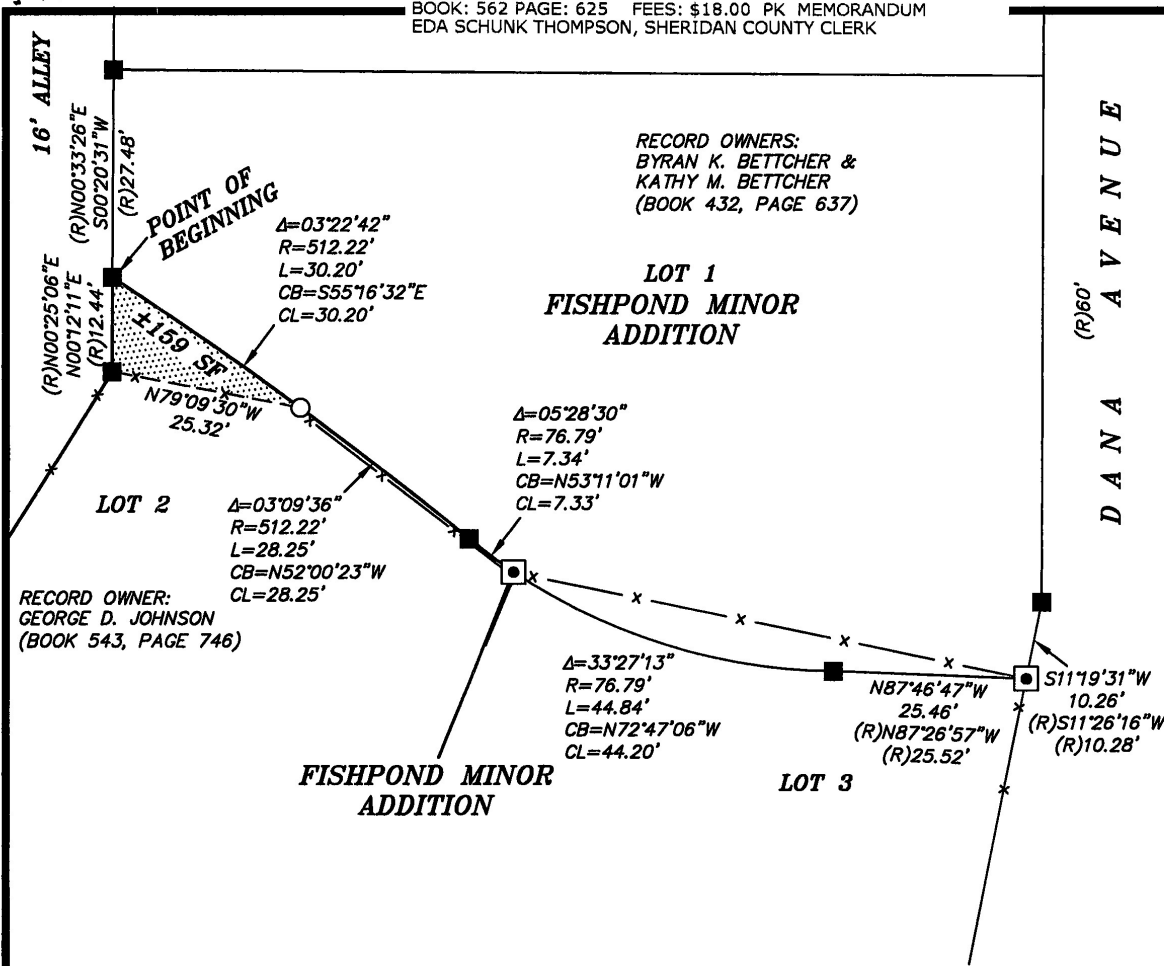
**Re: Access Easement for Ingress and Egress**

An access easement situated in Lot 2, Fishpond Minor Addition to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said access easement being more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot 2 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along the north line of said Lot 2 through a non-tangent curve to the right, having a central angle of 03°22'42", a radius of 512.22 feet, an arc length of 30.20 feet, a chord bearing of S55°16'32"E, and a chord length of 30.20 feet to a point; thence N79°09'30"W, 25.32 feet along an existing fence line to a point, said point lying on the west line of said Lot 2; thence N00°12'11"E, 12.44 feet along said west line of Lot 2 to the **POINT OF BEGINNING** of said access easement.

Said access easement contains 159 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



**LEGEND:**

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- LOT/BLOCK LINE
- - - EASEMENT LINE
- . - . ACCESS EASEMENT
- x - FENCE LINE (SURVEYED 2014)

**NO. 2016-730080 MEMORANDUM**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801



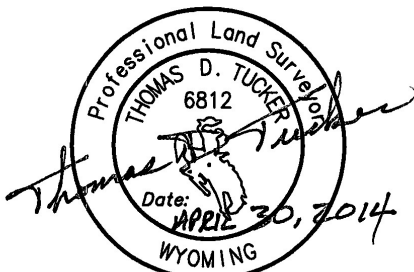
**SCALE: 1"=20'**

BEARINGS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
 DAF: 1.000235  
 DISTANCES ARE SURFACE

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING :ss  
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE  
 STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE  
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

**EXHIBIT "B"**  
**ACCESS AGREEMENT**

CLIENT: BYRAN & KATHY BETTCHER

LOCATION: LOT 2, FISHPOND MINOR ADDITION, CITY OF  
 SHERIDAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
**SURVEYING**  
 2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415

JN: 2010-005  
 DN: 2010005\_E1  
 PF: T2010005  
 APRIL 29, 2014