

DEDICATION OF GENERAL UTILITY EASEMENT

This Dedication of General Utility Easement is made effective this August 23 2023, by **John E. Rice & Sons, Inc., a Wyoming corporation** ("Grantor"), in favor of the Public and City of Sheridan, Wyoming.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby dedicate a general utility easement on the following described lands for use by public utility providers forever for the installation, maintenance, repair, and replacement of general utilities for the benefit of the public:

See attached Exhibit A and Exhibit B.

1. Terms of Use

The Public, by and through the City of Sheridan, the State of Wyoming, and/or other political subdivisions of the State, shall have the perpetual non-exclusive right to use the easement for the benefit of providers of all public utilities and shall have the perpetual non-exclusive right to use the easement to construct and maintain utilities providing service to the Public.

2. Reclamation

All disturbed areas shall be restored and reclaimed by any provider installing utilities in the above-described lands, as near as reasonably practicable to the condition which they were in prior to disturbance. Topsoil from disturbed areas shall be separated and shall be returned as topsoil as a part of the reclamation and reseeding of disturbed areas.

3. Grantor's Use of Easement Area.

Grantor expressly reserves the right to use and enjoy the land covered by this easement for any purposes whatsoever, provided that such use does not interfere with the rights granted herein. Grantor may cross the easement area and construct such facilities as water lines, roads, fences, and other improvements which will not unreasonably interfere with the rights granted herein.

4. No Warranty.

Grantor makes no warranty of title or otherwise in entering into this Agreement. The rights granted in this Agreement are subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED effective this 23 day of August, 2023

John E. Rice & Sons, Inc., a Wyoming
corporation

By: James Jellis

Title: VP

STATE OF WYOMING)

:SS

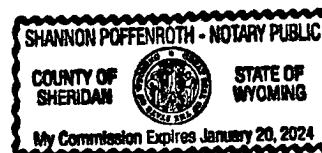
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 23rd day of August,
2023, by James Jellis, VP of John E.
Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Shannon Poffenroth
Notary Public

My commission expires: January 20th, 2024



LEGAL DESCRIPTION EXHIBIT "A"
15 (Fifteen) Foot General Utility Easement
Located On Lot 5, Lot 6 And Lot 7,
As Shown On The Recorded Plat Of
Wrench Ranch Properties Third Development
Phase One

BEGINNING On The Northwest corner Of Lot 7, Also Being On The East Right Of Way Of A Proposed Right Of Way;

Thence With The North Line Of Said Lot 7 South $67^{\circ}08'13''$ East, A Distance Of 15.00 Feet To A Point;
Thence Leaving Said North Line South $22^{\circ}51'47''$ West, A Distance Of 172.10 Feet To The P.C. Of A Curve;

Thence With A Curve Turning To The Left With An Arc Length Of 22.89 Feet, A Radius Of 15.00 Feet, A Chord Bearing Of South $20^{\circ}51'24''$ East, A Chord Length Of 20.73 Feet To The P.T. Of Said Curve;

Thence With A Reverse Curve Turning To The Right With An Arc Length Of 537.42 Feet, A Radius Of 2075.14 Feet, A Chord Bearing Of South $57^{\circ}09'26''$ East, A Chord Length Of 535.92 Feet To A Point On The North Side Of An Existing 40 Foot Utility Easement;

Thence North $67^{\circ}07'38''$ West, A Distance Of 52.21 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 602.41 Feet, A Radius Of 2060.14 Feet, A Chord Bearing Of North $59^{\circ}30'02''$ West, A Chord Length Of 600.27 Feet Said Point Being On The West Line Of Said Proposed Right Of Way;

Thence With A Compound Curve Turning To The Left With An Arc Length Of 31.62 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North $82^{\circ}40'55''$ East, A Chord Length Of 30.18 Feet;

Thence Leaving Said West Right Of Way, With A Reverse Curve Turning To The Right With An Arc Length Of 67.39 Feet, A Radius Of 2075.14 Feet, A Chord Bearing Of South $66^{\circ}13'17''$ East, A Chord Length Of 67.39 Feet To A Point On The East Line Of Said Proposed Right Of Way;

Thence With Said Proposed Right Of Way With A Compound Curve Turning To The Right With An Arc Length Of 14.55 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North $08^{\circ}57'54''$ East, A Chord Length Of 14.41 Feet;

Thence Continuing With Said Proposed Right Of Way, Also being The West Line Of Lot 7, North $22^{\circ}51'47''$ East, A Distance Of 172.10 Feet To The Point Of **Beginning**, Having An Area Of 11991.07 Square Feet, 0.28 Acres more or less.



NO. 2023-787405 EASEMENT
LEDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
ZACH MILLS
SHERIDAN WY 82801

