



## DEDICATION OF ACCESS EASEMENT

Woodland Creek Estates, 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 dedicate an easement over and across that fifty foot (50') wide strip of land described on **Exhibit A**, as illustrated on **Exhibit B**, both of which are attached hereto and incorporated herein (herein the "Easement Route").

***Intent and Purpose of Grant.*** Grantor's intent and purpose of granting this easement is to provide the unfettered and non-exclusive access and utility easement from Highway 335 to and from those lands which are commonly referred to as "Woodland Creek Estates", which shall be platted within the City of Sheridan as a Planned Unit Development (herein the Development). Each and every lot owner within the PUD, their guests and invitees, and the City of Sheridan, and all municipal and emergency service providers are intended to benefit from the rights of ingress and egress granted herein over and across the Easement Route to the Development. To the extent required by the City of Sheridan for approval of the Development, Grantor further dedicates to the City the Easement Route for public access to/from the Development.

Grantor shall bear no responsibility or liability to any person or entity using the Easement Route by reason of the right granted herein.

WITNESS our hands this 8<sup>th</sup> day of February, 2016.

Woodland Creek Estates, LLC

  
 By: ROBERT BARRY KING

STATE OF WYOMING           )  
   )ss.  
 COUNTY OF SHERIDAN       )

This instrument was acknowledged before me on the 8 day of February, 2016 by ROBERT BARRY KING as a member for Woodland Creek Estates, LLC.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer

Title: Notary Public

My Commission expires: 7/9/16



## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner: Woodland Creek Estates, LLC**  
**December 30, 2015**

**Re: 50.00 Foot Access & Utility Easement**

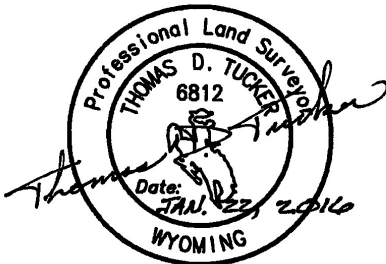
An access and utility easement situated in the NW¼NW¼ of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said access and utility easement being more particularly described as follows:

Commencing at the northwest corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S58°54'40"E, 1498.02 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) and being the northeast corner of a tract of land described in Book 389 of Deeds, Page 63; thence S89°44'19"W, 148.48 feet along the north line of said tract described in Book 389 of Deeds, Page 63 to a point; thence N00°12'00"W, 50.00 feet to a point; thence, fifty (50.00) feet north of and parallel to said north line of said tract described in Book 389 of Deeds, Page 63, N89°44'19"E, 149.20 feet to a point, said point lying on said west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue); thence S00°37'08"W, 50.01 feet along said west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) to the **POINT OF BEGINNING** of said easement.

Said access and utility easement contains 7,442 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.