

## VIEWSHED EASEMENT FOR NO BUILD AREA

Paul R. DelRossi and Marie K. Lowe, husband and wife, as the record owners (herein "Owner") of Lot A of WOODLAND CREEK ESTATES II, a subdivision in Sheridan County, Wyoming as contained on that Plat recorded September 28, 2016, Book W of Plats, Page 73 (herein "Lot A"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, do implement, convey, and agree to the following:

The Owner of Lot A does hereby grant a viewshed easement over and across a portion of Lot A, described on **Exhibit "A"** and as shown on **Exhibit "B"**, both of which are attached hereto and incorporated herein (the "Easement Area"). The easement is granted for the purpose and intent of allowing no buildings or improvements to be constructed upon the Easement Area hereafter, for the protection and preservation of Owner's view from their adjacent lands.

To effectuate the intent, no improvement, including a residence or any other building which is an accessory building to the residence, shall be constructed or placed within the Easement Area. This Viewshed Easement for No Build Area shall be binding upon heirs, successors, and assigns of Lot A, and the easement shall run with the land.

IN WITNESS WHEREOF, these presents have been executed by the undersigned this \_\_\_ day of September, 2023.

Paul R DelRossi  
Paul R. DelRossi

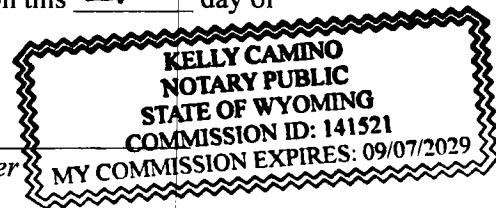
Marie K. Lowe  
Marie K. Lowe

STATE OF WYOMING       )  
  ) ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by Marie K. Lowe on this 26<sup>th</sup> day of September, 2023.

Witness my hand and official seal.

Kelly Camino  
Signature of Notarial Officer  
Title: Notary Public

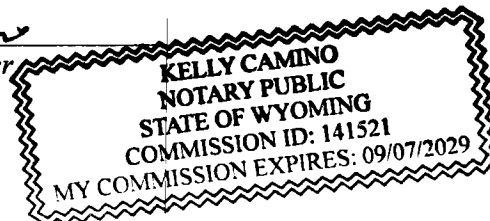


My Commission expires 9/7/29

The foregoing instrument was acknowledged before me by Paul R. DelRossi on this 27<sup>th</sup> day of September, 2023.

Witness my hand and official seal.

Kelly Camino  
Signature of Notarial Officer  
Title: Notary Public



My Commission expires 9/7/29

## LEGAL DESCRIPTION

**Record Owners: Paul R. Delrossi & Marie K. Lowe**  
**September 7, 2023**

**Re: Viewshed Easement (No Build Area)**

A viewshed easement situated in Lot A of Woodland Creek Estates II, City of Sheridan, Wyoming, as shown on the **EXHIBIT "B"**, said easement being more particularly described as follows:

**BEGINNING** at the northwest corner of said Lot A (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°50'58"E, 95.00 feet along the line common to said Lot A and Lot 1, of JCM Subdivision to a point; thence S89°59'53"W, 54.66 feet to a point; thence N45°21'10"W, 28.87 feet to a point, said point lying on the northwest line of said Lot A; thence N44°38'50"E, 105 feet along said northwest line of said tract to the **POINT OF BEGINNING** of said easement.

Said viewshed easement contains 4,112 square feet of land, more or less.

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

# EXHIBIT "B"

OUTLOT BB

HAMMER  
CREEK  
DRIVE

WOODLAND CREEK ESTATES II

LOT A  
±17,336 S.F.

VIEWSHED AREA  
NO BUILD AREA  
±4,112 S.F.

LOT 1 JCM SUBDIVISION



SCALE: 1"=30'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM,  
EAST CENTRAL ZONE  
DATUM: NAD 83(2011), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

## LEGEND:

- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- LOT/PROPERTY LINE
- - - EASEMENT LINE
- ▨ VIEWSHED EASEMENT (NO BUILD AREA)

## NO. 2023-787926 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS  
COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, A DULY REGISTERED LAND SURVEYOR IN THE  
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

## EXHIBIT "B" VIEWSHED EASEMENT

CLIENT: MARIE LOWE  
526 TROUT LANE  
SHERIDAN, WY 82801

LOCATION: LOT A, WOODLAND CREEK ESTATES II, CITY OF  
SHERIDAN, WYOMING



555 W. BURKITT ST.  
SHERIDAN, WY 82801

AC: 2023-041  
DN: 2023-041  
SEPTEMBER 5, 2023