2023-789306 12/12/2023 10:32 AM PAGE: 1 OF 2
FEES: $17.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

DRAINAGE EASEMENT

Stonemill Construction, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and convey an easement over and across Lots 1 through 11 and Outlot F of the Stoneridge Meadows Subdivision Phase III, in that area previously identified as an Irrigation Easement and more specifically described and illustrated on **Exhibit A**, attached hereto (the "Easement Area").

Grantor grants an additional easement right for a drainage easement over and across the Easement Area, for the express intent and purpose of ensuring the right to use, maintain, repair and replace an area for storm water drainage by the Subdivision HOA over and across the Easement Area for the benefit of Grantor and lands adjacent to the Easement Area.

This Drainage Easement shall run with the land. Grantor shall bear no responsibility or liability to any person or entity using the Easement Area by reason of this easement.

WITNESS my hand this 12 day of December, 2023.

Stonemill Construction, LLC

By: Swayne Redinger
Title: Member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 12 day of ~~October,~~ December 2023, by Swayne Redinger, as Member of Stonemill Construction, LLC.

WITNESS my hand and official seal.

Jenny Redinger
Signature of Notarial Officer
Title: Notary Public

My Commission expires:

JENNY REDINGER - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires April 27, 2025

NO. 2023-789306 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STONEMILL CONSTRUCTION LLC 1150 DOVETAIL
SHERIDAN WY 82801

2023-789306
12/12/2023 10:32 AM PAGE: 2 OF 2
FEES: $17.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT OF EASEMENT

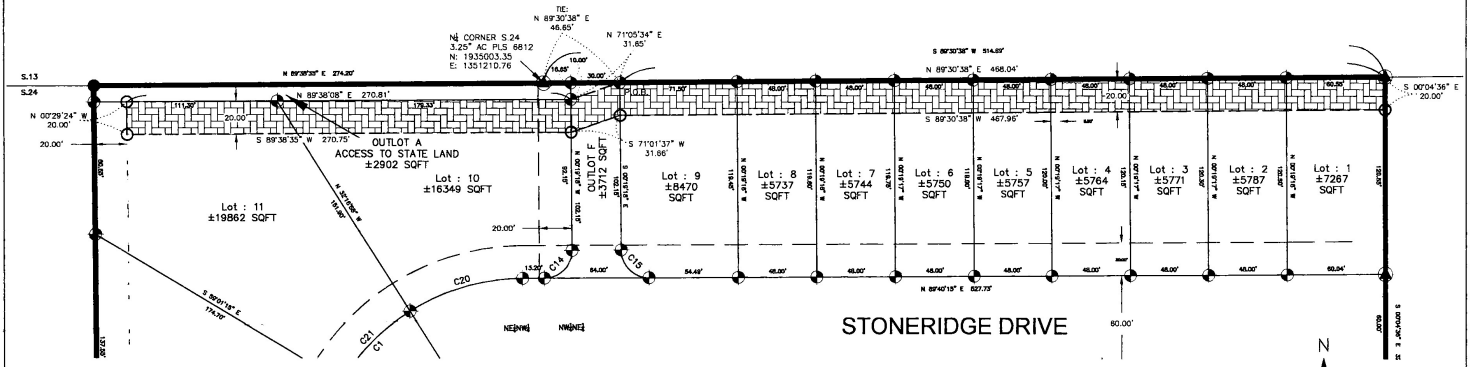
A TWENTY (20) FOOT WIDE IRRIGATION AND DRAINAGE EASEMENT LOCATED IN LOTS 1–11 AND OUTLOT F OF STONERIDGE MEADOWS SUBDIVISION PHASE III, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, CONTAINING: ±15382 SQUARE FEET (±.35 ACRES)

EASEMENT:

A TWENTY (20) FOOT WIDE IRRIGATION AND DRAINAGE EASEMENT LOCATED IN LOTS 1–11 AND OUTLOT F, STONERIDGE MEADOWS SUBDIVISION PHASE III, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 24; THENCE N 89°30'38" E, 46.65 FEET ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE N 89°30'38" E, 468.04 FEET ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S 00°04'36" E, 20.00 FEET ALONG THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE S 89°30'38" W, 467.96 FEET; THENCE S 71°01'37" W, 31.66 FEET; THENCE S 89°38'35" W, 270.75 FEET; THENCE N 00°29'24" W, 20.00 FEET TO THE NORTH LINE OF LOT 11 OF SAID SUBDIVISION; THENCE N 89°38'08" E, 270.81 FEET ALONG THE NORTH LINE OF LOTS 11 AND 10 TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE N 71°05'34" E, 31.65 FEET TO THE POINT OF BEGINNING. SUBJECT EASEMENT CONTAINING ±15382 SQUARE FEET (±.35 ACRES)

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES.



LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND AC–PLS 6812
- SET ½" AC–LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- WC WITNESS CORNER
- ADJOINING LOT LINE
- SUBDIVISION BOUNDARY LINE
- EXTERIOR SECTION LINE
- INTERIOR LOT LINE
- SETBACKS
- IRRIGATION AND DRAINAGE EASEMENT
- UTILITIES AND DRAINAGE EASEMENT
- IRRIGATION, DRAINAGE AND UTILITIES EASEMENT

N

SCALE: 1"=55'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000254

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 9/28/23
WYOMING

Cannon Consulting LLC
Making every shot count

PREPARED FOR:

STONEMILL CONSTRUCTION,
SHERIDAN, WYOMING

Prepared by Cannon Consulting LLC (307)752-0109

DATE PREPARED: 9/28/2023