



COVENANT FOR AGRICULTURAL PURPOSES EXEMPTION

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The undersigned, being Grantors (and owners) and Grantees of a certain conveyance to which this Covenant is attached, being presented to the Sheridan County Clerk and Recorder for recording purposes, and all being of lawful age, and first duly sworn upon our oaths depose and state as follows:

1. That Grantors are the present owners of property described on Exhibit "A" which is attached hereto and made a part hereof and have this date delivered a Deed conveying Grantors' right, title and interest in and to such property to Grantees, and all of the parties hereto making application to the County Clerk of Sheridan County, Wyoming, to record such Deed pursuant to the agriculture exemption set forth in the State of Wyoming subdivision laws, and Grantors and Grantees hereby claiming that such conveyance is in fact exempt from the subdivision requirements set forth in such laws as well as other applicable County subdivision regulations for the reason that the lands described in this conveyance are agricultural lands, and the undersigned hereby stating and covenanting that such property as set forth on Exhibit "A" shall be used only for agricultural purposes (production of crops, livestock or other agrarian industry for the primary purpose of obtaining a monetary profit).

2. The parties hereto understand and acknowledge that this Covenant (that the property will be used for agricultural purposes) is binding upon the property and shall inure to the benefit of the respective successors, assigns and heirs of the Grantees. The undersigned further acknowledge that if the property is not used as stated and agreed herein, both parties may be subject to prosecution under the laws of the State of Wyoming and the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. The parties further understand that the property will be used exclusively for agricultural purposes until a proper request is made and the County grants a subdivision permit allowing this division of property for non-agricultural purposes. The Grantees specifically acknowledge that any future conveyance of the subject property will be subject to the Covenant contained herein.

3. The undersigned state and agree that they have executed this Covenant in good faith and not for the purpose of evading the *Rules and Regulations Governing the Division of Land in Sheridan County, Wyoming*. Further, it is understood that this covenant shall have no bearing on taxation that the property may be subject to pursuant to Wyoming Statutes, Title 39.

DATED and signed this 2ND day of DECEMBER 2024.

(Signature)

Don Roberts

(Print) Grantor

(Signature)

(Signature)

Brad Bauer

(Print) Grantee

(Signature)



2024-795976 12/2/2024 2:25 PM PAGE: 2 OF 4
FEES: \$21.00 PK AGREEMENT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

The following instrument was acknowledged before me by Don Roberts

this 2nd day of December 2024

Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: August 3, 2029

KAREN B. KOYAMA-BREEN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 120343
MY COMMISSION EXPIRES: 08/03/2029

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

The following instrument was acknowledged before me by Brad D. Bauer

this 22 day of November 2024

Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: January 22 2025

TARA DOLLISON - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires January 22, 2025

LEGAL DESCRIPTION
EXHIBIT "A"

November 19, 2024

Record Owner: Sheridan Heights Ranch, LLC

Re: Covenant for Agricultural Purposes to The Sheridan Community Land Trust

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

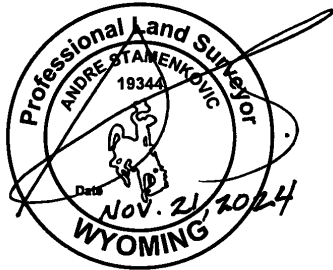
BEGINNING at the west quarter corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°23'40"W, 1011.89 feet along the west line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point, said point lying on the southerly right-of-way agreement line as described in Book 148 of Deeds, Page 138 (Monumented with a 2" Aluminum Cap per PLS 19344); thence, along said southerly right-of-way agreement line through a non-tangent curve to the right, having a central angle of 05°29'47", a radius of 460.00 feet, an arc length of 44.13 feet, a chord bearing of S38°45'45"E, and a chord length of 44.11 feet to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence S36°00'52"E, 364.51 feet along said southerly right-of-way agreement line to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence, along said southerly right-of-way agreement line through a curve to the left, having a central angle of 20°56'00", a radius of 440.00 feet, an arc length of 160.76 feet, a chord bearing of S46°28'52"E, and a chord length of 159.86 feet to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence S56°56'52"E, 122.24 feet along said southerly right-of-way agreement line to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence, along said southerly right-of-way agreement line through a curve to the left, having a central angle of 03°31'59", a radius of 240.00 feet, an arc length of 14.80 feet, a chord bearing of S58°42'51"E, and a chord length of 14.80 feet to a point, said point lying on the west line of a tract of land described in Book 148 of Deeds, Page 141 (Monumented with a 2" Aluminum Cap per PLS 19344); thence S00°44'45"E, 503.46 feet along said west line of said tract described in Book 148 of Deeds, Page 141 to a point, said point being the southwest corner of said tract described in Book 148 of Deeds, Page 141, lying on the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, and lying on the north line of Lot 12, Saddlecrest Subdivision, Corrected Plat of Lots 7-13 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence N89°22'02"W, 472.59 feet along said south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, and the north line of said Lot 12, Saddlecrest Subdivision, Corrected Plat of Lots 7-13 to the **POINT OF BEGINNING** of said tract.

Said tract contains 7.77 acres of land, more or less.

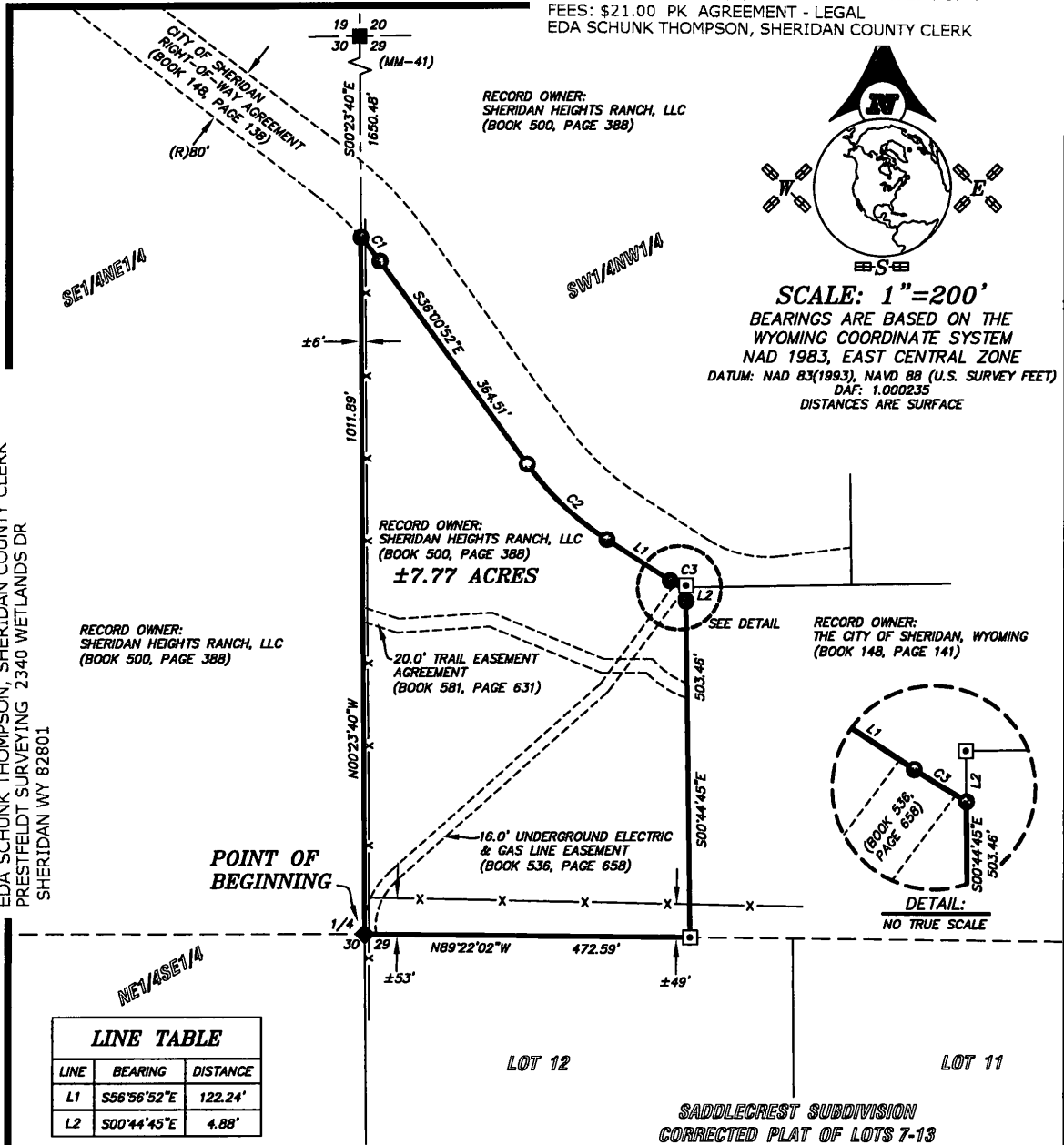
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Andre Stamenkovic, 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 surveyor.

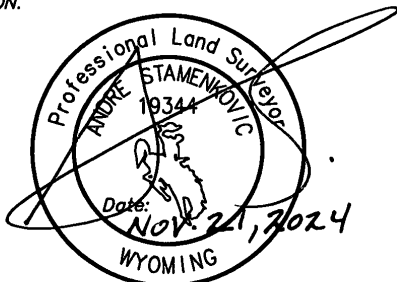


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°56'52"E	122.24'
L2	S00°44'45"E	4.88'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°29'47"	460.00'	44.13'	S38°45'45"E	44.11'
C2	20°56'00"	440.00'	160.76'	S46°28'52"E	159.86'
C3	3°31'59"	240.00'	14.80'	S58°42'51"E	14.80'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN
I, ANDRE STAMENKOVIC, 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"

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 19344
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 5-1/2" BRASS CAP MILITARY MONUMENT
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/DEED LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE AS NOTED
- X- FENCE LINE (SURVEYED 2024)

EXHIBIT "B"
RECORD OF SURVEY

CLIENT: SHERIDAN HEIGHTS RANCH, LLC
LOCATION: SW1/4NW1/4, SECTION 29, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH. P.M., SHERIDAN COUNTY,
WYOMING

PRESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

JN: 2024-078 S.J: 5
DN: 2024-078-SCLT
TAB: ROS
PF: T2024-078
REVIEWED BY: JSP&CT
NOVEMBER 19, 2024