



2020-759994 7/14/2020 10:49 AM PAGE: 1 OF 5  
FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### RECIPROCAL ACCESS AND UTILITY EASEMENT

Michael Cross, a single person, and George M. Hawkey and Janice L. Hawkey, Trustees of The Hawkey Family Trust UTA dated March 15, 2010, each as their interests may appear of record, and Cindy L. Buckingham, \_\_\_\_\_, as her interest may appear of record (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 and convey a reciprocal access and utility easement over and across that Fifteen Foot (15') wide strip of land more specifically described on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route").

Grant of Easement For Benefit of Specific Lands. The Grantors grant this easement over and across said Easement Route to and for the benefit of those parcels of real property described on **Exhibit "B"**, and all portions thereof.

Intent and Purpose of Easement. Grantors' intent and purpose by this easement is to provide the non-exclusive right of ingress and egress, and the right to install, repair, replace and maintain underground utilities, over and across the Easement Route to the lands benefitted hereby and described on Exhibit A.

Neither Grantors nor their 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.

WITNESS our hands this X day of X, 2020.

Michael Cross  
Michel Cross

Roger L. Harvey  
Roger L. Harvey

Cindy L. Buckingham  
Cindy L. Buckingham

Hawkey Family Trust UTA  
dated March 15, 2010

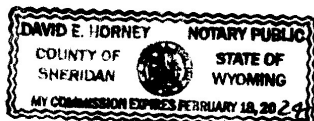
Janice L. Hawkey  
Trustee

STATE OF Wyoming )  
COUNTY OF SHERIDAN )ss.

This instrument was acknowledged before me on the 10 day of July, 2020 by Michel Cross.  
WITNESS my hand and official seal.

David E. Horney  
Signature of Notarial Officer  
Title: Notary Public

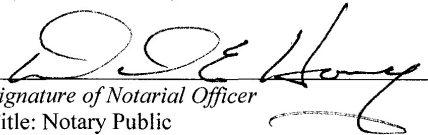
My Commission expires: 18 Feb 2024



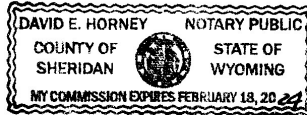
STATE OF Wyoming )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 18 day of MAY, 2020 by George M. Hawkey or Janice L. Hawkey, Trustee, The Hawkey Family Trust UTA, dated March 15, 2010.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 18 FEB 2024



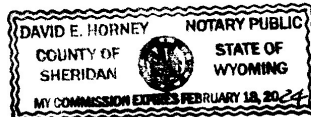
STATE OF Wyoming )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 10 day of JULY, 2020 by Roger L. Harvey.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 18 FEB 2024



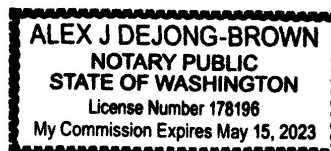
STATE OF Washington )  
 )ss.  
COUNTY OF Snohomish )

This instrument was acknowledged before me on the 8<sup>th</sup> day of June, 2020 by Cindy L. Buckingham.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public


My Commission expires: 5/15/23



## LEGAL DESCRIPTION

## Re: 15.0' Access &amp; Utility Easements

April 15, 2020



2020-759994 7/14/2020 10:49 AM PAGE: 3 OF 5  
 FEES: \$24.00 PK EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

An access and utility easement fifteen (15.0) feet wide, being seven and one half (7.5) feet each side of the following described centerline situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; being previously described in Book 280 of Deeds, Page 358, said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 17 (Monumented with a 3 $\frac{1}{2}$ " Brass Cap per PLS 102); thence S38°22'14"E, 179.06 feet to a point lying on the centerline of Wagon Box Road (AKA County Road No. 145); thence N64°28'54"E, 30.60 feet to the **POINT OF BEGINNING** of said easement, said point lying on the easterly right-of-way line of said Wagon Box Road (AKA County Road No. 145); thence N64°28'54"E, 20.12 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 24°05'00", a radius of 100.00 feet, an arc length of 42.03 feet, a chord bearing of N52°26'24"E, and a chord length of 41.72 feet to a point; thence N40°23'53"E, 19.53 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 36°27'57", a radius of 150.00 feet, an arc length of 95.47 feet, a chord bearing of N58°37'52"E, and a chord length of 93.86 feet to a point; thence N76°51'49"E, 23.32 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 15°53'46", a radius of 150.00 feet, an arc length of 41.62 feet, a chord bearing of N84°48'42"E, and a chord length of 41.48 feet to a point; thence, continuing along said centerline through a curve to the right having a central angle of 04°37'32", a radius of 150.00 feet, an arc length of 12.11 feet, a chord bearing of S84°55'39"E, and a chord length of 12.11 feet to a point; thence S82°36'53"E, 15.00 feet along said centerline to a point; thence, continue S82°36'53"E, 34.38 feet along said centerline to a point; thence S85°35'36"E, 48.75 feet along said centerline to a point; thence S10°24'30"E, 19.47 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of a tract of land described in Book 556 of Deeds, Page 480, and being S83°43'09"E, 462.74 feet from said northwest corner of Section 17. Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said access and utility easement contains 5,577 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

An access and utility easement fifteen (15.0) feet wide, being seven and one half (7.5) feet each side of the following described centerline situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 17 (Monumented with a 3 $\frac{1}{2}$ " Brass Cap per PLS 102); thence S86°25'50"E, 374.47 feet to the **POINT OF BEGINNING** of said easement; thence N13°10'28"E, 31.48 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the south line of a tract of land described in Book 526 of Deeds, Page 432, and being S88°50'38"E, 381.08 feet from said northwest corner of Section 17. Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said access and utility easement contains 360 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

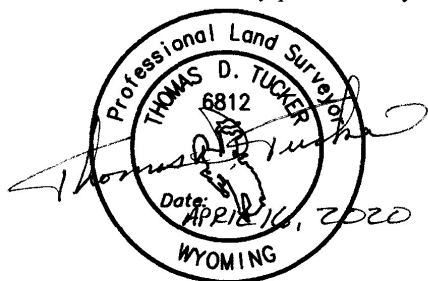
An access and utility easement fifteen (15.0) feet wide, being seven and one half (7.5) feet each side of the following described centerline situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 17 (Monumented with a 3 $\frac{1}{2}$ " Brass Cap per PLS 102); thence S86°03'17"E, 457.53 feet to the **POINT OF BEGINNING** of said easement; thence N84°50'45"E, 45.00 feet along said centerline to a point; thence N89°54'16"E, 39.13 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of a tract of land described in Book 536 of Deeds, Page 362, and being S87°06'02"E, 541.08 feet from said northwest corner of Section 17. Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said access and utility easement contains 1,150 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 the surveyor.



**2020-759994** 7/14/2020 10:49 AM PAGE: 4 OF 5  
FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT 'B'

For the Benefit of the following parcels:

1. Michael Cross as contained in Quitclaim Deed Recorded October 30, 2017 Book 570, Page 153.
2. Roger L. Harvey and Carolyn Sue Harvey as contained in Quitclaim Deed Recorded April 5, 2006, Book 473, Page 135.
3. George M. Hawkey or Janice L. Hawkey, Trustee, The Hawkey Family Trust UTA, dated March 16, 2010
4. Jordan E. LeDuc and Calie R. LeDuc as contained in Administrator's Deed Recorded July 18, 2011, Book 526, Page 432.
5. Caplan Cabin, LLC, a Wyoming limited liability company as contained in Quitclaim Deed Recorded September 12, 2012, Book 536, Page 362.
6. Mary Frances Wolfe and Harold W. Wolfe as contained in Warranty Deed Recorded November 9, 2015, Book 556, Page 480.



**2020-759994** 7/14/2020 10:49 AM PAGE: 5 OF 5  
FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2020-759994 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801