

PRIVATE ROAD EASEMENT

Jane A. Buyok and Lisa J. Runnberg, of 102 Monarch Rd., Ranchester, WY 82839, as the fee owners 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 John P. Buyok and Vanessa A. Buyok, husband and wife, of 86 Monarch Rd., Ranchester, WY 82839-8509 ("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 bear and pay their proportionate share of all reasonable necessary costs of maintenance of said private gravel road.

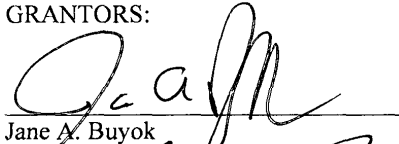
Said private road easement is expressly intended to run with and burden the Grantors' lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at a Quitclaim Deed recorded at Book 577, Page 688 on November 9, 2018.

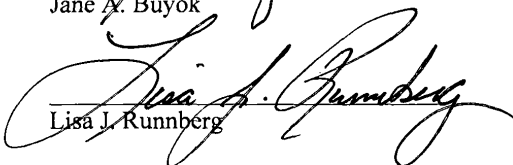
Said private road easement is expressly intended to be appurtenant to, run with, and benefit the Grantees' lands as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at Book 471, Page 258 on February 3, 2006.

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

Dated this 14th day March 2023

GRANTORS:

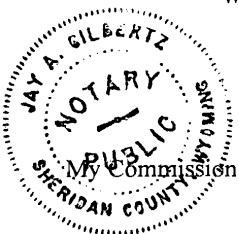

Jane A. Buyok

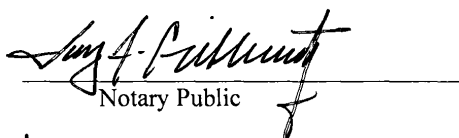

Lisa J. Runnberg

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was executed and acknowledged before me on this 14th day of March 2023, by Jane A. Buyok and Lisa J. Runnberg.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 12/31/2024

LEGAL DESCRIPTION

Record Owner: Jane A. Buyok & Lisa J. Runnberg
September 22, 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 SE¼NW¼ 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:

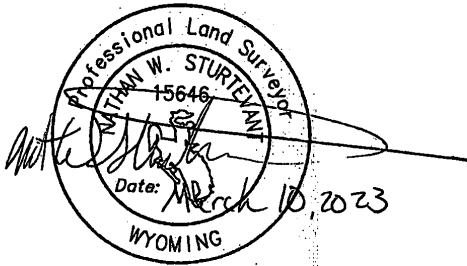
Commencing at the west quarter corner of said Section 19 (Monumented with a 3" Iron Pipe); thence S89°26'11"E, 1339.08 feet along the south line of the SW1/4NW1/4 to a point (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence N54°45'22"E, 809.47 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of a tract of land described in Book 577 of Deeds, Page 688; thence, along said centerline through a tangent curve to the right, having a central angle of 13°59'07" a radius of 375.00 feet, an arc length of 91.53 feet, a chord bearing of N86°39'50"E, and a chord length of 91.31 feet to point; thence S86°20'36"E, 170.65 feet along said centerline to a point; thence S88°52'10"E, 70.79 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of a tract of land described in Book 577 of Deeds, Page 688 and being N35°02'05"W, 577.89 feet from the center quarter corner of Section 19.

Said access easement contains 6,659 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.

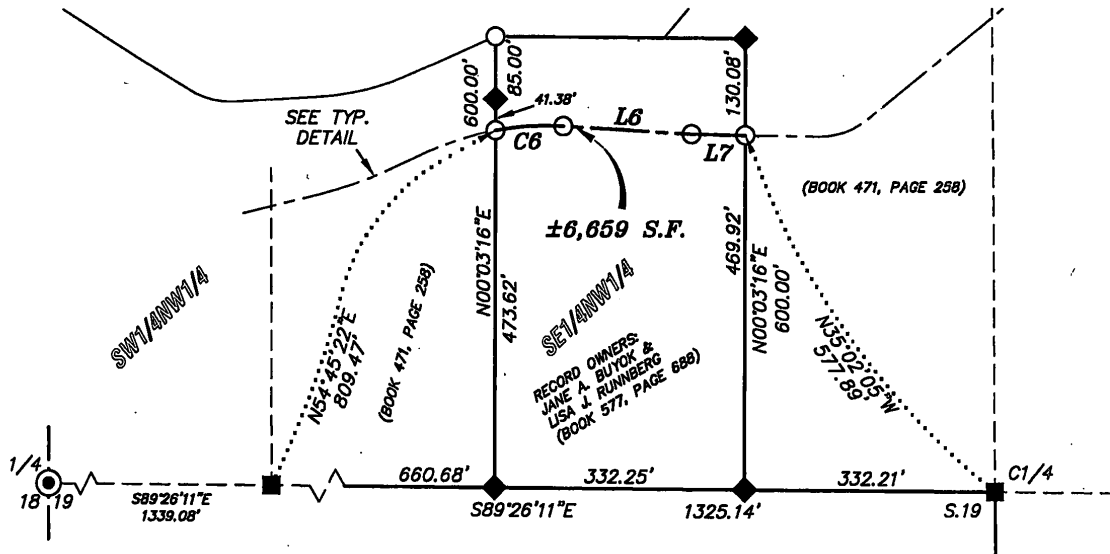


Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

H:\Job File\2022-031 Preston\Final Legals\2022-031 Buyok 1.rtf

EXHIBIT "A"

Runnberg to Buyok

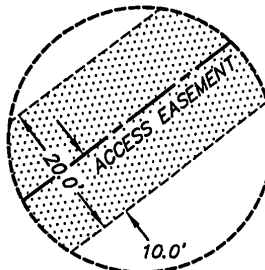


LEGEND:

- ◆ 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

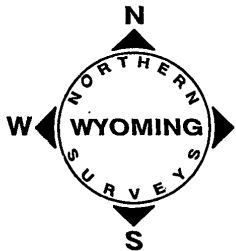
NOTE:

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



TYPICAL DETAIL

NO TRUE SCALE



SCALE: 1"=200'

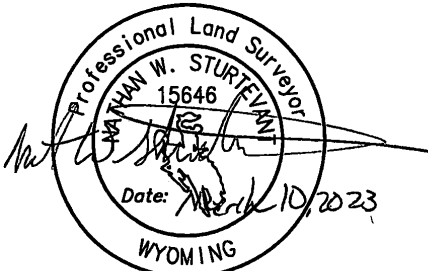
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM,
EAST CENTRAL ZONE

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

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"

Runnberg to Buyok

LINE TABLE		
LINE	BEARING	LENGTH
L6	S88°20'36"E	170.65'
L7	S88°52'10"E	70.79'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	1359°07"	375.00'	91.53'	N88°39'50"E	91.31'

20.0' ACCESS EASEMENT

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 BUYOK 2
SEPTEMBER 22, 2022