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

ACCESS AND UTILITY EASEMENT

In-Yarak Construction, Inc., a Wyoming corporation, 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 and utility easement over and across that area of land more specifically described on **Exhibit "A"**, and illustrated on **Exhibit "B"**, both attached hereto and incorporated herein (herein the "Easement Route").

Grant of Easement for Benefit of: Grantor grants this access and utilities easement over and across the Easement Route to and for the benefit of all owners, invitees and guests, and all portions thereof.

Intent and Purpose of Easement: It is the intent of the Grantor that this easement shall provide the non-exclusive right of access and use for utilities, including but not limited to sewer, water, electric, gas, communication, and storm drains, over, under and across the Easement Route, to and for the mutual benefit of Lots 1, 2, 3, and 4 of Skyview North Minor Subdivision, City of Sheridan, Wyoming.

Neither Grantor nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Grantor expressly declares the benefit and burden of this easement to survive and run with the land, and shall not merge by common ownership.

WITNESS our hands this 1st day of May, 2024.

In-Yarak Construction, Inc.

By: Tyler Baltz
Title: V.P.

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 1st day of May, 2024, by Tyler Baltz, as Vice President of In-Yarak Construction, Inc. a Wyoming limited liability company.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28

LOGAN D. MARTINEZ
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 162066
MY COMMISSION EXPIRES: 10/22/2028

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Exhibit "A"

Legal Description

AN UTILITY EASEMENT BEING PART OF LOTS 1 ,2, 3 AND 4 OF SKYVIEW NORTH MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼NE¼) OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N¼) CORNER OF SAID SECTION 23 THENCE S 58°57'04" W, 1270.65 FEET TO A POINT ON THE EAST LINE OF LOT 4 OF SKYVIEW NORTH MINOR SUBDIVISION AND THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE S 00°09'06" W, 54.00 FEET ALONG THE EAST LINE OF SAID LOT 4 OF SKYVIEW NORTH MINOR SUBDIVISION; THENCE S 89°56'36" W, 9.76 FEET TO THE EAST WALL OF EXISTING BUILDING; THENCE N 00°03'24" W, 44.00 FEET ALONG SAID EAST WALL; THENCE S 89°56'36" W, 90.00 FEET; ALONG THE NORTH WALL OF SAID EXISTING BUILDING; THENCE S 00°03'24" E, 41.00 FEET ALONG THE WEST WALL OF SAID EXISTING BUILDING; THENCE N 89°56'36" W, 0.8 FEET TO THE EAST LINE OF EXISTING 16 FOOT EASEMENT; THENCE N 01°39'17" W, 51.02 FEET ALONG THE SAID EAST LINE OF SAID 16 FOOT EASEMEMT; THENCE N 89°56'36" E, 102.19 FEET TO THE POINT OF BEGINNING.

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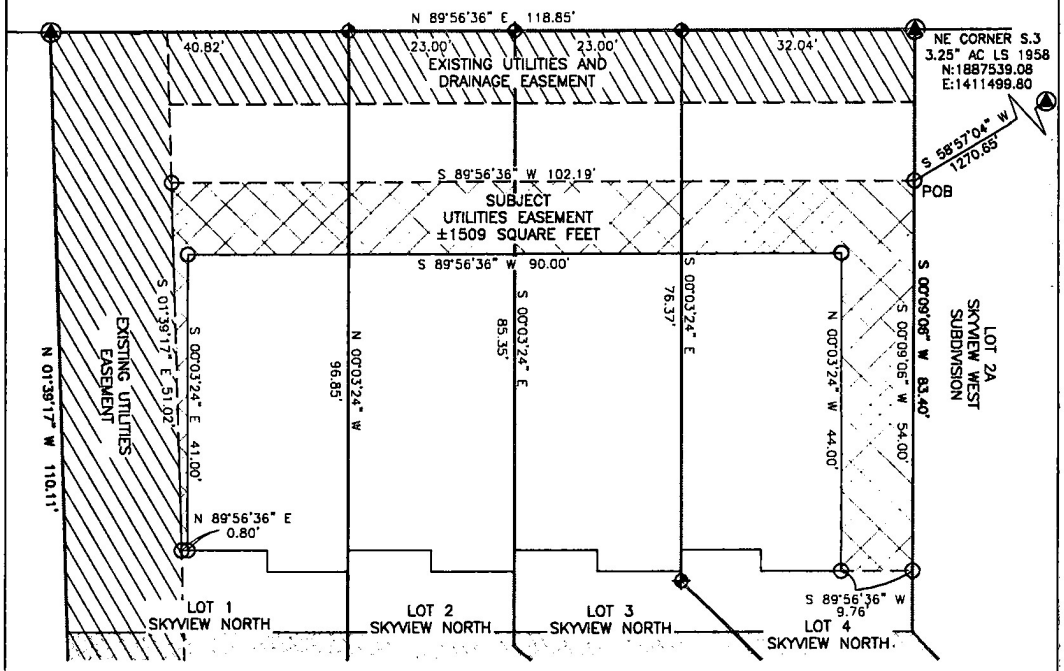
EXHIBIT OF EASEMENT

ACCESS AND UTILITIES EASEMENT, BEING PART OF LOTS 1,2,3, AND 4 OF SKYVIEW NORTH MINOR SUBDIVISION, CITY OF SHERIDAN LOCATED IN THE NORTHEAST QUARTER NORTHEAST QUARTER (NE¼NE¼) OF SECTION 3, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING. CONTAINING ±1509 SQUARE FEET



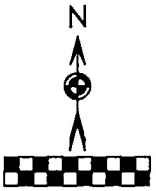
LEGAL DESCRIPTION

OF AN UTILITY EASEMENT BEING PART OF LOTS 1,2,3 AND 4 OF SKYVIEW NORTH MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼NE¼) OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N¼) CORNER OF SAID SECTION 23 THENCE S 58°57'04" W, 1270.65 FEET TO A POINT ON THE EAST LINE OF LOT 4 OF SKYVIEW NORTH MINOR SUBDIVISION AND THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE S 00°09'06' W, 54.00 FEET ALONG THE EAST LINE OF SAID LOT 4 OF SKYVIEW NORTH MINOR SUBDIVISION; THENCE S 89°56'36"W, 9.76 FEET TO THE EAST WALL OF EXISTING BUILDING; THENCE N 00°03'24" W, 44.00 FEET, ALONG SAID EAST WALL; THENCE S 89°56'36" W, 90.00 FEET; ALONG THE NORTH WALL OF SAID EXISTING BUILDING; THENCE S 00°03'24" E, 41.00 FEET ALONG THE WEST WALL OF SAID EXISTING BUILDING; THENCE N 89°56'36" W, 0.8 FEET TO THE EAST LINE OF EXISTING 16 FOOT EASEMENT; THENCE N 01°39'17" W, 51.02 FEET ALONG THE SAID EAST LINE OF SAID 16 FOOT EASEMENT; THENCE N 89°56'36" E, 102.19 FEET TO THE POINT OF BEGINNING. SUBJECT EASEMENT CONTAINING AN AREA OF ±1509 SQUARE FEET MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND 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"=20'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE COORDINATES AND DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000235

LEGEND

- FOUND 3.25" AC PLS 2615 OR AS NOTED
- FOUND SET 1.5" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- LOT BOUNDARY LINE
- SUBJECT EASEMENT

PREPARED BY:
Cannon Consulting LLC
Making every shot count

FOR:
INYARK CONSTRUCTION CO.
SHERIDAN, WY 82801

Cannon Consulting LLC (307) 752-0109 51 COFFEE

NO. 2024-791770 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801