

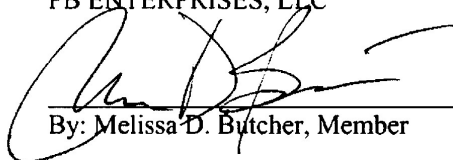
## UTILITY EASEMENT

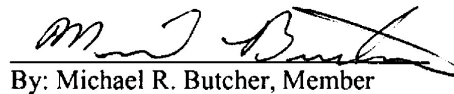
The undersigned PB Enterprises, LLC, a Wyoming limited liability company, being the owner of land situate in the County of Sheridan, State of Wyoming, do hereby and herewith dedicate a utility easement across and upon the following described property, as described on the attached **Exhibit "A"** and depicted on the attached **Exhibit "B"** hereto.

The easement hereby granted is dedicated in perpetuity as a covenant running with the land for the purpose of installing, repairing, re-installing, replacing and maintaining utilities within said easement.

Dated this 18 day of June, 2024.

PB ENTERPRISES, LLC

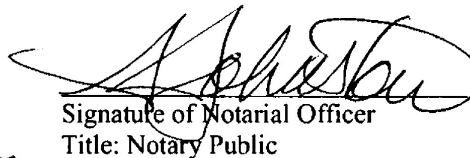
  
By: Melissa D. Butcher, Member

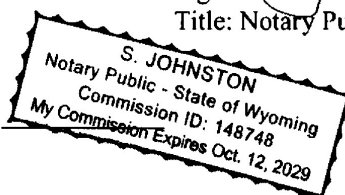
  
By: Michael R. Butcher, Member

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me this 18th day of June, 2024, by Melissa D. Butcher and Michael R. Butcher, as Members of PB Enterprises, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires   
S. JOHNSTON  
Notary Public - State of Wyoming  
Commission ID: 148748  
My Commission Expires Oct. 12, 2029

## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner: PB Enterprises LLC**  
May 3, 2024

**Re: 12.0' Utility Easement**

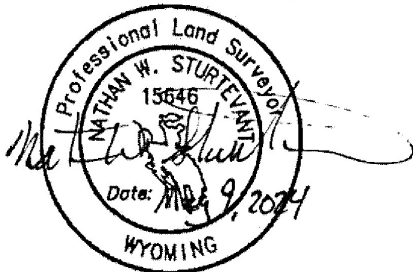
A utility easement situated in Block 3, Johnston First Addition, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the easterly line of said twelve (12.0) foot wide strip being more particularly described as follows:

**BEGINNING** at the southwest corner of said Block 3, Johnston First Addition (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N00°42'24"W, 174.66 feet along the east line of said Block 3 to the **POINT OF TERMINUS** of said easement, said point being N45°58'18"E, 254.83 from the southwest corner of said Block 3.

Said 12.0' utility easement contains 2,072 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.  
Distances are adjusted to surface by a DAF of 1.00024.

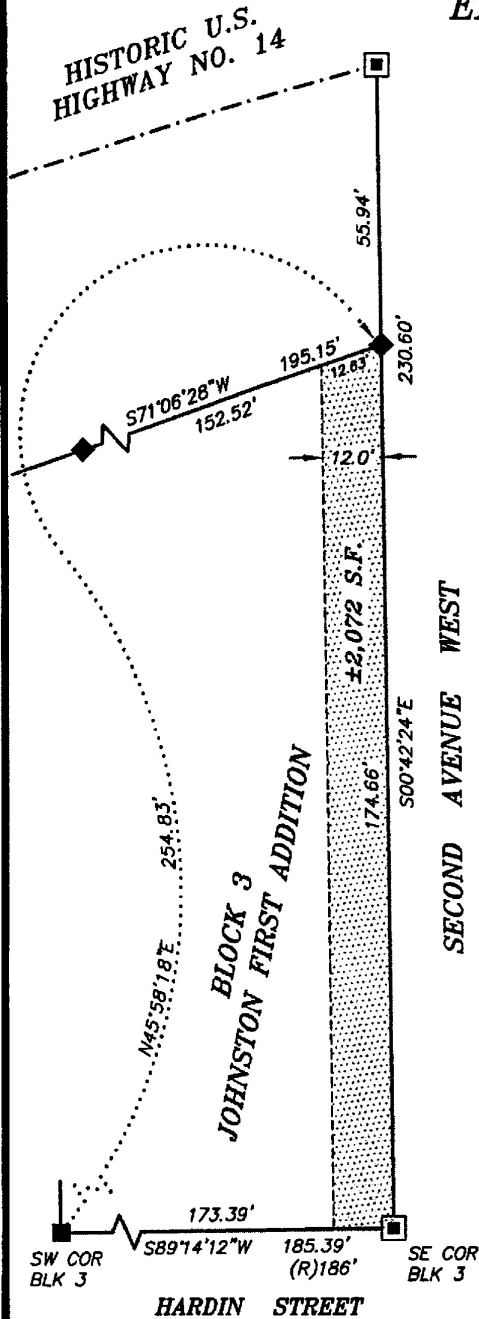
### SURVEYOR'S STATEMENT

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.

EXHIBIT "B"



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: 1.00024  
DISTANCES ARE SURFACE

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- SET 2" ALUMINUM CAP PER PS 15646
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY LINE
- EASEMENT LINE

LEGAL DESCRIPTION:

A UTILITY EASEMENT SITUATED IN BLOCK 3, JOHNSTON FIRST ADDITION, SHERIDAN COUNTY, WYOMING; THE EASTERLY LINE OF SAID TWELVE (12.0) FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

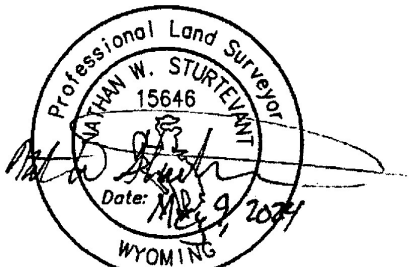
BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 3, JOHNSTON FIRST ADDITION (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N00°42'24"W, 174.66 FEET ALONG THE EAST LINE OF SAID BLOCK 3 TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT BEING N45°58'18"E, 254.83 FROM THE SOUTHWEST CORNER OF SAID BLOCK 3.

SAID EASEMENT CONTAINS 2,072 SQUARE FEET OF LAND, MORE OR LESS.

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"  
12.0' UTILITY EASEMENT

CLIENT: PB ENTERPRISES, LLC  
108 S. THURMOND ST.  
SHERIDAN, WY 82801

LOCATION: SITUATED IN BLOCK 3, JOHNSTON FIRST  
ADDITION, TOWN OF RANCHSTER, WYOMING



555 W. BURKITT ST.  
SHERIDAN, WY 82801

AC: 2024-001  
DN: 2024-001 PB  
May 3, 2024