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FEES: \$24.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ACCESS EASEMENT AGREEMENT

Drew Homola, a married man dealing in his sole and separate property, 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 an access easement over and across that area of land more specifically described and illustrated on **Exhibit "A"**, attached hereto (the "Easement Route"), in favor of Michael Alexander Andreini and Sandra Spain Andreini, GRANTEES, as the record owners of that property, as more specifically described as Tract 2 on **Exhibit "B"**, attached hereto (the "Dominant Parcel").


Grant of Easement: Grantor grants this easement to provide the appurtenant non-exclusive right of ingress and egress to and from the Dominant Parcel (Tract 2), for its record owners and the record owner(s) of the lands across which the Easement traverses (Tract 1).

Maintenance and Repairs. Grantor and Grantees shall each share in the maintenance and repair of the access drive within the Easement Route and shall each pay one-half of the costs thereof, if Grantor's Tract 1 utilizes the Easement Route for access. If Grantor discontinues his use of the Easement Route to access Tract 1 due to an alternate route built or installed upon Tract 1, then the maintenance costs for the access within the Easement Route shall become the sole obligation of the Grantees.


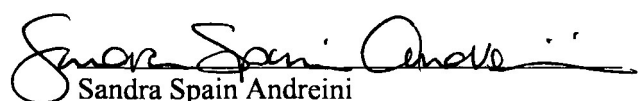
Grantor reserves all rights in and to the Easement Route not otherwise granted herein. Neither Grantor nor her successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land and inure to the benefit and burden of Grantor's Tract 1 and Grantees' Tract 2, and their successors.

WITNESS our hands this 28 day of October, 2023.

GRANTOR:


Drew Homola

GRANTEES:


Michael Alexander Andreini

Sandra Spain Andreini




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STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

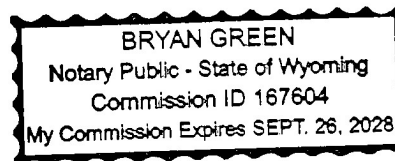
This instrument was acknowledged before me on the 20th day of October, 2023, by Drew Homola.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public


My Commission expires: SEPT. 26, 2028



STATE OF Minnesota)
)ss.
COUNTY OF Washington)

This instrument was acknowledged before me on the 29th day of December, 2023, by Michael Alexander Andreini and Sandra Spain Andreini.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 01/31/2024



Exhibit "A"

Legal Description:

An access and utilities easement located in a tract of land described in Deed 2022-783072 of Sheridan County records, located in the South half of the Southwest quarter (S1/2SW1/4) of Section 14 and the North half of the Northwest quarter (N1/2NW1/4) of Section 23, Township 53 North, Range 83 West of the 6th Principal Meridian, Sheridan County, Wyoming and Johnson County, Wyoming.

Subject easement being more particularly described as follows:

Commencing at the Northwest corner of said Tract 1 described in Deed 2022-783072 in the records of the Sheridan County Clerk, on the Northeast right-of-way line of US Highway 87, monumented by a 2" aluminum cap PELS 8668; thence N 89°39'11" E, 99.42 feet along the NORTH line of said Tract 1, to the point of beginning of subject easement; thence N 89°39'11" E, 30.06 feet along said North line of said Tract 1; thence S 03°22'31" W, 221.63 feet to said right-of-way line of US Highway 87; thence through a spiral curve to the left along said right-of-way line of US Highway 87 having a chord of N 26°00'57" W, 61.13 feet; thence N 03°22'31" E, 166.42 feet to the point of beginning,

Subject easement containing ±5814.38 sq feet (±.13 acres)

Subject to prior recorded easements, exceptions, reservations, restrictions, covenants, and conveyances.

Exhibit "A"

EXHIBIT OF EASEMENT

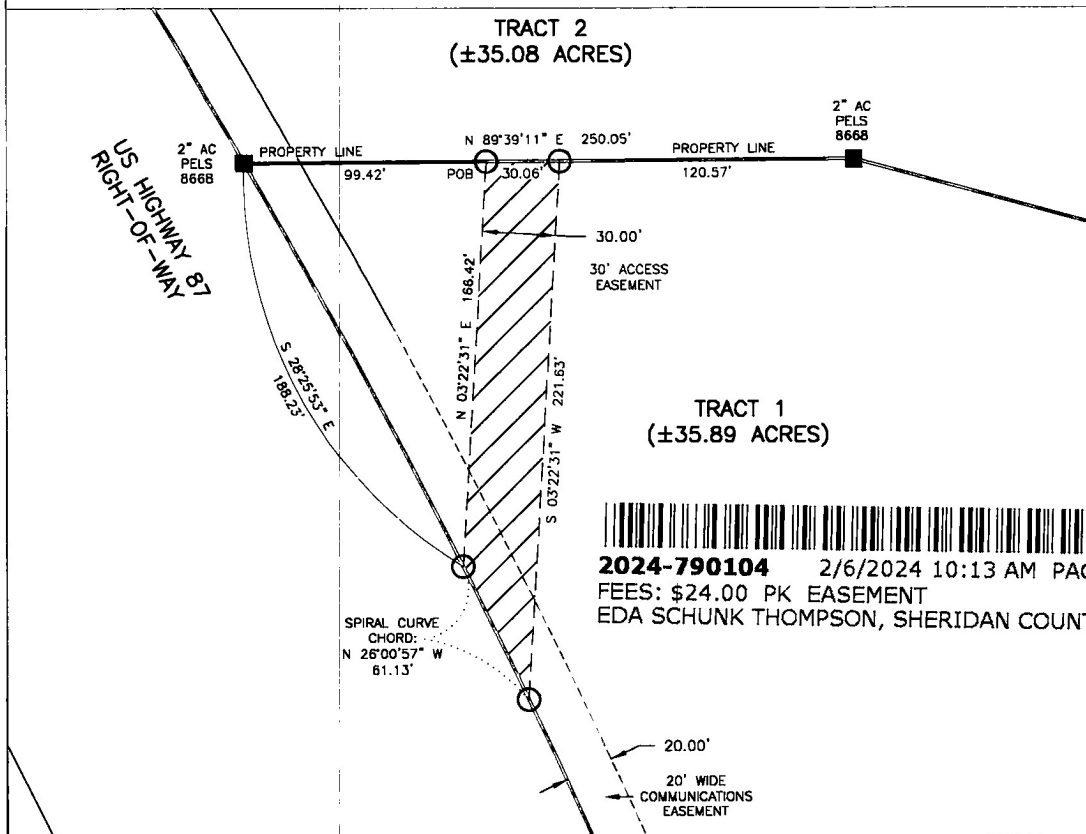
AN EASEMENT LOCATED IN A TRACT OF LAND DESCRIBED IN DEED: 2022-783072 OF THE SHERIDAN COUNTY RECORDS, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2SW1/4) OF SECTION 14 AND THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 83 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND JOHNSON COUNTY, WYOMING.

EASEMENT:

AN ACCESS AND UTILITIES EASEMENT LOCATED IN A TRACT OF LAND DESCRIBED IN DEED: 2022-783072 OF SHERIDAN COUNTY RECORDS, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2SW1/4) OF SECTION 14 AND THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 83 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND JOHNSON COUNTY, WYOMING. SUBJECT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

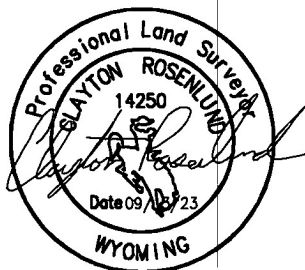
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1 DESCRIBED IN DEED: 2022-783072 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, ON THE NORTHEAST RIGHT-OF-WAY LINE OF US HIGHWAY 87, MONUMENTED BY A 2" ALUMINUM CAP PELS 8668; THENCE N 89°39'11" E, 99.42 FEET ALONG THE NORTH LINE OF SAID TRACT 1, TO THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE N 89°39'11" E, 30.06 FEET ALONG SAID NORTH LINE OF SAID TRACT 1; THENCE S 03°22'31" W, 221.63 FEET TO SAID RIGHT-OF-WAY LINE OF US HIGHWAY 87; THENCE THROUGH A SPIRAL CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY LINE OF US HIGHWAY 87 HAVING A CHORD OF N 26°00'57" W, 61.13 FEET; THENCE N 03°22'31" E, 166.42 FEET TO THE POINT OF BEGINNING, SUBJECT EASEMENT CONTAINING ±5814.38 SQ. FT. (±.13 ACRES)

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



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SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND 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.



SCALE: 1"=60'



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US
SURVEY FEET)
PAF:1.000262

LEGEND

- CALCULATED CORNER
- ◆ 3.25" BRASS CAP AS NOTED
- FOUND CORNER AS NOTED
- ⊕ SET 1.5" AC PER LS 14250
- AC ALUMINUM CAP
- LOT LINE
- - - ADJOINING LOT LINE
- x - x - EXISTING FENCE LINE
- ▨ EASEMENT

Cannon Consulting LLC
Making every shot count

PREPARED BY:
Cannon Consulting LLC (307) 752-0108

FOR: FIRST CHOICE BUILDERS
SHERIDAN, WY, 82801

Date: 9/13/23



Exhibit "B"

Legal Description:

**Township 53 North, Range 83 West, of the 6th P.M., Sheridan County, Wyoming.
A tract of land located in part of the SW¼ of Section 14 and part of the SE¼ of Section 15, Sheridan County, Wyoming, being more particularly described as follows:**

Beginning at a point on the Easterly right-of-way line of State Highway 344 (Old Highway 87) monumented by a 2" aluminum cap stamped PELS 8663 located North 41°58'37" West, 7766.06 feet from the Southeast corner of said Section 23 marked by a GLO Brass Cap monumented; said Southeast corner being North 1°05'55" East, 2635.92 feet on a line common to the East ¼ of Section 26 also marked by a GLP Brass Cap monumented and being the Basis of Bearing of this description; thence North 90°00'00" East, 250.00 feet to a 2" aluminum cap stamped PELS 8663; thence South 74°25'33" East, 1612.43 feet to a 2" aluminum cap stamped PELS 8663; thence North 35°39'38" West, 1225.89 feet to a 2" aluminum cap stamped PELS 8663; thence North 71°06'23" West, 1895.69 feet to concrete WYDOT right of way monument on the Easterly right of way of said State Highway 344; thence along said Easterly right of way of State Highway 34 (Old Highway 87) South 30°59'17" East, 1173.80 feet to a concrete WYDOT right of way monument; thence along said Easterly right of way of State Highway 344 following a spiral curve to the right having the following spiral curve data offset 100 feet inside and being the centerline of said State Highway 344: 1=32°25', lc=26°49', D=2°00', Ta=832.8 feet, Lc=1340.8 feet, T=973 feet, and ls=2°48', Ts=140.0 feet, Ls=280.0 feet; bearing South 30°31'45" East and Chord = 198.15 feet from beginning of spiral curve to the end of the Easterly right of way of State Highway 344 (Old US Highway 87) to the point of beginning monumented by a 2" aluminum cap stamped PELS 8663.

NO. 2024-790104 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MICHAEL ANDREINI 273 COUNTRY RD
STILLWATER MN 55082