



centered above that sewer main for purposes of obtaining and using a City of Sheridan permitted sewer service connection for the Plaintiff's lands.

The Defendants' lands where the Plaintiff claims an interest as set forth in the Complaint and its Exhibits is specifically described as:

The West One-Half of Lot 12 of the Amended Plat and Subdivision of Tracts 23 and 24 of the Adkins Valley Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 2 of Plats, Page 47 (the "Whitling Parcel"). Said ownership appears of record in the official land records of and for Sheridan County, Wyoming, by virtue of a January 13, 2020, Warranty Deed recorded at Instrument Ref. No. 2020-755260 (January 16, 2020).

The description of the easement on said lands is described as shown in the attached Exhibit "A," which is adopted and incorporated herein by this reference.

DATED this 19th day of March 2026.

Anthony T. Wendtland – WSB No. 5-2468
Wendtland & Wendtland, LLP
Attorneys for Plaintiff
2161 Coffeen Ave., Suite 301
tony@wendtlandlaw.com
Sheridan, WY 82801
Telephone: 307.673.4696 / Fax: 307.673.4828

I, Anthony T. Wendtland, an attorney of record in this matter for the Plaintiff in the above-captioned lawsuit, being of legal age and duly sworn, do hereby swear and affirm that the information set forth in the foregoing Statutory Notice of Lis Pendens is true and accurate to the best of my knowledge and understanding at this time.

Anthony T. Wendtland

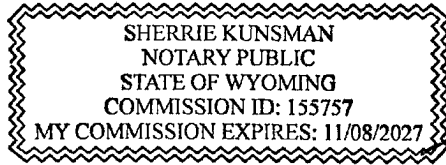
Date: 03 / 19 / 2026



STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing Statutory Notice of *Lis Pendens* was executed, subscribed and sworn to before me by Anthony T. Wendtland, an attorney of record in this matter for the Plaintiff on this 19 day of March 2026.

S E A L





NOTARY PUBLIC

My Commission Expires: 11-08-2027

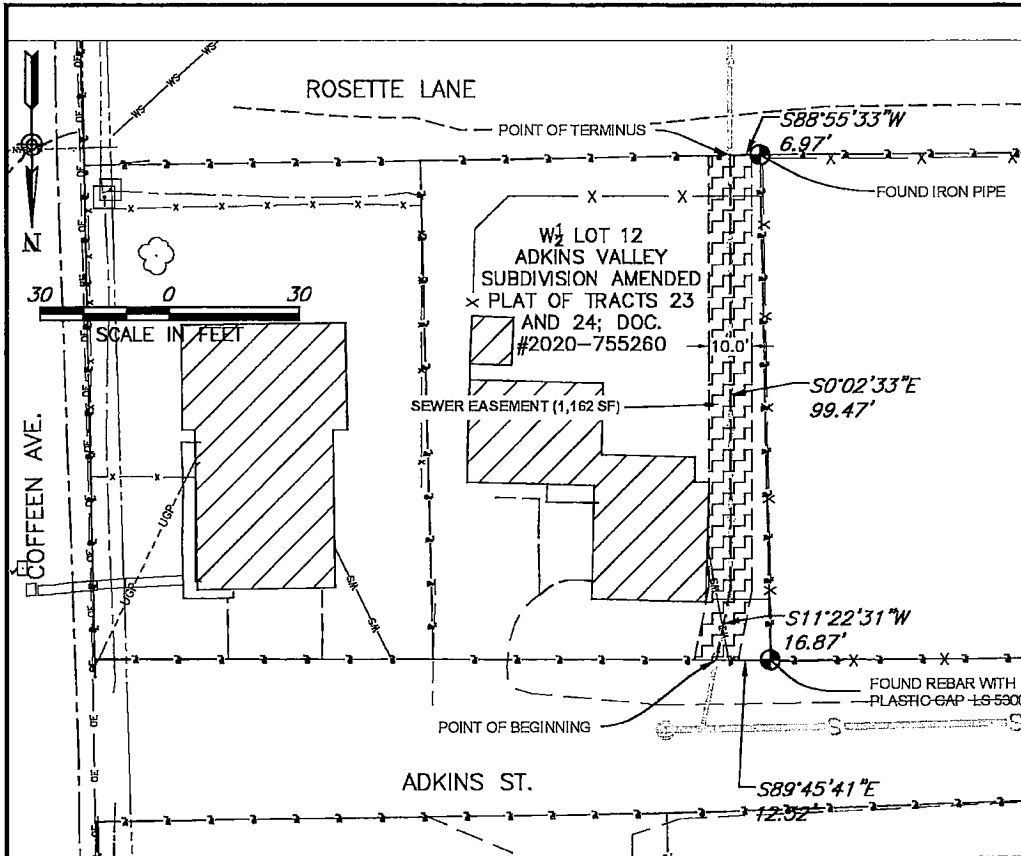


2026-806122 3/19/2026 10:12 AM PAGE: 4 OF 5
FEES: \$24.00 PK LIS PENDENS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"



\\D:\North\Harron Ter Haar\040\4042_LIS Pendy PP Show.dwg PLOT DATE 2026-3-17 16:13 SAVED DATE 2026-03-17 16:01 USER: trosselrod



LEGAL DESCRIPTION

Re: 10.0' Sewerline Easement

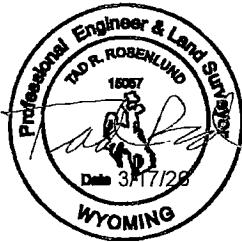
A ten-foot (10) wide strip of land when measured at right angles, situated within the NW1/4SW1/4 of Section 11, Township 55 North, Range 84 West, 6th P.M., Sheridan County Wyoming, crossing a parcel of land recorded as the west-half of Lot 12, Adkins Valley Subdivision, Amended Plat of Tracts 23 and 24, Doc. #2020-755260 in the records of the Clerk of Sheridan County, WY, as shown on the accompanying map, by this reference made a part hereof. The centerline of said strip being more particularly described as follows:

Commencing at the northwest corner of said parcel; thence S 89°45'41" E, 12.52 feet, to the Point of Beginning, on the north line of said parcel; thence S 11°22'31" W, 13.87 feet; thence S 0°2'33" E, 99.47 feet, to the Point of Terminus, on the south line of said parcel, being S 88°55'33" W, 6.97 feet from the southwest corner of said parcel; the parallel sidelines of subject easement being truncated or extended to intersect said boundary lines.

Subject easement containing 1,162 square feet, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances

This description is prepared for location purposes. Specific conditions of land use are to be described in the separate conveyance document(s) this exhibit accompanies.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000235; all units are U.S. survey feet. Distances are at ground.



- PERMANENT EASEMENT
- EXISTING SEWER LINE
- PROPERTY LINE
- FOUND MONUMENT AS DESCRIBED
- STRUCTURE
- EDGE OF GRAVEL
- FENCE

EXHIBIT A - 10.0' SEWERLINE EASEMENT OVER THE W½ OF LOT 12, ADKINS VALLEY SUBDIVISION, AMENDED PLAT OF TRACTS 23 AND 24 - DOC. #2020-755260 SITUATED IN NW1/4SW1/4 SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING	PROJECT	TER HAAR
	DATE	3/16/2026
EXHIBIT A - 1 of 1		