



RECIPROCAL UTILITY EASEMENT

This Reciprocal Utility Easement Agreement is made this 27 day of October, 2017, by and between NORTH SHERIDAN LAND COMPANY, LLC, a Wyoming limited liability company of 237 North Main St., Ste. 200, Sheridan, WY 82801, ("COMPANY"), and LAWRENCE G. GILL, III, TRUSTEE OF THE LAWRENCE G. GILL III REVOCABLE TRUST DATED APRIL 9, 2010, c/o Summit Realty Group, 1263 Coffeen Ave., Sheridan, WY 82801, ("OWNER") and their respective heirs, successors and assigns.

WITNESSETH, that for valuable consideration received, COMPANY does hereby grant, bargain, sell and convey unto OWNER, its successors and assigns, and OWNER does hereby grant and convey unto COMPANY, its successors and assigns, a reciprocal perpetual non-exclusive easement to access, construct, maintain, operate and/or remove: underground water, sewer, septic, natural gas and/or electrical utilities and for the purpose of doing all reasonable and necessary installation, maintenance and/or removal work in connection therewith in the following location in Sheridan County, State of Wyoming, to wit:

A FORTY (40) FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE1/4), SECTION 26, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4), SECTION 35, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING TWENTY (20) FEET ON EACH SIDE OF THE SOUTHWESTERLY PROPERTY LINE OF TRACT 5, NORTH RIM RANCHETTES; SAID SOUTHWESTERLY PROPERTY LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N 62°07'22" W, A DISTANCE OF 1909.31 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT LYING ON THE SOUTH RIGHT-OF-WAY OF CHINOOK DRIVE; THENCE S 49°00'33" E, A DISTANCE OF 1357.30 FEET TO THE POINT OF TERMINUS OF SUBJECT EASEMENT LYING N 15°13'25" W, A DISTANCE OF 2690.46 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35.

SUBJECT EASEMENT HAVING A TOTAL LENGTH OF 1357.30 FEET (82.26 RODS) MORE OR LESS.

SAID EASEMENT BEING FURTHER DEPICTED AND DESCRIBED AS SET FORTH IN THE ATTACHED EXHIBIT "A", WHICH EXHIBIT "A" IS HEREBY INCORPORATED INTO THIS INSTRUMENT BY THIS REFERENCE.

Said Easement being SUBJECT TO any and all previously recorded easements, exceptions, restriction and covenants concerning such lands.

Said Easement shall run with the land and shall reciprocally benefit and burden the relevant lands of the COMPANY and of the OWNER.

Said Easement shall be used and maintained by the OWNER at all times at the OWNER'S sole expense.

OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 27th day of October, 2017.

NORTH SHERIDAN LAND COMPANY,
LLC

LAWRENCE G. GILL, III,
TRUSTEE OF THE LAWRENCE
G. GILL III REVOCABLE TRUST
DATED APRIL 9, 2010

By: [Signature]
Its Managing Member

[Signature]
Trustee

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The above instrument was executed and acknowledged before me this 27 day of October, 2017 by Jason Spielman in his capacity as Managing Member of North Sheridan Land Company, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 4-10-18



STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The above instrument was executed and acknowledged before me this 24 day of October, 2017 by Lawrence G. Gill, III, in his capacity as the Trustee of the Lawrence G. Gill III Revocable Trust dated April 9, 2010.

Witness my hand and official seal.

Notary Public 

My commission expires: 4-10-18

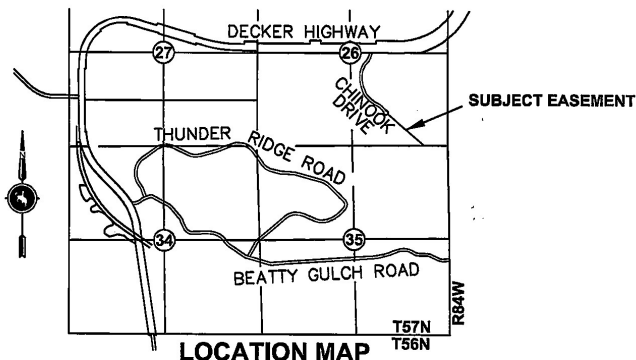




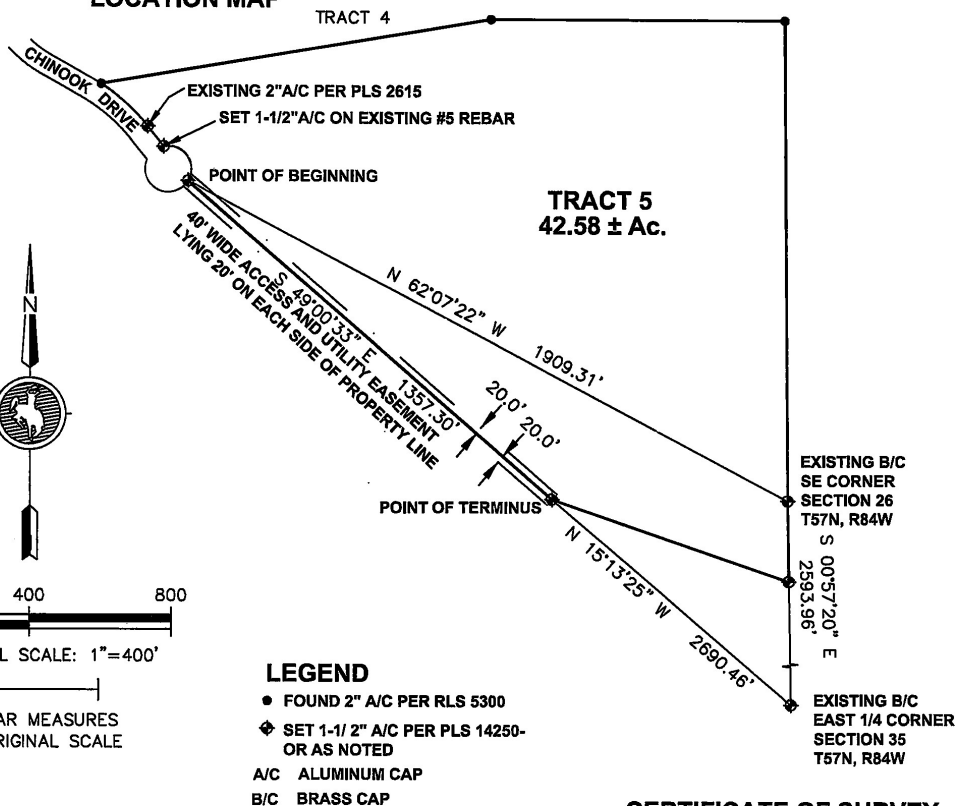
2017-738403 10/30/2017 10:11 AM PAGE: 4 OF 5
BOOK: 570 PAGE: 75 FEES: \$24.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

RECORD OF SURVEY
OF ACCESS AND UTILITY EASEMENT
NORTH RIM RANCHETTES



LOCATION MAP



LEGEND

- FOUND 2" A/C PER RLS 5300
- ◆ SET 1-1/2" A/C PER PLS 14250- OR AS NOTED
- A/C ALUMINUM CAP
- B/C BRASS CAP

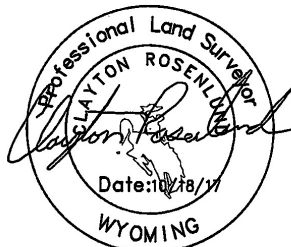
ACCESS AND UTILITY EASEMENT

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CERTIFICATE OF SURVEY

I, CLAYTON ROSENBLUND, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING OCTOBER, 2017.



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

