



2024-792700 6/20/2024 10:47 AM PAGE: 1 OF 3
FEES: \$18.00 IH EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

DRAINAGE EASEMENT

Stonemill Construction, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and convey a drainage easement over and across Tract 1 of Riverstone Park Subdivision, (the "Easement Area") as illustrated on Exhibit "A", attached hereto, and more specifically described as:

A DRAINAGE EASEMENT IN TRACT 1 OF RIVERSTONE PARK SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE N 44°19'33" W, 151.21 FEET TO THE EAST CORNER OF SAID TRACT 1 AND THE WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY 338 SAID POINT BEING THE POINT OF BEGINNING; THENCE S 67°38'03" W, 110.00 FEET ALONG THE SOUTHEAST LINE OF SAID TRACT 1 TO THE NORTHWEST CORNER OF TRACT 2 OF SAID RIVERSTONE PARK SUBDIVISION; THENCE N 04°34'47" W, 157.74 FEET; THENCE N 67°38'03" E, 61.82 FEET TO SAID WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY 338; THENCE S 22°21'57" E, 150.20 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY 338 TO THE POINT OF BEGINNING. SUBJECT EASEMENT CONTAINING ±12903 SQUARE FEET (± 0.30 ACRES)

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES.

Grantor grants this drainage easement over and across the Easement Area, for the express intent and purpose of ensuring the right to use, maintain, repair and replace an area for storm water drainage over and across the Easement Area for the benefit of Grantor and lands adjacent to the Easement Area.

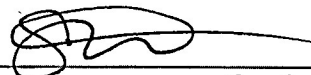
This Drainage Easement shall run with the land. Grantor shall bear no responsibility or liability to any person or entity using the Easement Area by reason of this easement.

WITNESS my hand this 20 day of June, 2024.



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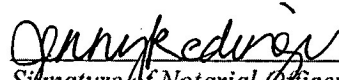
Stonemill Construction, LLC


By: Swayne Redinger
Title: member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20 day of ^{June}~~May~~, 2024, by
Swayne Redinger, as member of Stonemill Construction, LLC.

WITNESS my hand and official seal.


Signature of Notarial Officer
Jenny Redinger, Notary Public

My Commission expires: _____

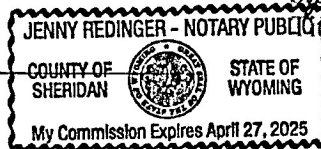


EXHIBIT "A" OF EASEMENT

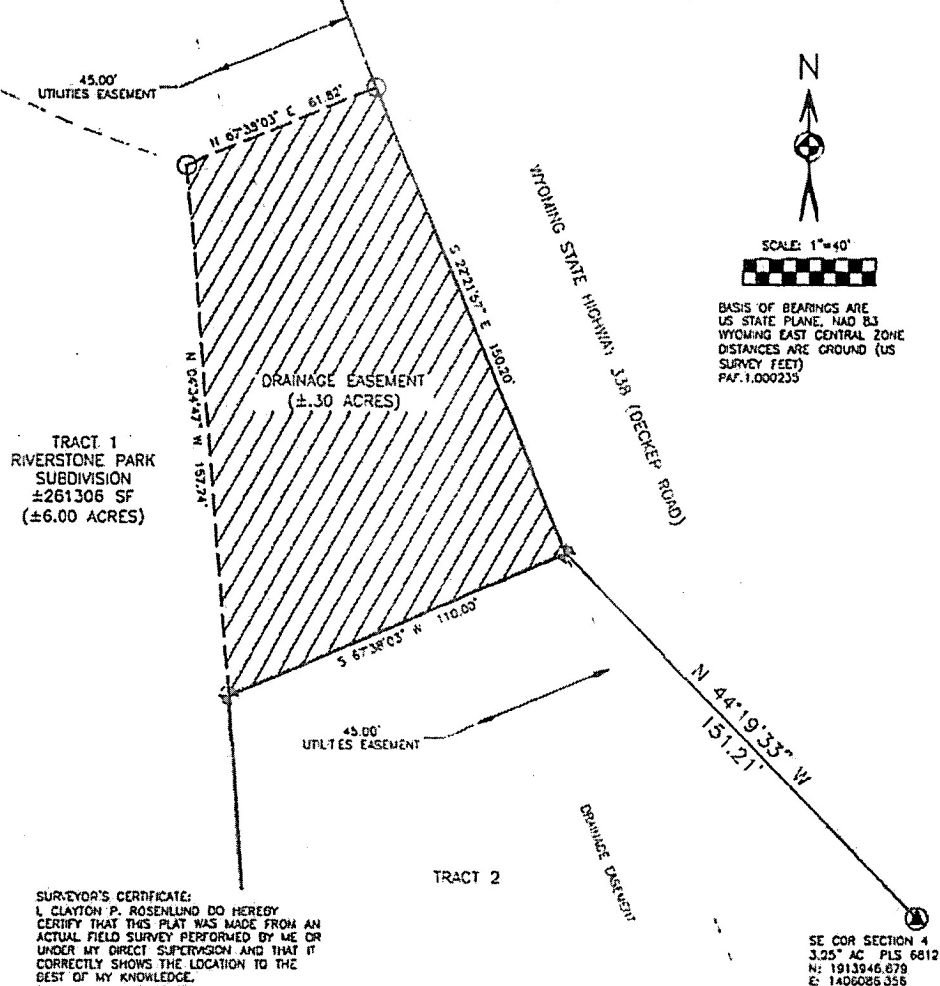
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EASEMENT:

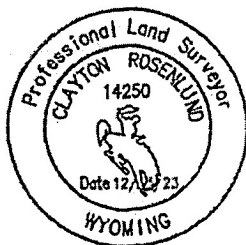
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SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM AN
ACTUAL FIELD SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.



LEGEND

- ① FOUND 2" AC LS 5300 OR AS NOTED
- CALCULATED CORNER
- ② 1.5" AC LS 14250
- AC ALUMINIUM CAP
- LOT LINE
- - - EASEMENT AS NOTED
- ▨ SUBJECT EASEMENT

PREPARED BY: **C**annon Consulting LLC
Cannon Consulting LLC (307) 752-0108

FOR: STONEMILL PROPERTIES LLC
SHERIDAN, WY

Date: 12/13/23

NO. 2024-792700 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STONEMILL CONSTRUCTION LLC 1150 DOVETAIL LN
SHERIDAN WY 82801