

DEDICATION OF GENERAL UTILITY EASEMENT

This Dedication of General Utility Easement is made effective this 23rd day of August 2023, by **Drew Homola, a Married individual** ("Grantor"), in favor of the Public and City of Sheridan, Wyoming.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby dedicate a general utility easement on the following described lands for use by public utility providers forever for the installation, maintenance, repair, and replacement of general utilities for the benefit of the public:

See attached Exhibit A and Exhibit B.

1. Terms of Use

The Public, by and through the City of Sheridan, the State of Wyoming, and/or other political subdivisions of the State, shall have the perpetual non-exclusive right to use the easement for the benefit of providers of all public utilities and shall have the perpetual non-exclusive right to use the easement to construct and maintain utilities providing service to the Public.

2. Reclamation

All disturbed areas shall be restored and reclaimed by any provider installing utilities in the above-described lands, as near as reasonably practicable to the condition which they were in prior to disturbance. Topsoil from disturbed areas shall be separated and shall be returned as topsoil as a part of the reclamation and reseeding of disturbed areas.

3. Grantor's Use of Easement Area.

Grantor expressly reserves the right to use and enjoy the land covered by this easement for any purposes whatsoever, provided that such use does not interfere with the rights granted herein. Grantor may cross the easement area and construct such facilities as water lines, roads, fences, and other improvements which will not unreasonably interfere with the rights granted herein.

4. No Warranty.

Grantor makes no warranty of title or otherwise in entering into this Agreement. The rights granted in this Agreement are subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED effective this 23rd day of August, 2023.

John E. Rice & Sons, Inc., a Wyoming
corporation

By: [Signature]

Title: Manager

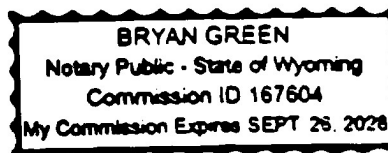
STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 23rd day of AUGUST,
2023, by DREW HOMOLA, MANAGER of John E.
Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: SEPT. 26, 2028



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FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION EXHIBIT "A"
15 (Fifteen) Foot General Utility Easement
Located On Lot 8 And Lot 9,
As Shown On The Recorded Plat Of
Wrench Ranch Properties Third Development
Phase One

BEGINNING On The Southwest Corner Of Lot 9, Also Being A Common Corner Of Lot 9 and Lot 10, Said Point Also Being On The North Right Of Way Of Yellowtail Drive;

Thence With The Common Line Of Said Lot 9 and Lot 10, North 22°51'24" East, A Distance Of 15.00 Feet To A Point;

Thence Leaving Said Common Line South 67°08'36" East, A Distance Of 260.15 Feet To A Point;

Thence South 67°10'17" East, A Distance Of 202.57 Feet To The P.C. Of A Curve;

Thence With A Curve Turning To The Left With An Arc Length Of 23.55 Feet, A Radius Of 15.00 Feet, A Chord Bearing Of North 67°50'45" East, A Chord Length Of 21.21 Feet To The P.T. Of Said Curve;

Thence North 22°51'47" East, A Distance Of 170.01 Feet To A Point On The North Line Of Said Lot 8;

Thence With Said North Line South 67°08'13" East, A Distance Of 15.00 Feet To A Point On The West Right Of Way Of A Proposed Right Of Way, Also Being The East Line Of Said Lot 8;

Thence With Said Right Of Way And Said East Line South 22°51'47" West, A Distance Of 170.01 Feet To The P.C. Of A Curve;

Thence With A Curve Turning To The Right With An Arc Length Of 47.11 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 67°50'45" West, A Chord Length Of 42.41 Feet To The P.T. Of Said Curve;

Thence With The South Line Of Said Lot 8, Also Being The North Right Of Way Of Yellowtail Drive North 67°10'17" West, A Distance Of 202.57 Feet To A Point;

Thence Continuing With Said North Right Of Way North 67°08'36" West, A Distance Of 260.15 Feet To The Point Of Beginning, Having An Area Of 10021.03 Square Feet, 0.23 Acres more or less.

