



### **Road and Utility Easement Agreement**

This Road and Utility Easement Agreement is entered into by Sheridan Heights Ranch LLC, a Wyoming limited liability company ("Grantor") and Gillispie Draw Home Owner's Association, Inc., a Wyoming nonprofit corporation, ("Grantee") whose address is 200 Concho Court, Sheridan, WY 82801.

Grantor conveys to Grantee and its successors, assigns, and licensees a private, non-exclusive, perpetual easement for road access, drainage, and underground dry utility purposes over, under, and across the lands described on attached Exhibits A and B, and Grantor conveys to Grantee and its successors, assigns and licensees a private, non-exclusive, perpetual easement for underground cable television, communication, electric and natural gas systems over, under, and across the lands described in Exhibits C and D. The property described in Exhibits A-D is hereafter referred to as the "Easement Area." The easement is subject to the following terms and conditions:

1. Grantee and the owners of Tracts in the Gillispie Draw Subdivision may use the Easement Area only for the benefit of the owners of the Tracts in the Gillispie Draw Subdivision.
2. Grantee and the owners of all Tracts in the Gillispie Draw Subdivision may use the Easement Area described on attached Exhibits A and B only to access the Gillispie Draw Subdivision and for drainage. Grantee and, if permitted by Grantee, the owners of Tracts 3-15 in the Gillispie Draw Subdivision may use the Easement Area described on attached Exhibits A and B to construct, repair and maintain the access road and to install, maintain, repair, and replace underground dry utilities to serve the Gillispie Draw Subdivision. Grantee may use the Easement Area described on attached Exhibits C and D to install, repair, replace, and maintain underground cable television, communication, electric and natural gas systems for Gillispie Draw Subdivision.
3. At Grantor's request, Grantee will place appropriate signs on the access road designating the road as a "private road" and will assist Grantor in taking other measures to prevent use by unauthorized persons.
4. Grantee will at Grantee's expense keep the Easement Area and the access road located thereon in good order and repair.
5. Grantor excepts and reserves to itself and its successors and assigns the right to use the Easement Area, the right to give permission to other persons and entities to use the Easement Area, and the right to grant successive easements over the Easement Area. The Easement Area may also be used by law enforcement, fire protection, emergency, ambulance, and trash collector personnel and vehicles to access the Gillispie Draw Subdivision in the performance of their duties and by utility companies installing, maintaining, or repairing underground dry utilities for the Gillispie Draw Subdivision.
6. Grantee will not fence or place gates or cattle guards on the Easement Area without

the written permission of Grantor.

7. This easement is granted without any warranties of title or otherwise and is granted subject to all rights of record, including the Right-of-Way Agreement with the City of Sheridan recorded in Book 148 of Deeds at Page 138 in the Office of the County Clerk of Sheridan County, Wyoming. Grantee and the owners of Tracts in Gillispie Draw Subdivision will not use the easement in a manner which interferes with the rights of the City of Sheridan under the Right-of-Way Agreement.

8. To the extent permitted by applicable law and subject to required approval, if any, by appropriate governmental entities, Grantor may relocate and change the location of the Easement Area at any time upon 90 days prior written notice to Grantee; provided, however, Grantor will not change the location of the easement so as to make it unreasonably difficult to access Gillispie Draw Subdivision or so as to interfere with the provision of underground dry utilities such as underground cable television, communication, electric or natural gas service to Gillispie Draw Subdivision. If Grantor elects to relocate the easement, Grantor will be responsible for resurvey of the easement, preparation of all documents necessary to relocate the easement of record, and construction of the road and utilities in the new location.

9. To the maximum extent permitted by law, Grantee and its successors and assigns will indemnify, defend and hold harmless Grantor and Grantor's managers, employees and members from any and all claims, demands, or causes of action arising out of the use of the Easement Area by Grantee or the owners of the Tracts in the Gillispie Draw Subdivision or their invitees. To the maximum extent permitted by law, Grantee and its successors and assigns release Grantor and Grantor's managers, employees and members from any and all liability for damages arising out of the use of the Easement Area by Grantee or the owners of the Tracts in the Gillispie Draw Subdivision or their invitees.

10. This agreement is binding upon the successors and assigns of the parties.

11. This agreement shall be governed by and construed according to the laws of the State of Wyoming. A Wyoming state court of competent jurisdiction in Sheridan County, Wyoming, except Chancery Court, shall have exclusive jurisdiction over any dispute arising out of this agreement.

12. Gillispie Draw Subdivision is a subdivision located in the N1/2NE1/4 of Section 25, Township 56 North, Range 85 West, 6<sup>th</sup> P.M., the S1/2N1/2 and S1/2 of Section 19 & the NE1/4NE1/4, S1/2N1/2, N1/2SE1/4 of Section 30 in Township 56 North, Range 84 West, 6<sup>th</sup> P.M., Sheridan County. This Road and Utility Easement Agreement will be effective when the Final Plat of the Gillispie Draw Subdivision has been approved by the Board of County Commissioners of Sheridan County, Wyoming.

Dated this 25 day of September, 2025

Sheridan Heights Ranch LLC

By: [Signature]  
Manager

Gillisple Draw Home Owner's Association, Inc.

By: [Signature]  
President

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

This Road and Utility Easement Agreement was signed before me this 25<sup>th</sup> day of September, 2025 by Donald B. Roberts, the manager of Sheridan Heights Ranch LLC.

[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

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

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[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

## LEGAL DESCRIPTION EXHIBIT "A"

June 11, 2025

**Record Owner: *Sheridan Heights Ranch, LLC***

**Re: *ACCESS & UNDERGROUND DRY UTILITY EASEMENT***

An access and underground dry utility easement of varying widths situated in the N½NW¼ of Section 29, and the NE¼NE¼ of Section 30, 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 centerline being more particularly described as follows:

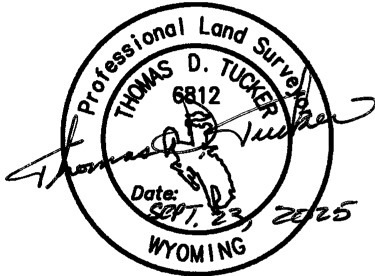
Commencing at the north quarter corner of said Section 29 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S87°04'12"W, 1148.32 feet to the **POINT OF BEGINNING** of said easement; said point lying on the south right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330); thence, along said centerline of a sixty (60.00) feet wide easement, being thirty (30.00) feet each side of said centerline through a non-tangent curve to the right, having a central angle of 62°25'45", a radius of 200.00 feet, arc length of 217.92 feet, a chord bearing of S35°53'14"W, and a chord length of 207.30 feet to a point; thence S67°06'07"W, 626.24 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 45°06'51", a radius of 200.00 feet, an arc length of 157.48 feet, a chord bearing of S89°39'32"W, and a chord length of 153.44 feet to a point; thence N67°47'02"W, 611.22 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 26°34'33", a radius of 200.00 feet, an arc length of 92.77 feet, a chord bearing of N81°04'19"W, and a chord length of 91.94 feet to a point; thence S85°38'25"W, 234.42 feet along said centerline to a point, said point leaving said sixty (60.00) foot wide easement and expanding said easement to be one-hundred (100.00) feet wide, being seventy (70.00) feet to the right or north side and thirty (30.00) feet to the left or south side; thence, continue S85°38'25"W, 60.00 feet along said centerline to a point, said point leaving said one-hundred (100.00) foot wide easement and shrinking said easement to a sixty (60.00) feet wide, being thirty (30.00) feet each side of said centerline; thence, continue S85°38'25"W, 79.19 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 28°56'58", a radius of 200.00 feet, an arc length of 101.05 feet, a chord bearing of N79°53'06"W, and a chord length of 99.98 feet to a point; thence N65°24'37"W, 46.28 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 25°19'48", a radius of 800.00 feet, an arc length of 353.67 feet, a chord bearing of N78°04'31"W, and a chord length of 350.80 feet to a point; thence S89°15'35"W, 253.23 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 97°31'27", a radius of 200.00 feet, an arc length of 340.42 feet, a chord bearing of S40°29'52"W, and a chord length of 300.79 feet to a point; thence S08°15'52"E, 18.42 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 17°28'33", a radius of 550.00 feet, an arc length of

167.76 feet, a chord bearing of S17°00'08"E, and a chord length of 167.11 feet to a point; thence, along said centerline through a reverse curve to the right, having a central angle of 17°09'11", a radius of 450.00 feet, an arc length of 134.72 feet, a chord bearing of S17°09'49"E, and a chord distance of 134.22 feet to a point; thence S08°35'14"E, 103.33 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S55°13'51"W, 1412.21 feet from the northeast corner of said Section 30 (Monumented with a 5½" Brass Cap Military Monument, Number 41). Lengthening or shortening the sidelines of said easement to intersect said boundary lines.

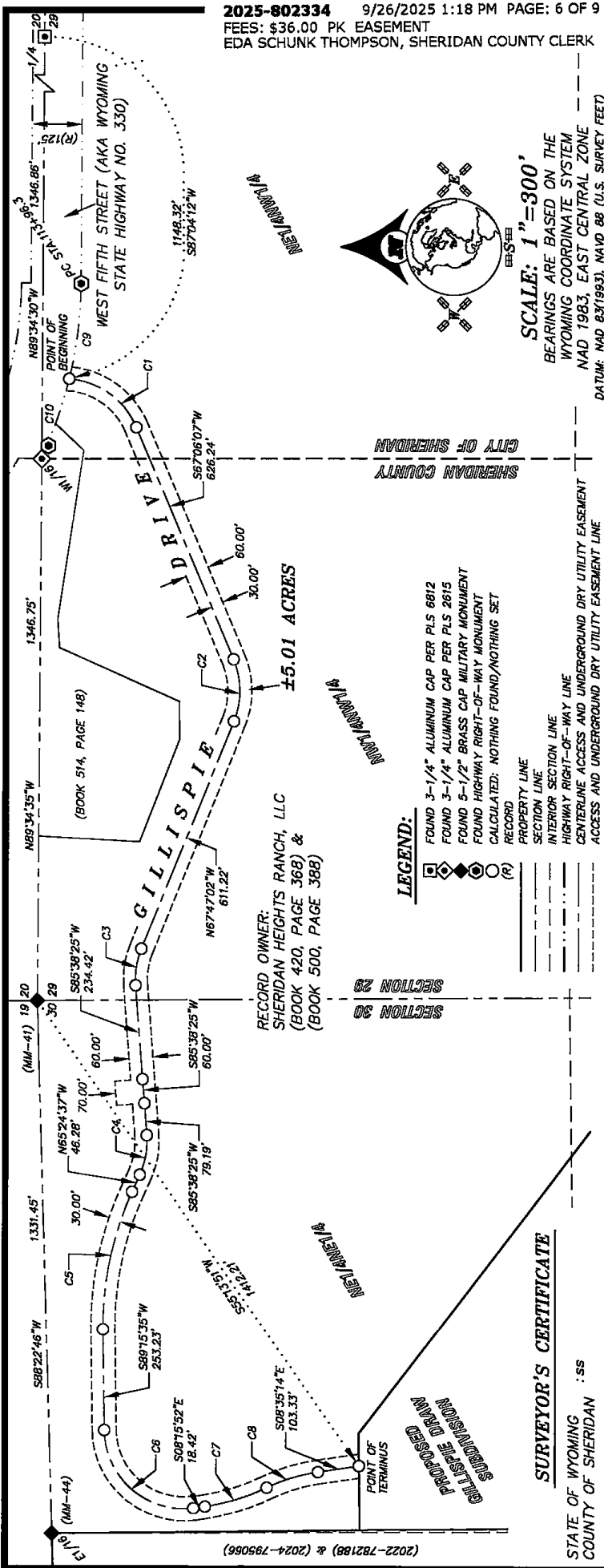
Said access and underground dry utility easement contains 5.01 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, 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.



SCALE: 1"=300'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DISTANCES ARE SURFACE

# EXHIBIT "B"

CLIENT: SHERIDAN HEIGHTS RANCH, LLC  
LOCATION: N1/2NW1/4 OF SECTION 29, AND THE NE1/4NE1/4  
OF SECTION 30, T56N, R84W, 6TH P.M., CITY OF  
SHERIDAN, AND SHERIDAN COUNTY, WYOMING



JN: 2024-078 SJ: 7  
DN: 2024-078-ROAD  
TAB: ROW-ESMT  
PF: T2024-078  
REVIEWED BY: CT-JSP  
JUNE 09, 2025

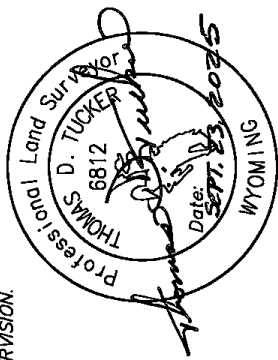
2340 METLANDS DR., SUITE 100  
SHERIDAN, WY 82801  
307-672-7415

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	62°25'45"	200.00'	217.92'	N35°31'14"E	207.30'
C2	45°06'51"	200.00'	157.48'	N69°39'32"E	153.44'
C3	28°34'33"	200.00'	92.77'	N81°04'19"W	91.94'
C4	28°58'58"	200.00'	101.05'	S79°53'06"E	96.98'
C5	25°19'48"	800.00'	353.67'	N78°04'31"W	350.80'
C6	97°31'27"	200.00'	340.42'	S40°29'52"W	300.79'
C7	17°28'33"	550.00'	167.76'	S17°00'08"E	167.11'
C8	17°09'11"	450.00'	134.72'	N17°09'49"W	134.22'
C9	13°19'50"	1029.92'	239.63'	S82°51'47"E	239.09'
C10	11°26'42"	1029.92'	205.73'	S70°28'31"E	205.39'

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN  
I, THOMAS D. TUCKER, 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"

**LEGAL DESCRIPTION**  
**EXHIBIT "C"**

June 11, 2025

**Record Owner: *Sheridan Heights Ranch, LLC***

**Re: 15.0' NON-EXCLUSIVE UNDERGROUND DRY UTILITY EASEMENT**

A non-exclusive underground dry utility easement being a strip of land fifteen (15.0) feet wide when measured at right angles, situated in the N½NW¼ of Section 29, and the NE¼NE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, and the City of Sheridan, Wyoming, as shown on **EXHIBIT "D"** attached hereto and by this reference made a part hereof; the northerly and westerly line of said strip being more particularly described as follows:

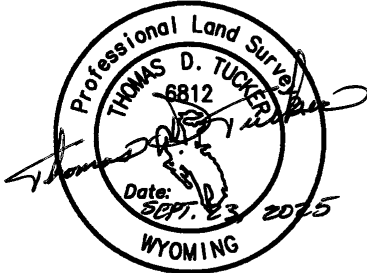
Commencing at the north quarter corner of said Section 29 (Monumented with a ¾" Aluminum Cap per PLS 6812); thence S86°38'44"W, 1119.23 feet to the **POINT OF BEGINNING** of said easement; said point lying on the south right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330); thence, along said northerly line of said strip through a non-tangent curve to the right, having a central angle of 61°20'31", a radius of 230.00 feet, arc length of 246.24 feet, a chord bearing of S36°25'51"W, and a chord length of 234.65 feet to a point; thence S67°06'07"W, 626.24 feet along said northerly line of said strip to a point; thence, along said northerly line of said strip through a curve to the right, having a central angle of 45°06'51", a radius of 230.00 feet, an arc length of 181.10 feet, a chord bearing of S89°39'32"W, and a chord length of 176.46 feet to a point; thence N67°47'02"W, 611.22 feet along said northerly line of said strip to a point; thence, along said northerly line of said strip through a curve to the left, having a central angle of 26°34'33", a radius of 170.00 feet, an arc length of 78.85 feet, a chord bearing of N81°04'19"W, and a chord length of 78.15 feet to a point; thence S85°38'25"W, 373.61 feet along said northerly line of said strip to a point; thence, along said northerly line of said strip through a curve to the right, having a central angle of 28°56'58", a radius of 230.00 feet, an arc length of 116.21 feet, a chord bearing of N79°53'06"W, and a chord length of 114.98 feet to a point; thence N65°24'37"W, 46.28 feet along said northerly line of said strip to a point; thence, along said northerly line of said strip through a curve to the left, having a central angle of 25°19'48", a radius of 770.00 feet, an arc length of 340.41 feet, a chord bearing of N78°04'31"W, and a chord length of 337.64 feet to a point; thence S89°15'35"W, 253.23 feet along said northerly line of said strip to a point; thence, along said northerly and westerly line of said strip through a curve to the left, having a central angle of 97°31'27", a radius of 170.00 feet, an arc length of 289.36 feet, a chord bearing of S40°29'52"W, and a chord length of 255.67 feet to a point; thence S08°15'52"E, 18.42 feet along said westerly line of said strip to a point; thence, along said westerly line of said strip through a curve to the left, having a central angle of 17°28'33", a radius of 520.00 feet, an arc length of 158.61 feet, a chord bearing of S17°00'08"E, and a chord length of 157.99 feet to a point; thence, along said westerly line of said strip through a reverse curve to the right, having a central angle of 17°09'11", a radius of 480.00 feet, an arc length of 143.70 feet, a chord bearing of S17°09'49"E, and a chord length of 143.17 feet to a point; thence S08°35'14"E, 107.48 feet along said westerly line of said strip to the **POINT OF TERMINUS** of said easement, said point being S54°31'48"W, 1387.22 feet from the northeast corner of said Section 30 (Monumented with a ½" Brass Cap Military Monument, Number 41). Lengthening or shortening the sideline of said easement to intersect said boundary lines.

Said non-exclusive underground dry utility easement contains 1.24 acres of land, more or less.

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

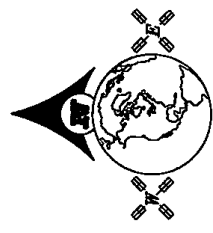
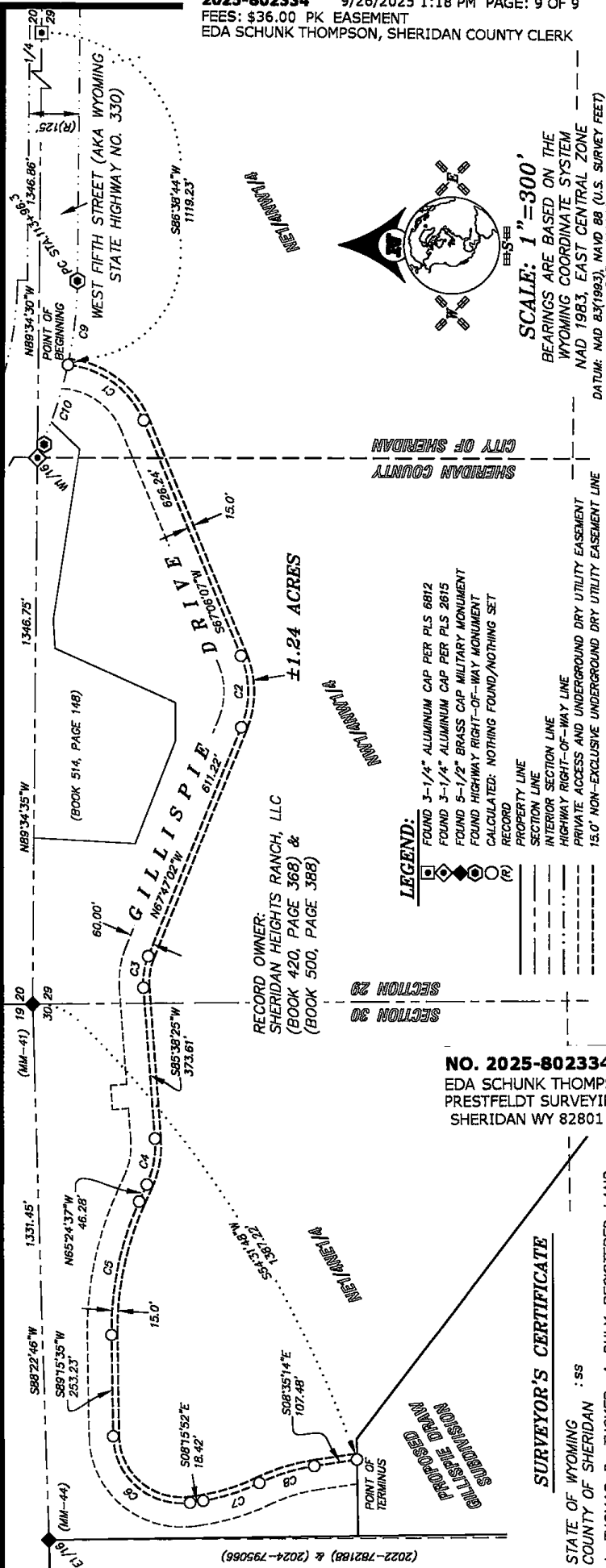
**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, 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.





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BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

# EXHIBIT "D"

CLIENT: SHERIDAN HEIGHTS RANCH, LLC  
LOCATION: N1/2NW1/4 OF SECTION 29, & THE NE1/4NE1/4  
OF SECTION 30, T56N, R84W, 6TH P.M., CITY OF  
SHERIDAN, AND SHERIDAN COUNTY, WYOMING



JN: 2024-078 SJ: 7  
DN: 2024-078-DRY-ESMT  
TAB: ESMT  
PF: T2024-078  
REVIEWED BY: JSP-CT  
JUNE 11, 2025

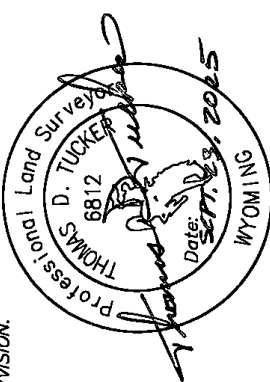
- LEGEND:**
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
  - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - FOUND 5-1/2" BRASS CAP MILITARY MONUMENT
  - FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
  - CALCULATED: NOTHING FOUND/NOTHING SET
  - RECORD
  - PROPERTY LINE
  - SECTION LINE
  - INTERIOR SECTION LINE
  - HIGHWAY RIGHT-OF-WAY LINE
  - PRIVATE ACCESS AND UNDERGROUND DRY UTILITY EASEMENT LINE
  - 15.0' NON-EXCLUSIVE UNDERGROUND DRY UTILITY EASEMENT LINE

CURVE TABLE					CHORD BEARING		CHORD LENGTH	
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING				
C1	61°20'31"	230.00'	246.24'	S36°25'51"W			234.65'	
C2	45°06'51"	230.00'	181.10'	S89°39'32"W			176.46'	
C3	26°34'33"	170.00'	76.85'	N81°04'19"W			76.15'	
C4	28°58'58"	230.00'	116.21'	N79°33'06"W			114.98'	
C5	25°19'48"	770.00'	340.41'	N78°04'31"W			337.64'	
C6	9°31'27"	170.00'	288.36'	S40°29'52"W			255.67'	
C7	17°28'33"	520.00'	156.61'	S17°00'08"E			157.99'	
C8	17°09'11"	480.00'	143.70'	S17°09'49"E			143.17'	
C9	11°30'47"	1026.92'	209.35'	S83°42'19"E			208.99'	
C10	13°07'45"	1026.92'	236.00'	S71°19'03"E			235.49'	

**NO. 2025-802334 EASEMENT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN  
I, THOMAS D. TUCKER, 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"