

ACCESS EASEMENT

Wade A. Bastrom and Stephanie J. Bastrom, GRANTORS, 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, do hereby grant a private, non-exclusive access easement over and across that Thirty Foot (30') wide strip of land more specifically described in that Easement Exhibit, which is attached hereto and incorporated herein by reference (herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement across said Easement Route for the benefit of Tract 1B, more specifically described on that Easement Exhibit.

Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide appurtenant rights to access to and from Tract 1B off Decker Road, and to provide a non-exclusive right of ingress and egress over and across the Easement Route. Grantor reserves all other rights in the Easement Routes.

The Easement Routes shall be maintained privately and is not a public right of way. Neither Grantor, nor its successor owners, shall bear any responsibility or liability to any person or entity using the Easement Routes by reason of this easement. This easement shall run with the land.

WITNESS my hand this 3 day of October, 2022.

Wade A. Bastrom
Wade A. Bastrom

Stephanie J. Bastrom
Stephanie J. Bastrom

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

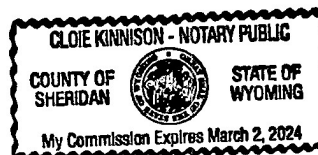
This instrument was acknowledged before me on the 3rd day of October, 2022 by A Wade A. Bastrom and Stephanie J. Bastrom.

WITNESS my hand and official seal.

Cloie Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires:

3/2/24



EASEMENT EXHIBIT

BEING PART OF THE WEST 1/2 OF SECTION 25,
T 57 N, R 84 W, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING



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FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION:

PARCEL 1:

TRACT 1A SE DECKER ROAD

A TRACT OF LAND SITUATED WITHIN THE N $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST $\frac{1}{2}$ CORNER OF SECTION 25, BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N 88°33'40" E, 1181.70 FEET; THENCE N 89°12'28" E, 1486.08 FEET TO THE CENTER $\frac{1}{2}$ CORNER OF SAID SECTION; THENCE N 0°10'52" W, 1344.47 FEET, TO THE CENTER NORTH $\frac{1}{2}$ CORNER OF SAID SECTION; THENCE N 82°53'59" W, 1991.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 338; THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2153.35 FEET, A CENTRAL ANGLE OF 27°3'44", AN ARC LENGTH OF 1017.08 FEET, A CHORD BEARING OF S 25°35'8" W, AND A CHORD LENGTH OF 1007.65 FEET; THENCE S 49°48'00" E, 64.74 FEET; THENCE THROUGH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2807.85 FEET, A CENTRAL ANGLE OF 9°22'34", AN ARC LENGTH OF 428.77 FEET, A CHORD BEARING OF S 45°24'17" W, AND A CHORD LENGTH OF 428.30 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION; THENCE DEPARTING FROM SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID WEST LINE OF SAID SECTION, S 0°20'51" E, 390.99 FEET, TO THE POINT OF BEGINNING.

PARCEL 2

TRACT 1B SE DECKER ROAD

A TRACT OF LAND SITUATED WITHIN THE N $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ AND PART OF THE NW $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST $\frac{1}{2}$ CORNER OF SAID SECTION 25, BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N 88°33'40" E, 1181.70 FEET; THENCE N 89°12'28" E, 1486.08 FEET TO THE CENTER $\frac{1}{2}$ CORNER OF SAID SECTION; THENCE S 0°10'41" E, 1317.97 FEET TO THE SE CORNER OF SAID N $\frac{1}{2}$; THENCE S 89°31'04" W, 2863.25 FEET; TO THE SW CORNER OF SAID N $\frac{1}{2}$; THENCE N 0°21'46" W, 1290.18 FEET, TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION:

A TRACT OF LAND SITUATED WITHIN THE WEST 1/2 OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{2}$ CORNER OF SAID SECTION 25, BEING MARKED BY A 2" ALUMINUM CAP; THENCE N 19°34'20" E A DISTANCE OF 625.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 338 ALSO BEING THE POINT OF BEGINNING OF A CENTERLINE DESCRIPTION FOR A 30 FOOT ACCESS EASEMENT; THENCE S 84°39'08" E A DISTANCE OF 359.50 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 349.48 FEET, WITH A RADIUS OF 380.00 FEET, WITH A CHORD BEARING OF S 58°18'20" E, WITH A CHORD LENGTH OF 337.29 FEET; THENCE S 31°57'32" E A DISTANCE OF 87.48 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 191.73 FEET, WITH A RADIUS OF 280.00 FEET, WITH A CHORD BEARING OF S 12°20'31" E, WITH A CHORD LENGTH OF 188.01 FEET; THENCE S 07°16'30" W A DISTANCE OF 4.48 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 120.64 FEET, WITH A RADIUS OF 130.00 FEET, WITH A CHORD BEARING OF S 33°51'34" W, WITH A CHORD LENGTH OF 116.35 FEET; THENCE S 60°26'38" W A DISTANCE OF 10.28 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 196.87 FEET, WITH A RADIUS OF 300.00 FEET, WITH A CHORD BEARING OF S 79°14'37" W, WITH A CHORD LENGTH OF 193.36 FEET; THENCE N 81°57'24" W A DISTANCE OF 183.07 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 219.83 FEET, WITH A RADIUS OF 350.00 FEET, WITH A CHORD BEARING OF S 80°03'59" W, WITH A CHORD LENGTH OF 216.04 FEET; THENCE S 62°05'21" W A DISTANCE OF 106.36 FEET TO THE POINT OF TERMINUS; SIDE LINES SHALL BE LENGTHENED OR SHORTENED TO TERMINATE ON THE EASTERLY RIGHT-OF-WAY STATE HIGHWAY 338.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

SURVEYOR NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO CREATE AN ACCESS EASEMENT FOR TRACT 1B AS DESCRIBED IN RECEPTION NO. 2022-781443.
2. NO TITLE SEARCH WAS PERFORMED IN PREPARATION OF THIS SURVEY.
3. BASIS OF BEARINGS IS WYOMING STATE PLANE EAST CENTRAL ZONE
DISTANCES ARE GROUND NAD 83, NAVD 88 PAF: 1.000230

SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat truly and correctly represents the results of a survey made by me or under my direct supervision.



Prepared for:
WADE BASTROM
SHERIDAN, WYOMING

Prepared by:

Arrow
Survey Group, Inc.
Sheridan, WY 82801 (307) 751-7543

Drawn by: MR

DJP:

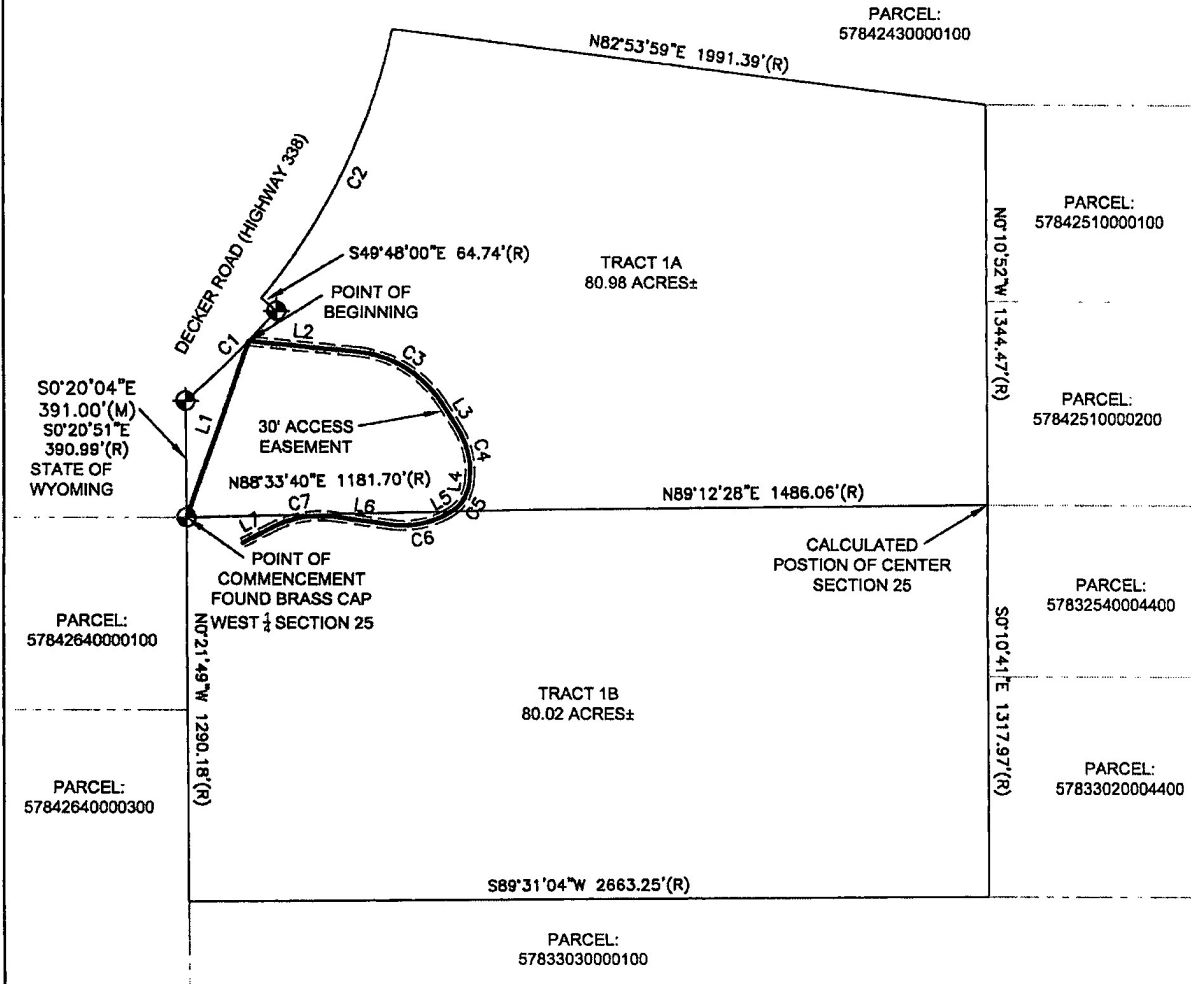
Date: 09-21-2022

Rev:

Sheet 1 of 2

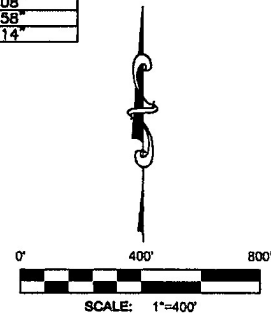
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T 57 N, R 84 W, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2807.95	428.65	428.18	N 45°25'08" E	87°22'24"
C2	2153.35	1016.99	1007.57	N 25°38'01" E	27°03'36"
C3	380.00	349.48	337.28	S 58°18'20" E	62°41'36"
C4	280.00	181.73	188.01	S 12°20'31" E	39°14'02"
C5	130.00	120.64	118.35	S 33°51'34" W	53°10'08"
C6	300.00	198.87	193.36	S 79°14'37" W	37°36'58"
C7	350.00	219.83	216.04	S 80°03'59" W	35°57'14"

LINE	BEARING	DISTANCE
L1	N 19°34'20" E	825.04
L2	S 84°39'08" E	359.50
L3	S 31°57'32" E	87.48
L4	S 07°16'30" W	4.48
L5	S 60°28'38" W	10.28
L6	N 81°57'24" W	183.07
L7	S 62°05'21" W	108.36



LEGEND:

◆ - FOUND RIGHT-OF-WAY MONUMENT (UNLESS OTHERWISE NOTED)

SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat truly and correctly represents the results of a survey made by me or under my direct supervision.



Prepared for:
WADE BASTROM
SHERIDAN, WYOMING

Prepared by: **Arrow** Survey Group, Inc.
Sheridan, WY 82801 (307) 751-7543

Drawn by: MR

Date: 09/13/2022

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FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2022-781804 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801