

### PRIVATE ROAD EASEMENT

Christopher Michael Tyler, an individual, of 11138 Huebner Oaks, Apt. 147, San Antonio, TX 78230-1280, as the record fee owner of real property located in Sheridan County, Wyoming ("Grantor" herein), in consideration of the sum of Ten Dollars (\$10.00 US) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and conveys unto James S. Preston and Penny Preston, husband and wife, of P.O. Box 648, Big Horn, Wyoming 82833-0648, John P. Buyok and Vanessa A. Buyok, husband and wife, of 86 Monarch Rd., Ranchester, WY 82839-8509, and Jane A. Buyok and Lisa J. Runnberg, of 102 Monarch Rd., Ranchester, WY 82839 (collectively "Grantees" herein), and their successors and assigns a perpetual non-exclusive twenty foot (20') wide private gravel road easement as specifically and particularly described in the attached and expressly incorporated Exhibit "A."

The scope and uses of said perpetual non-exclusive private road easement shall be limited to a private access, ingress and egress road to allow the Grantees and their respective family members, employees, invitees and guests ingress and egress access to Grantees' lands for general ranching purposes and, as appropriate, for maintenance of said private gravel road. The Grantees and their successors and assigns shall not fence the easement boundary.

Grantees and their successors and assigns shall each bear and pay their proportionate share of all reasonable necessary costs of maintenance of said private gravel road.

Said private road easement is expressly intended to run with and burden the Grantors' lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at a Trustee's Special Warranty Deed recorded at Book 561, Page 139 on June 2, 2017.

Said private road easement is expressly intended to run with and benefit the Grantees' lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder for each of the Grantees only as follows:

Prestons: 1) a Warranty Deed recorded at Book 410, Page 00684 on December 7, 1999; 2) a Warranty Deed recorded at Book 577, Page 688 on November 9, 2018; and, 3) a Quitclaim Deed recorded at Book 582, Page 615 on August 23, 2019;

John and Vanessa Buyok: a Warranty Deed recorded at Book 471, Page 258 on February 3, 2006; and,

Jane Buyok and Lisa Runnberg: a Quitclaim Deed recorded at Book 577, Page 688 on November 9, 2018.

Said easement shall expressly inure to the benefit of all successors and assigns of the Grantees.

Dated this 13 day of February, 2023

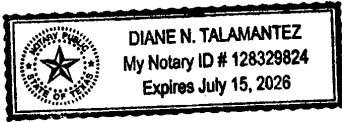
GRANTOR:

  
Christopher Michael Tyler

STATE OF Texas )  
County of Bexar ) ss.

The foregoing instrument was executed and acknowledged before me on this 13 day of February, 2023, by Christopher Michael Tyler.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My Commission Expires: July 15, 2026.

## LEGAL DESCRIPTION

Record Owner: Christopher Michael Tyler  
November 17, 2022

Re: 20.0' Access Easement

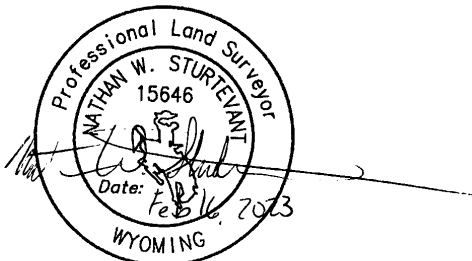
A centerline of a twenty (20.0) foot wide access easement, being ten (10.0) feet on each side, situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 19, Township 57 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 19 (Monumented with a 3" Iron Pipe); thence S74°37'38"E, 3119.48 feet to the **POINT OF BEGINNING** of said centerline of said easement, said point lying on the west line of a tract of land described in Book 567 of Deeds, Page 139; thence, along said centerline through a tangent curve to the left, having a central angle of 12°55'36" a radius of 300.00 feet, an arc length of 67.68 feet, a chord bearing of N56°32'14"E, and a chord length of 67.54 feet to point; thence N50°04'26"E, 111.39 feet along said centerline to a point; thence, along said centerline through a tangent curve to the right, having a central angle of 16°03'04" a radius of 1050.00 feet, an arc length of 294.15 feet, a chord bearing of N58°05'58"E, and a chord length of 293.19 feet to point; thence N66°07'30"E, 183.09 feet along said centerline to a point; thence, along said centerline through a tangent curve to the left, having a central angle of 34°53'02" a radius of 300.00 feet, an arc length of 182.65 feet, a chord bearing of N48°40'59"E, and a chord length of 179.84 feet to point; thence, along said centerline through a curve to the right, having a central angle of 65°31'21" a radius of 267.80 feet, an arc length of 306.25 feet, a chord bearing of N68°22'53"E, and a chord length of 289.84 feet to the **POINT OF TERMINUS** of said easement, said point lying on the east line of a tract of land described in Book 567 of Deeds, Page 139 and being S47°04'56"W, 1783.48 feet from the northeast quarter corner of Section 19.

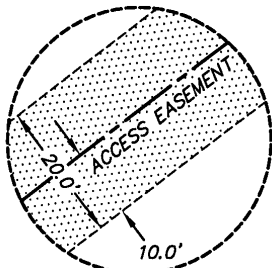
Said access easement contains 22,904 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

### SURVEYOR'S STATEMENT

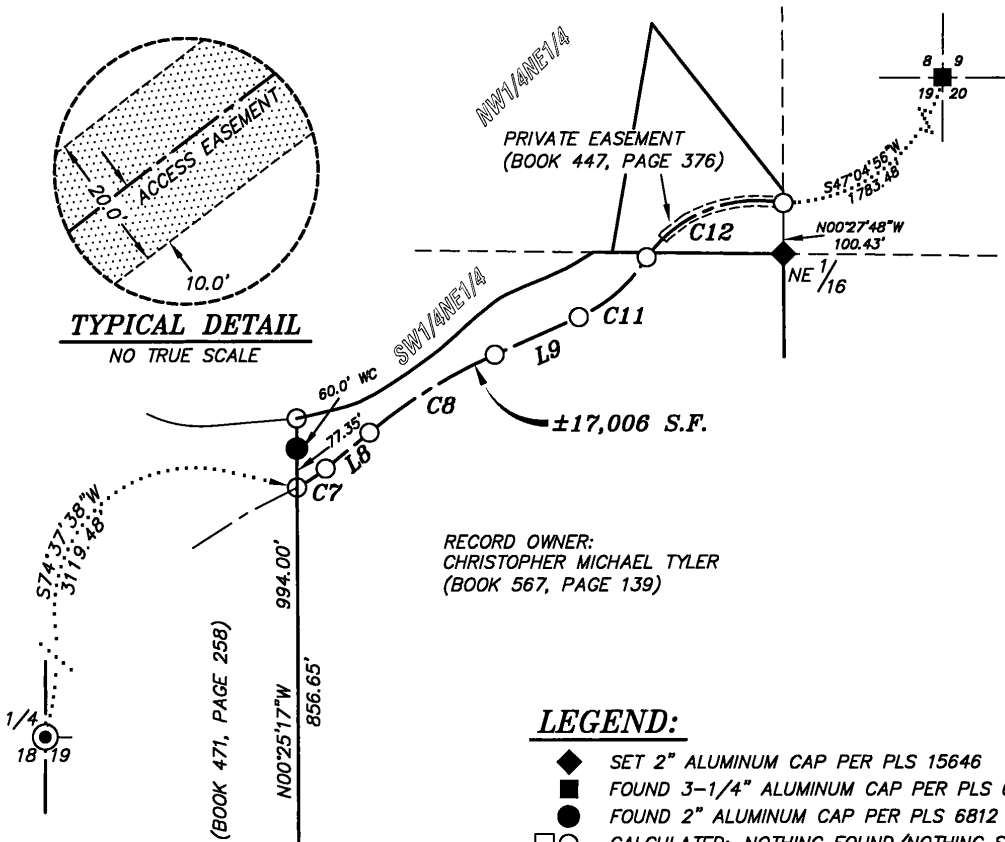
I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



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



**TYPICAL DETAIL**  
NO TRUE SCALE



RECORD OWNER:  
CHRISTOPHER MICHAEL TYLER  
(BOOK 567, PAGE 139)

**LEGEND:**

- ◆ SET 2" ALUMINUM CAP PER PLS 15646
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- PROPERTY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - CENTERLINE OF 20.0' ACCESS EASEMENT
- - - EASEMENT LINE

**NO. 2023-784314 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801

SCALE: 1"=300'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM,  
EAST CENTRAL ZONE

DATUM: NAD 83(2011), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000231  
DISTANCES ARE SURFACE

**NOTE:**

SEE RECORD OF SURVEY NUMBER  
340 FILED IN SHERIDAN COUNTY  
CLERKS OFFICE IN SHERIDAN WYOMING.

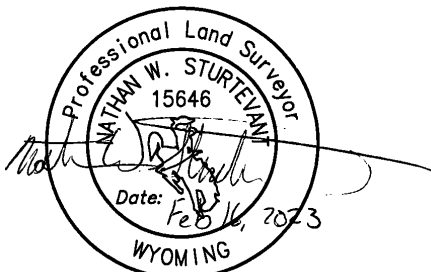
LINE TABLE		
LINE	BEARING	LENGTH
L8	N50°04'26"E	111.39'
L9	N66°07'30"E	183.09'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	12°55'36"	300.00'	67.68'	N56°32'14"E	67.54'
C8	16°03'04"	1050.00'	294.15'	N58°05'58"E	293.19'
C11	34°53'02"	300.00'	182.65'	N48°40'59"E	179.84'
C12	65°31'21"	267.80'	306.25'	N68°22'53"E	289.84'

**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"

**20.0' ACCESS EASEMENT**

CLIENT: JAMES AND PENNY PRESTON  
119 MONARCH RD.  
SHERIDAN, WY 82801

LOCATION: SE1/4NW1/4, SECTION 19, TOWNSHIP 57 NORTH,  
RANGE 84 WEST, 6TH P.M., WYOMING



555 W. BURKITT ST.  
SHERIDAN, WY 82801

AC: 2022-031  
DN: 2022-031  
TAB: ROS LONG  
NOVEMBER 17, 2022