

### ***DRIVEWAY ACCESS EASEMENT***

Steven Charles Yates, Personal Representative of the Estate of Bruce Raymond Yates, Case No. 2022-PR-0000120, District Court, Fourth Judicial District, Sheridan County, Wyoming, 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 an access driveway easement in favor of Steven C. Yates and Carolyn A. Yates, husband and wife, GRANTEES, and their successors in interest in the ownership of the Dominant Parcel (described below), which said easement is granted over and across the route described as follows (the "Easement Route"):

A driveway access easement being a parcel of land situated in Lot 3 of Henry Croghan's Addition to the town of Dayton, Wyoming, Sheridan County, Wyoming as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said parcel more particularly described as follows:

BEGINNING at the southwest corner of said Lot 3 (monumented with a 2" aluminum cap per PE&LS 3864); thence N00°28'18"W, 17.94 feet along the west line of said Lot 3 to a point; thence S86°56'24"E, 41.12 feet to a point; thence S60°22'30"E, 25.55 feet to a point; thence S80°51'20"E 22.20 feet to a point lying on the south line of said Lot 3; thence N89°43'27"W, 85.04 feet along said south line to the POINT OF BEGINNING.

Containing 947 sq. ft of land more or less.

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

Distances are multiplied to surface by the Datum Adjustment Factor of 1.00025.

*Grant of Easement:* Grantor grants this driveway easement over and across the Easement Route in favor of and to the benefit Grantees, as the owners of Lot 4, Block 1, Henry Croghan's Addition to the Town of Dayton, County of Sheridan, Wyoming (the "Dominant Parcel").

*Intent and Purpose of Easement.* Grantors' intent and purpose by this Easement is to provide appurtenant right to access the Dominant Parcel and to provide a non-exclusive right of ingress and egress over and across the Easement Route. Grantor reserves all other rights not otherwise granted herein in the Easement Route.

Neither Grantor, nor Grantee, nor their successors in interest, to the properties subject to this easement, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. The Grantee will maintain the easement route, and this easement shall run with the land.

WITNESS my hand this 25 day of November, 2024.

The Estate of Bruce Raymond Yates,  
Case No. 2022-PR-0000120, District Court,  
Fourth Judicial District, Sheridan County,  
Wyoming:

  
Steven Charles Yates, Personal Representative



**2024-795897** 11/25/2024 4:03 PM PAGE: 2 OF 3  
FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING     )  
                                  )ss.  
COUNTY OF SHERIDAN    )

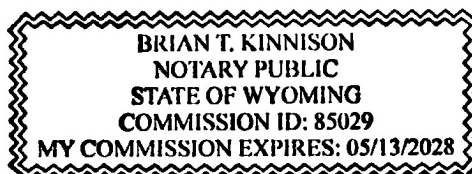
This instrument was acknowledged before me by Steven Charles Yates, Personal Representative of the Estate of Bruce Raymond Yates, Case No. 2022-PR-0000120, District Court, Fourth Judicial District, Sheridan County, Wyoming, on the 25<sup>th</sup> day of November, 2024.

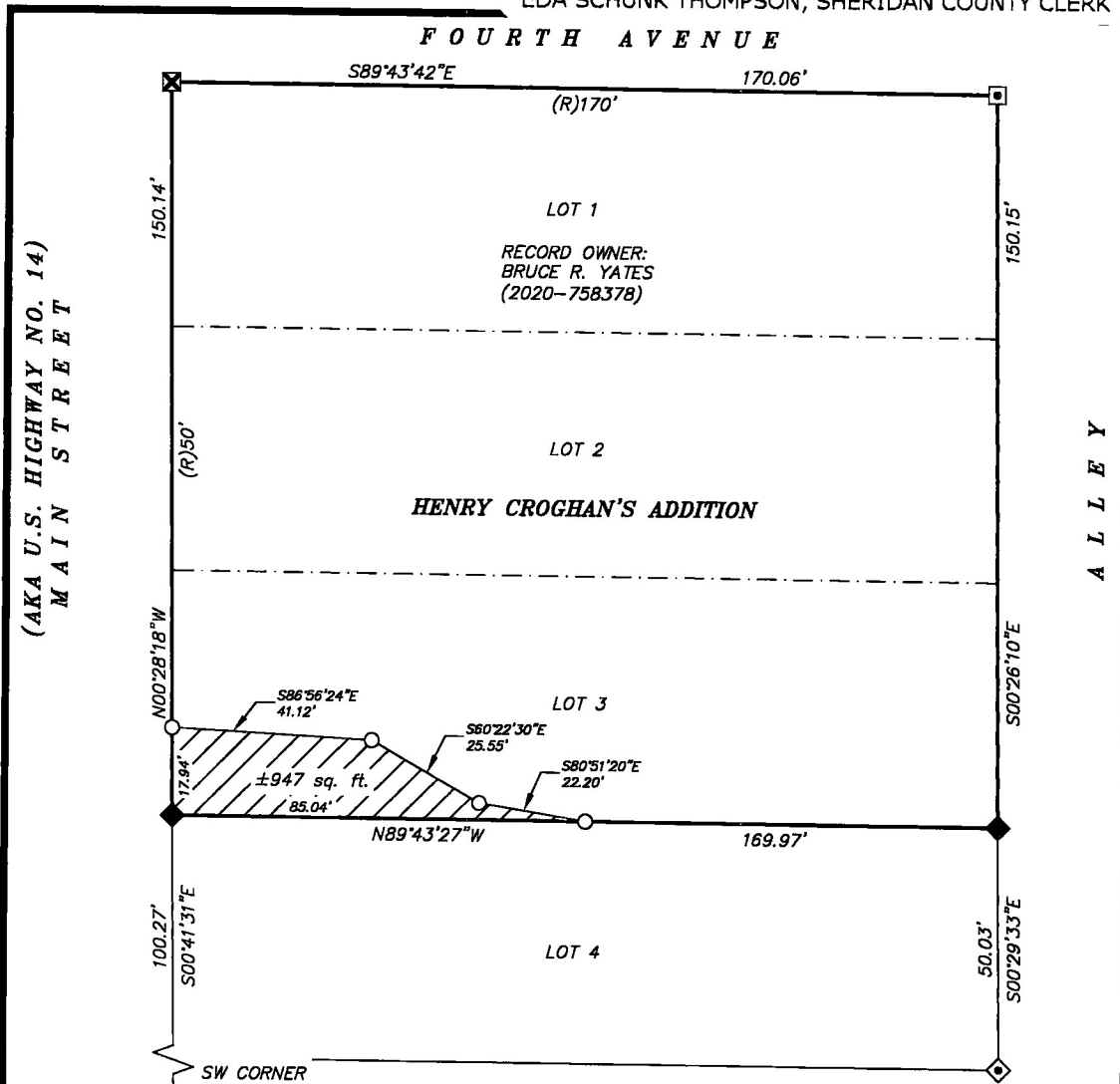
WITNESS my hand and official seal.

*Signature of Notarial Officer*

Title: Notary Public

My Commission expires: 5-13-28





**LEGEND:**

- ✕ FOUND SCRIBED "X"
- FOUND 2-1/2" ALUMINUM CAP - ILLEGABLE
- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3864
- ◇ FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 3/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- BLOCK/ALLEY LINE
- - - LOT LINE
- - - EASEMENT LINE

**NO. 2024-795897 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

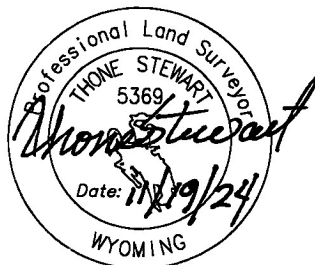


**SCALE: 1"=30'**

BEARINGS ARE BASED ON THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE

DAF: 1.000235  
DISTANCES ARE SURFACE

I, THONE STEWART, 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.



**EXHIBIT "B"**  
**ACCESS EASEMENT**

CLIENT: STEVEN YATES

LOCATION: LOT 3, BLOCK 1, HENRY CROGHANS ADDITION,  
TOWN OF DAYTON, SHERIDAN COUNTY, WY.



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

JN: 2024-086  
DN: 2024-086  
TAB: ESMT  
PF: T2024-086  
REVIEWED BY: JSP  
NOVEMBER 18, 2024