


## **EASEMENT DEDICATION**


The undersigned, KLD Quail Ridge LLC, a Wyoming limited liability company, being the owner of the following described land situate in the County of Sheridan, State of Wyoming, to-wit:

  
Lots 17 and 18, <sup>Block 2</sup> Cloud Peak Ranch, Sixth Filing P.U.D.

A subdivision in Sheridan County, Wyoming as filed in Drawer C, Page 64 in the Office of the Sheridan County Clerk.

does hereby and herewith dedicate a utility easement across and upon the following described property, to-wit:

A drainage easement being a strip of land ten (10) feet wide when measured at right angles, situated in Lot 17 and Lot 18 of the Cloud Peak Ranch Sixth Filing filed at the office of the Clerk and Recorder, Sheridan County Courthouse, Sheridan County, Wyoming, duly recorded in Drawer C, Plat Number 64, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said strip being more particularly described as follows:

The northerly five (5) feet of said Lot 17 and the southerly five (5) feet of said Lot 18. Block 2 

Said drainage easement containing 1243 square feet or land, more or less.

The easement herein described is shown on the attached Surveyor's Certificate, which is incorporated herein and made a part hereof.

The easement hereby granted is for public use and said easement may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, re-installing, replacing and maintaining sewer lines, water lines, gas lines, electric lines and poles, telephone lines and poles, cable television lines and other forms and types of public utilities now or hereafter being generally utilized by the public utilities.

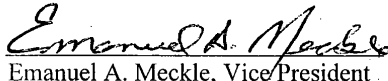
The easement hereby granted shall enjoy the same force and effect as though it had been shown on the original plat of Cloud Peak Ranch, Sixth Filing P.U.D. to the Town, now City of Sheridan, Sheridan County, Wyoming.

Dated this 14 day of September, 2007.

**KLD QUAIL RIDGE, LLC**



Robert P. Bates, Sr., President

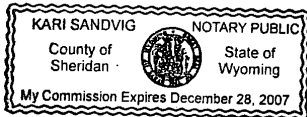


Emanuel A. Meckle, Vice President

State of Wyoming    )  
                              ) ss  
County of Sheridan    )

The foregoing instrument was acknowledged before me by Robert P. Bates, Sr., President and Emanuel A. Meckle, Vice President of KLD Quail Ridge, LLC, a Wyoming limited liability company.

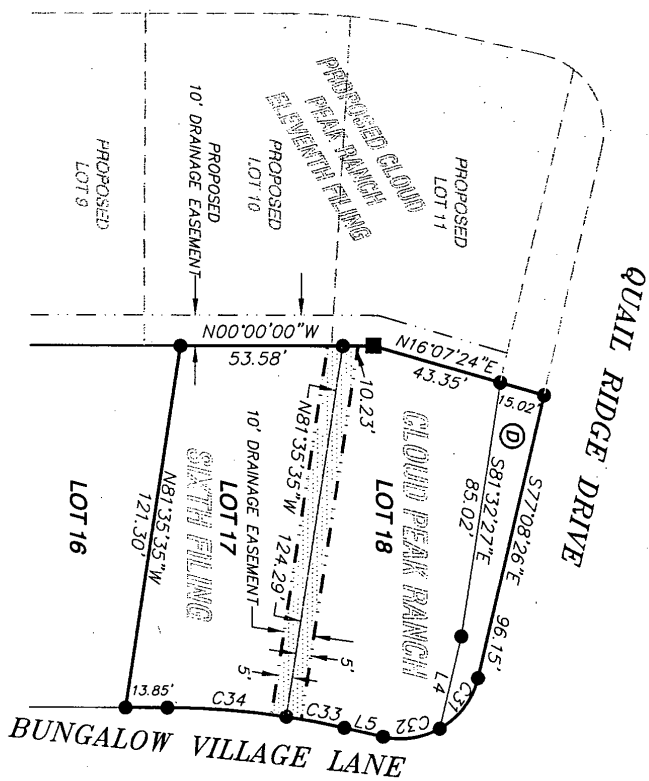
Witness my hand and official seal.



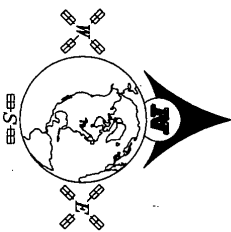
  
Notary Public

My Commission expires: 12-28-07

# EXHIBIT "B"

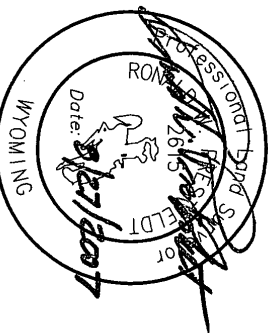


SCALE: 1"=50'  
 BASIS OF BEARINGS IS  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DISTANCES ARE SURFACE  
 NAD 83(1993) NAVD 88 (U.S. SURVEY FEET)  
 DATUM ADJUSTMENT FACTOR (DAF): 1.000235

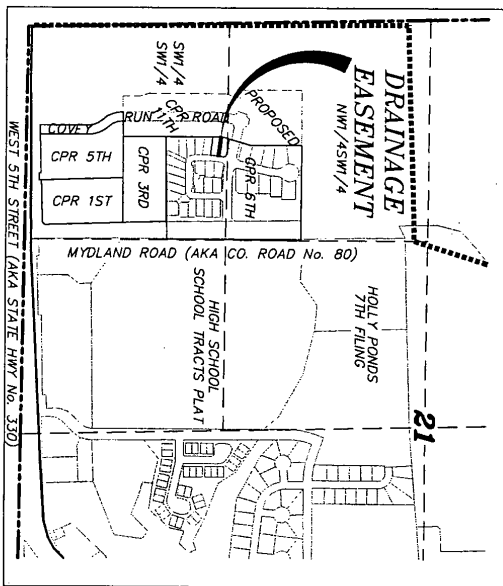


## SURVEYOR'S CERTIFICATE

I, RONALD W. PRESTFELDT, 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



## LOCATION MAP

SCALE: 1"=1000'

## LEGEND

- SET 2" ALUMINUM CAP PER LS 2615
- SET 3&1/4" ALUMINUM CAP PER LS 2615
- BOUNDARY LINE-CLOUD PEAK RANCH SIXTH FILING
- LOT LINE
- EASEMENT ROW LINE
- PROPOSED SUBDIVISION LOT LINE
- DRAINAGE EASEMENT

## EXHIBIT "B"

## 10' DRAINAGE EASEMENT

CLIENT: KID QUAIL RIDGE, LLC

LOCATION: LOT 17 AND LOT 18, CLOUD PEAK RANCH SIXTH FILING, CITY OF SHERIDAN, SHERIDAN COUNTY, WY 82801

**PRESTFELDT**  
 SURVEYING

PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415  
 FAX 674-5000

JN: 22101  
 DJ: 2002101-CPR 11TH FILING  
 TAB: DRAINAGE ESMT  
 AUGUST 27, 2007

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