

PRIVATE ROAD EASEMENT

John P. Buyok and Vanessa A. Buyok, husband and wife, of 86 Monarch Rd., Ranchester, WY 82839-8509, as the fee owner of real property located in Sheridan County, Wyoming ("Grantors" 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 ("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 gravel 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. Vehicles using the easement shall not exceed 15 miles per hour from the Grantor's eastern property line to a point 250 feet to the west of said boundary line.

Grantees and their successors and assigns shall bear and pay their proportionate share of all reasonably necessary costs of maintenance of said private gravel road. The Grantees and their successors and assigns shall not fence the easement boundary.

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 Warranty Deed recorded at Book 471, Page 258 on February 3, 2006.

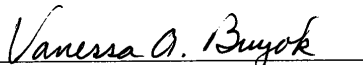
Said private road easement is expressly intended to run with and benefit the Grantees' lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at: 1) a Warranty Deed recorded at Book 410, Page 00684 on December 7, 1999; 2) 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.

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

Dated this 17<sup>th</sup> day of February 2023

GRANTORS:

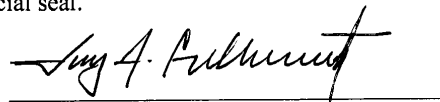
  
John P. Buyok

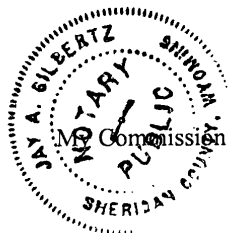
  
Vanessa A. Buyok

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

The foregoing instrument was executed and acknowledged before me on this 17<sup>th</sup> day of February 2023, by John P. Buyok and Vanessa A. Buyok, husband and wife.

WITNESS my hand and official seal.

  
Notary Public



Commission Expires: 12/31/2024

## LEGAL DESCRIPTION

Record Owner: John P. & Vanessa A. Buyok  
February 16, 2023

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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  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 east quarter corner of said Section 19 (Monumented with a 3" Iron Pipe); thence N89°26'11"W, 1339.08 feet along the south line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  to a point (Monumented with 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812), said point being the southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence N00°13'33"W, 265.36 feet along the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  to the **POINT OF BEGINNING** of said easement; thence, along said centerline through a curve to the left, having a central angle of 19°49'19" a radius of 150.00 feet, an arc length of 51.89 feet, a chord bearing of N82°27'25"E, and a chord length of 51.63 feet to point; thence N72°32'45"E, 249.85 feet along said centerline to a point; thence N75°50'04"E, 146.23 feet along said centerline to a point; thence along said centerline through a curve to the left, having a radius of 500.00 feet, a length of 94.03 feet, a central angle of 10°46'30", a chord bearing of N70°26'49"E and a chord distance of 93.89 feet to a point; thence N65°03'34"E, 56.76 feet along said centerline to a point; thence along said centerline through a curve to the right, having a radius of 375.00 feet, a length of 95.63 feet, a central angle of 14°36'42", a chord bearing of N72°21'55"E and a chord distance of 95.37 feet to the **POINT OF TERMINUS** of said easement, said point being N54°45'22"E, 809.47 feet from said southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Said access easement contains 13,888 square feet of land, more or less.

**ALSO,**

A centerline of a twenty (20.0) foot wide access easement, being ten (10.0) feet on each side, situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  & SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 19, Township 57 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the **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 Section 19 (Monumented with a 3" Iron Pipe); Thence S89°26'11"E, 2664.22 feet along the south line of the NW $\frac{1}{4}$  to the center quarter corner; thence N35°02'05"W, 577.89 feet to the **POINT OF BEGINNING**, said point lying on the east line of a tract of land described in Book 577 of Deeds, Page 688; Thence S88°52'10"E, 95.47 feet along said centerline to a point; thence along said centerline through a curve to the left, having a radius of 100.00 feet, a length of 71.01 feet, a central angle of 40°41'15", a chord bearing of N70°47'13"E and a chord distance of 69.53 feet to a point; thence N50°26'36"E, 233.78 feet along said centerline to a point; thence along said centerline through a curve to the right, having a radius of 1000.00 feet, a length of 119.25 feet, a central angle of 06°49'58", a chord bearing of N53°51'35"E and a chord distance of 119.18 feet to a point; thence N57°16'34"E, 165.72 feet along said centerline to a point; thence N62°58'17"E, 110.58 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N21°56'45"E, 919.84 feet from said center quarter corner of said Section 19, and lying on the west line of a tract of land described in Book 442 of Deeds, Page 240;

Said access easement contains 15,916 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

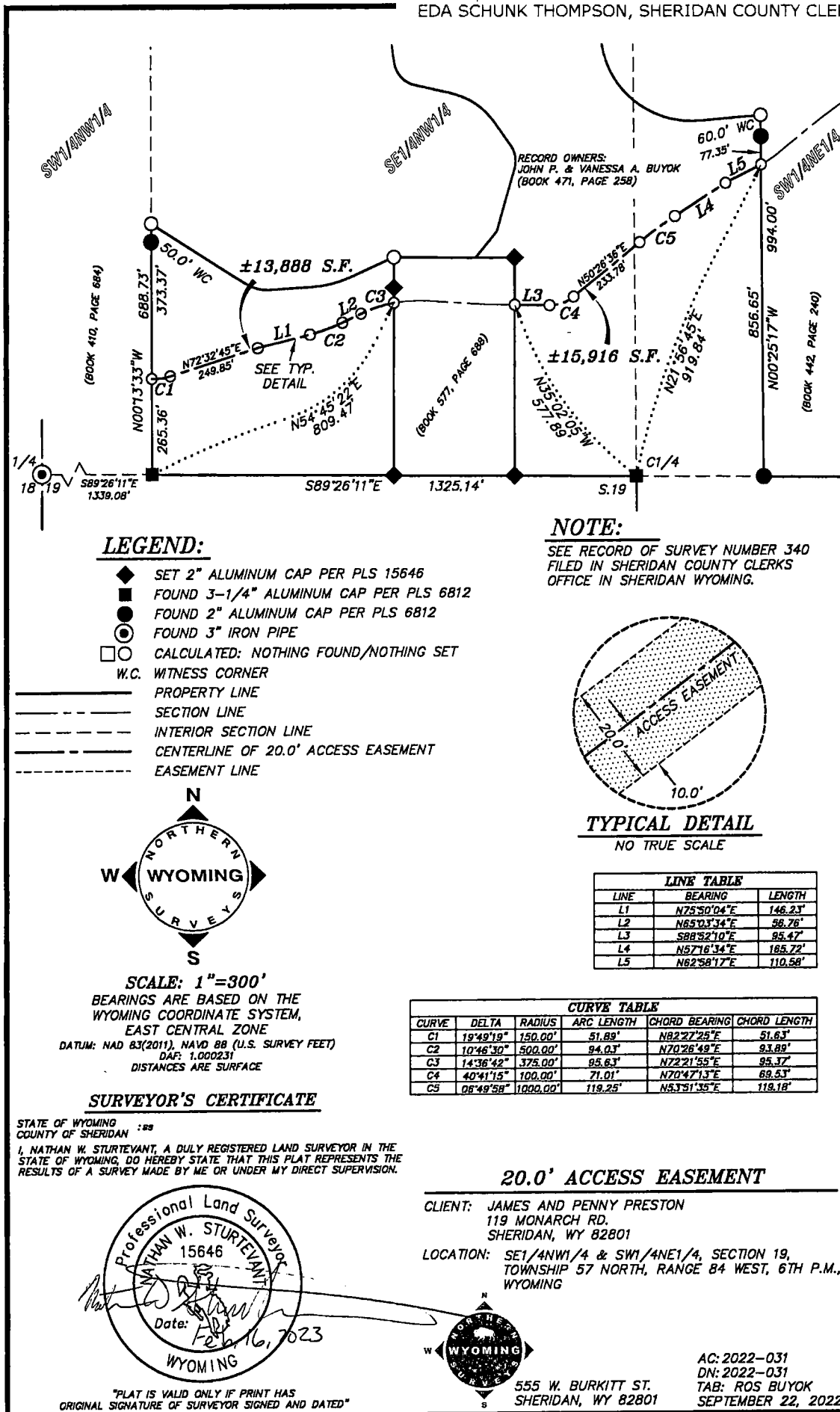
**SURVEYOR'S STATEMENT**

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.

H:\Job File\2022-031 Preston\2022-031 Buyok.rtf



NO. 2023-784316 EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801