

## **VIEW EASEMENT**

This View Easement is executed by and between **Mary Beth Ludemann and Spencer Scott Davis as Trustees of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated**, whose address is 48 Golf Course Road, Sheridan, WY 82801 (referred to herein as "Grantor") and Spencer Scott Davis, whose address is 20 Golf Course Road, Sheridan, WY 82801 (referred to herein as "Grantee").

### **Recitals**

A. Grantor is the owner of lands situated at 48 Golf Course Road, Sheridan, WY 82801 (referred to herein as "Parcel A"), more particularly described in **Exhibit A**.

B. Grantee is the owner of lands situated at 20 Golf Course Road, Sheridan, WY 82801 (referred to herein as "Parcel B"), more particularly described in **Exhibit B**.

C. Grantee has historically enjoyed an unobstructed view from Parcel B across Parcel A to the Big Horn Mountains.

D. Grantor and Grantee enter into this view easement to ensure that Grantees continue to maintain an unobstructed view of the Bighorn Mountains.

**Now, therefore**, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

### **Agreement**

1. Grantor does hereby grant to Grantee, and his successors and assigns, a perpetual view easement in the air and space above that portion of Parcel A more particularly described in **Exhibit C** for the benefit of Parcel B on the following terms and conditions:

- (i) Grantor, and its successors and assigns, are prohibited from constructing or placing any new buildings or structures within the view easement. However, this provision shall not apply to any fence located within the view easement. The fence may be repaired and replaced from time to time as long as the fence height does not exceed five feet (5') in height and is constructed from the same or similar material as the existing fence.
- (ii) Grantor, and its successors and assigns, are prohibited from parking any machinery, vehicles, campers, trailers, recreational vehicles or any other type of equipment within the view easement.

(iii) Grantor, and its successors and assigns, are prohibited from conducting any gravel mining or any other type of mining, mineral extraction or surface disturbance within the view easement.

2. This agreement shall be construed according to the laws of the State of Wyoming. This view easement shall run with the lands described herein and shall be appurtenant to that real property owned by Grantee described as Parcel B above.

3. This view easement is binding upon the successors and assigns of the parties and shall be a perpetual easement for the benefit of the real property owned by Grantee described as Parcel B above.

4. Any modifications or changes to this easement must be in writing and signed by Grantor and Grantee and shall be recorded with the Sheridan County Clerk in order for any changes or modifications to be effective as it pertains to this view easement.

Dated effective this 14<sup>th</sup> day of April, 2025.

**Grantor:**

Mary Beth Ludemann

Mary Beth Ludemann, as Grantor and Trustee of  
The Mary Beth Ludemann Revocable Trust, dated  
November 17, 1992, as amended and restated

Spencer Scott Davis

Spencer Scott Davis, as Trustee of The Mary Beth  
Ludemann Revocable Trust, dated November 17, 1992,  
as amended and restated

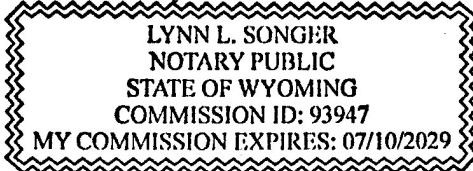
**Grantee:**

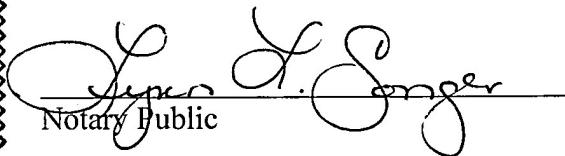
Spencer Scott Davis  
Spencer Scott Davis

STATE OF WYOMING )  
                         ) ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2025,  
by **Mary Beth Ludemann, as Grantor and Trustee of The Mary Beth Ludemann Revocable  
Trust, dated November 17, 1992, as amended and restated.**

Witness my hand and official seal.



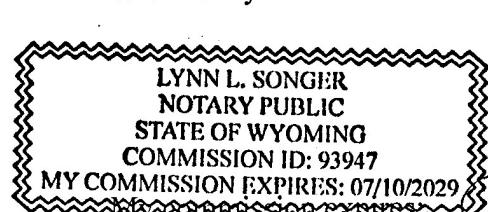
  
\_\_\_\_\_  
Lynn L. SONGER  
Notary Public

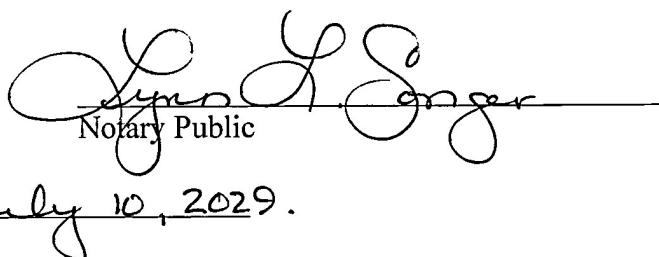
My commission expires: July 10, 2029.

STATE OF WYOMING )  
                         ) ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2025,  
by **Spencer Scott Davis, as Trustee of The Mary Beth Ludemann Revocable Trust, dated  
November 17, 1992, as amended and restated.**

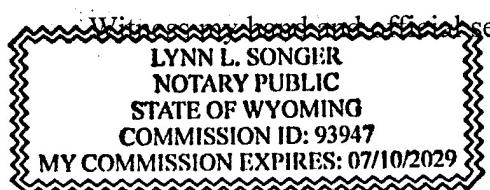
Witness my hand and official seal.

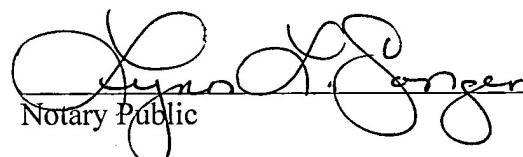


  
\_\_\_\_\_  
Lynn L. SONGER  
Notary Public

STATE OF WYOMING )  
                         ) ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2025,  
by **Spencer Scott Davis.**



  
\_\_\_\_\_  
Lynn L. SONGER  
Notary Public

My commission expires: July 10, 2029.

**EXHIBIT A**

**LEGAL DESCRIPTION  
REMAINDER TRACT**

**LOCATED WITHIN SECTIONS 31 & 32,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6<sup>TH</sup> P.M.  
SHERIDAN COUNTY, WYOMING**

A PARCEL OF LAND LOCATED WITHIN SECTIONS 31 AND 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIEN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING (POB)** at the SE 1/16<sup>th</sup> corner said Section 31, thence North 03°51'04" West a distance of 1,367.36 feet along the line common to the NE $\frac{1}{4}$ SE $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$  to the CE 1/16<sup>th</sup> corner of said Section 31; thence North 01°56'44" West a distance of 134.77 feet along the eastern boundary of Vista West Estates Subdivision as shown on the plat on file in the Sheridan County, Wyoming Clerk & Recorder's office under Plat Book V, Page 20; thence continuing along said Subdivision boundary for the following courses:

North 13°42' 28" West a distance of 254.89 feet; thence

North 39°58'46" East a distance of 77.44 feet; thence

North 02°00'25" West a distance of 671.13 feet; thence

North 42°55'07" West a distance of 333.89 feet to a point on the north line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 31; thence, departing from said Subdivision boundary, North 89°59'43" East along the north boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  a distance of 218.77 feet to the NE 1/16<sup>th</sup> corner of said Section 31; thence North 89°58'57" East along the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 31 a distance of 1,307.01 feet to the North 1/16<sup>th</sup> corner common to said Sections 31 and 32; thence N00°57'53" West along the west line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 32 a distance of 678.16 feet to a point on the southwestern right-of-way boundary of Sheridan County Road 117 (a.k.a. Golf Course Road); thence along said right-of-way the following courses:

South 49°24'30" East a distance of 377.01 feet; thence

South 49°24'27" East a distance of 295.04 feet; thence

South 49°26'21" East a distance of 284.11 feet; thence

South 28°45'19" East a distance of 251.47 feet; thence

South 28°46'29" East a distance of 300.04 feet to the northernmost corner of the Family Exemption Tract as described in the Warranty Deed filed under Document # 2023-788188 of the records of the Sheridan, Wyoming County Clerk & Recorder's office; thence, departing from said right-of-way, South 60°25'31" West a distance of 129.38 feet; thence South 06°46'52" East a distance of 139.16 feet; thence South 08°34'02" East a distance of 214.94 feet; thence South 31°53'49" East a distance of 317.52 feet; thence South 43°17'12" East a distance of 496.16 feet; thence North 68°53'35" East a distance of 76.95 feet to a point on said Golf Course Road right-of-way boundary; thence along said right-of-way boundary South 21°06'25" East a distance of 175.06 feet to the point of intersection with the northern right-of-way boundary of Wyoming State Highway 331 (a.k.a. Big Goose Road; thence South 68°55'19" West along said Big Goose Road right-of-way boundary a distance of 233.95 feet to a point of curvature; thence along said right-of-way boundary a distance of 318.77 feet through a curve being concave to the southeast, having a radius of 1,985.27 feet and an interior angle of 09°12'00"; thence South 59°43'19" West along said right-of-way boundary a distance of 622.80 to a point of curvature; thence along said right-of-way boundary a distance of 350.61 feet through a curve being concave to the northwest, having a radius of 1,837.35 feet and an interior angle of 10°56'00"; thence South 70°57'56" West

along said right-of-way boundary a distance of 217.94 feet to a point of curvature; thence along said right-of-way boundary a distance of 381.64 feet through a curve being concave to the southeast, having a radius of 1,098.96 feet and an interior angle of 19°53'50"; thence South 50°40'36" West along said right-of-way boundary a distance of 230.16 feet to a point of curvature; thence along said right-of-way boundary a distance of 45.10 feet through a curve being concave to the northwest, having a radius of 1,859.86 feet and an interior angle of 01°23'20"; thence, departing from said right-of-way, South 89°56'54" West along the south line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 31 a distance of 614.95 feet to the **POINT OF BEGINNING (POB)**.

**EXCEPTING** therefrom, the 4.00 acre parcel of land set aside in the Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated.

Said parcel of land contains +/-130.23 Acres and is as graphically shown on the attached Record of Survey, which by this mention is made a part hereof.

EXHIBIT B

A TRACT OF LAND SITUATED IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$  AND SW $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 31 AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$  AND SE $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6<sup>TH</sup> P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GOLF COURSE ROAD (SHERIDAN COUNTY ROAD NO. 117), WHICH BEARS N45°43'44"E A DISTANCE OF 1,336.53 FEET FROM THE EAST  $\frac{1}{4}$  CORNER OF SAID SECTION 31; THENCE, LEAVING SAID RIGHT OF WAY, S60°25'31"W A DISTANCE OF 129.38 FEET; THENCE S06°46'52"E A DISTANCE OF 139.16 FEET; THENCE S08°34'02"E A DISTANCE OF 214.94 FEET; THENCE S31°53'49"E A DISTANCE OF 317.52 FEET; THENCE S43°17'12"E A DISTANCE OF 496.16 FEET; THENCE N68°53'35"E A DISTANCE OF 76.95 FEET TO THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY; THENCE THE FOLLOWING COURSES ALONG THE RIGHT OF WAY THEREOF:

N21°06'25"W A DISTANCE OF 287.67 FEET; THENCE

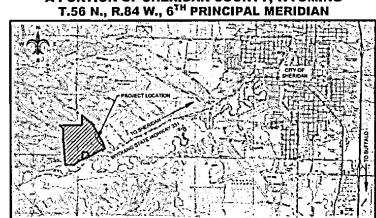
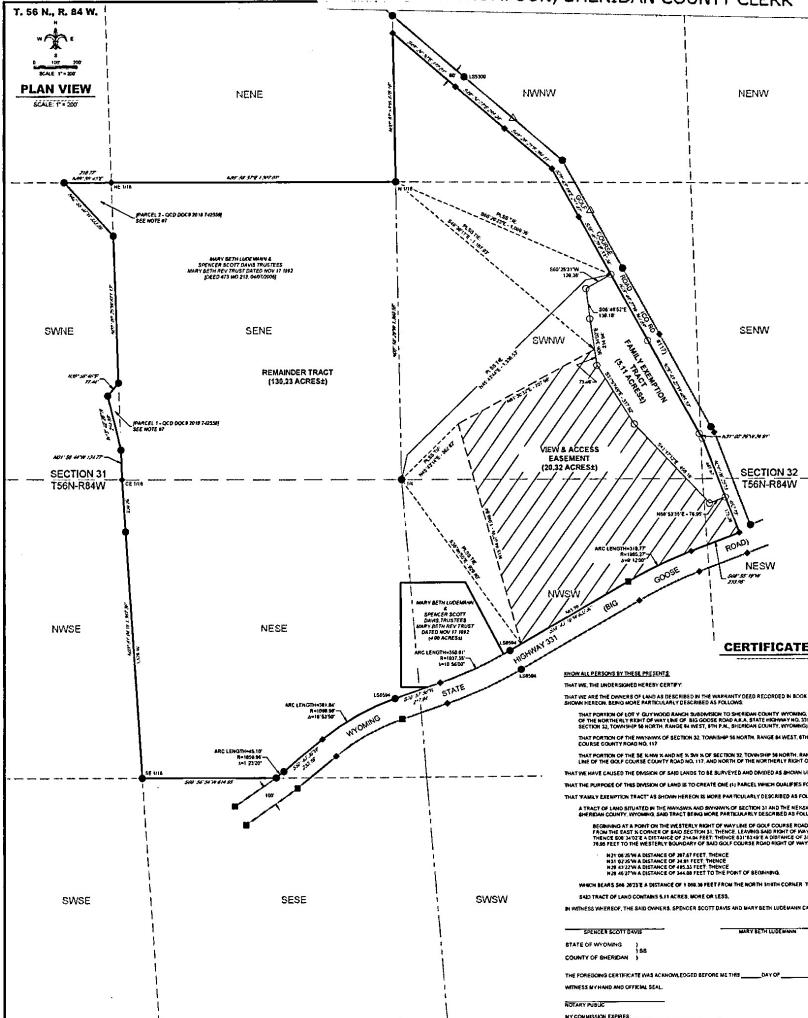
N31°02'25"W A DISTANCE OF 24.91 FEET; THENCE

N28°43'22"W A DISTANCE OF 485.33 FEET; THENCE

N28°46'27"W A DISTANCE OF 344.88 FEET TO THE POINT OF BEGINNING,

WHICH BEARS S66°26'23"E A DISTANCE OF 1,069.36 FEET FROM THE NORTH 1/16<sup>TH</sup> CORNER COMMON TO SAID SECTIONS 31 AND 32.

SAID TRACT CONTAINS 5.11 ACRES OF LAND, MORE OR LESS.



**A PORTION OF SHERIDAN COUNTY, WYOMING  
T.56 N., R.84 W., 6<sup>TH</sup> PRINCIPAL MERIDIAN**

**VICINITY MAP**

—SCALE: 1" = 3000—

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING 155  
COUNTY OF SHERIDAN  
I, JEREMY R. COULT, A PROFESSIONAL LAND SURVEYOR AND ENGINEER REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 14332, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY AND SURVEY WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.  
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 26<sup>th</sup> DAY OF NOVEMBER, 2004 A.D.



JEREMY R. QUIST  
FOR EDI CONSULTING, LLC

## NOTES

#### RECORDERS ACCEPTANCE

STATE OF WYOMING }  
COUNTY OF SHERIDAN - }  
\$5  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ A.D. AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FOR RECEIVING NUMBER \_\_\_\_\_

STAMP RECEIVING NUMBER \_\_\_\_\_  
COUNTY CLERK \_\_\_\_\_



## EXHIBIT C

LEGAL DESCRIPTION  
VIEW & ACCESS EASEMENT  
LOCATED WITHIN SECTION 32,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6<sup>TH</sup> P.M.  
SHERIDAN COUNTY, WYOMING

A PARCEL OF LAND LOCATED WITHIN THE SW<sup>1/4</sup>NW<sup>1/4</sup>, NW<sup>1/4</sup>SW<sup>1/4</sup>, AND NE<sup>1/4</sup>SW<sup>1/4</sup> OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIEN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT A POINT ON THE NORTHERN RIGHT-OF-WAY BOUNDARY OF WYOMING STATE HIGHWAY 331 (A.K.A. BIG GOOSE ROAD), WHICH BEARS SOUTH 35°46'55" EAST A DISTANCE OF 929.80 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 15°44'07" WEST A DISTANCE OF 1,046.84 FEET TO A POINT WHICH BEARS NORTH 45°43'14" EAST A DISTANCE OF 362.82 FEET FROM SAID WEST 1/4 CORNER; THENCE NORTH 61°30'32" EAST A DISTANCE OF 707.98 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE FAMILY EXEMPTION TRACT AS DESCRIBED IN THE WARRANTY DEED FILED UNDER DOCUMENT # 2023-788188 OF THE RECORDS OF THE SHERIDAN, WYOMING COUNTY CLERK & RECORDER'S OFFICE, SAID POINT BEARS SOUTH 49°38'11" EAST A DISTANCE OF 1,187.93 FEET FROM THE NORTH 1/16<sup>TH</sup> CORNER ON THE WESTERN BOUNDARY OF SAID SECTION 32; THENCE SOUTH 08°34'02" EAST ALONG THE WESTERN BOUNDARY OF SAID FAMILY EXEMPTION TRACT A DISTANCE OF 73.46 FEET; THENCE SOUTH 31°53'49" EAST ALONG THE WESTERN BOUNDARY THEREOF A DISTANCE OF 317.52 FEET; THENCE SOUTH 43°17'12" EAST ALONG THE WESTERN BOUNDARY THEREOF A DISTANCE OF 496.16 FEET; THENCE NORTH 68°53'35" EAST ALONG THE SOUTHERN BOUNDARY THEREOF A DISTANCE OF 76.95 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY BOUNDARY OF SHERIDAN COUNTY ROAD # 117 (A.K.A. GOLF COURSE ROAD); THENCE SOUTH 21°06'25" EAST ALONG SAID RIGHT-OF-WAY BOUNDARY A DISTANCE OF 175.06 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY BOUNDARY OF SAID BIG GOOSE ROAD; THENCE SOUTH 68°55'19" WEST ALONG SAID RIGHT-OF-WAY BOUNDARY A DISTANCE OF 233.95 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY A DISTANCE OF 318.77 FEET THROUGH A CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,985.27 FEET AND AN INTERIOR ANGLE OF 09°12'00"; THENCE SOUTH 59°43'19" WEST ALONG SAID RIGHT-OF-WAY BOUNDARY A DISTANCE OF 563.70 FEET TO THE POINT OF BEGINNING (POB) OF SAID EASEMENT.

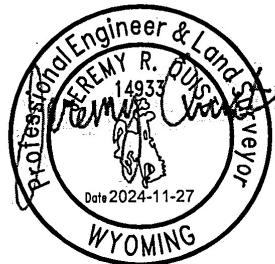
SAID PERMANENT EASEMENT CONTAINS +/-20.32 ACRES AND IS AS GRAPHICALLY SHOWN ON THE ATTACHED "EASEMENT EXHIBIT", WHICH BY THIS MENTION IS MADE A PART HEREOF.

ANY MODIFICATION OF THE ABOVE LEGAL DESCRIPTION TERMINATES ALL LIABILITY OF THE SURVEYOR WHO PREPARED THE DESCRIPTION.

I, JEREMY R. QUIST, REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED BY ME ON NOVEMBER 27, 2024 FROM A SURVEY UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE VIEW & ACCESS EASEMENT SHOWN ON THE ATTACHED EASEMENT EXHIBIT, TO THE BEST OF MY KNOWLEDGE.



2025-798534 4/17/2025 3:24 PM PAGE: 8 OF 9  
BOOK: PAGE: FEES: \$36.00 IH EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



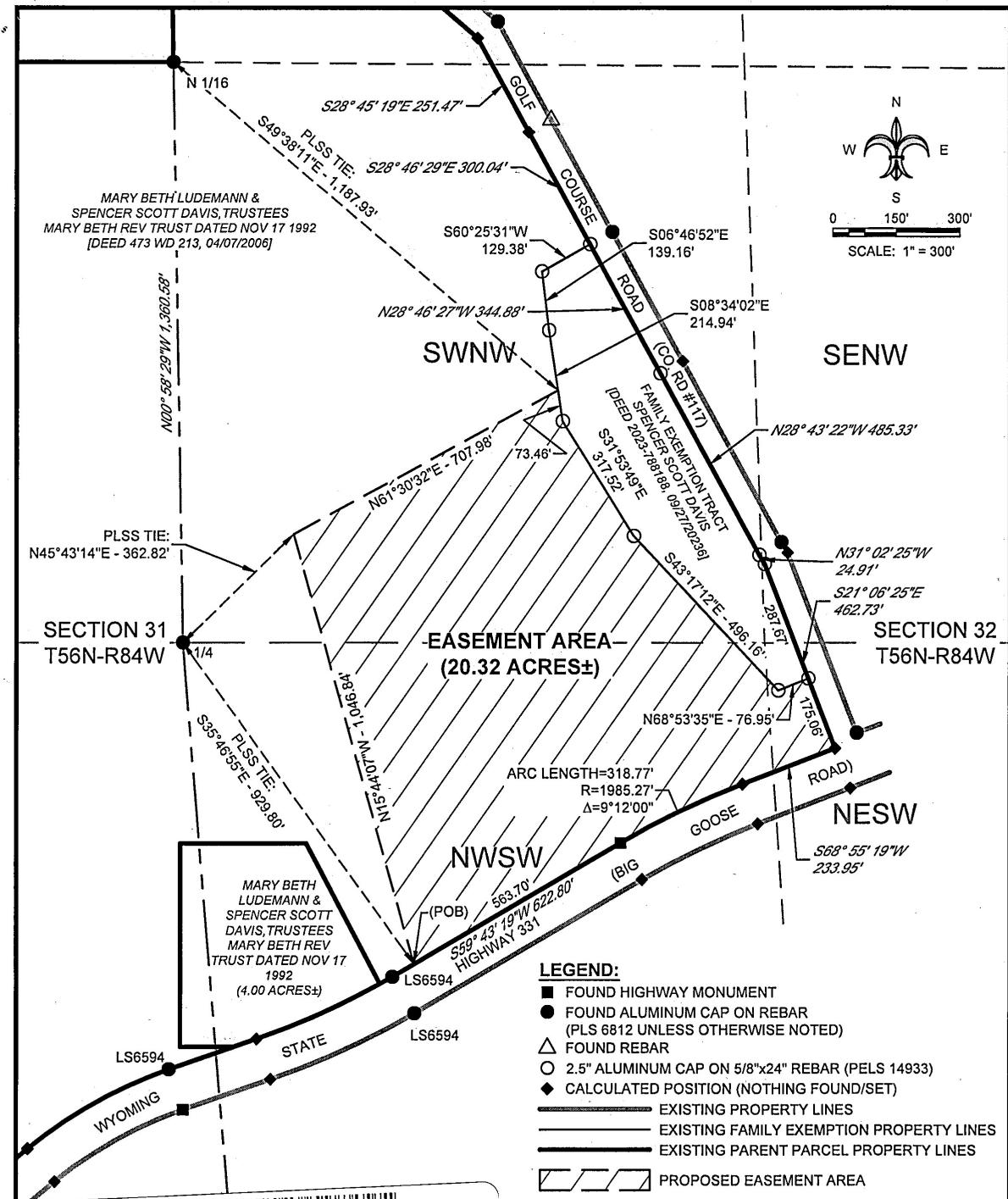
### NOTES:

1. BASIS OF BEARING IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
2. ALL MEASURED DISTANCES ARE GROUND.

### CERTIFICATION:

I, JEREMY R. QUIST, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS EASEMENT WAS MADE FROM DATA COLLECTED DURING AN ACTUAL SURVEY, DURING THE MONTH OF NOVEMBER 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE LOCATION AND LEGAL DESCRIPTION PRESENTED ARE TRUE AND CORRECT.

PREPARED FOR:	PREPARED BY:	VIEW AND ACCESS EASEMENT EXHIBIT SECTION 32, T56N R84W, 6TH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING
MARY BETH LUDEMANN & SPENCER SCOTT DAVIS	 FDL Architecture • Engineering Surveying <small>www.fdlconsultingwyo.com • Info@fdlconsulting.net 307-475-6225 • P.O. Box 7158, Sheridan, WY 82801</small>	
REV.: 0	DATE: 2024-11-27	DESC.: ISSUED FOR REVIEW
DRAFTED: M.ROD	PROJ. ENGR.: J. QUIST	CHKD: J. QUIST
		SHEET NO.: 2 OF 2



2025-798534 4/17/2025 3:24 PM PAGE: 9 OF 9

FEES: \$36.00 IH EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2025-798534 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

YONKEE & TONER P O BOX 6288

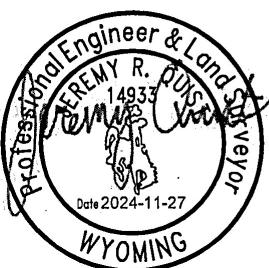
SHERIDAN WY 82801

**NOTES:**

1. BASIS OF BEARING IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
2. ALL MEASURED DISTANCES ARE GROUND.

**CERTIFICATION:**

I, JEREMY R. QUIST, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS EASEMENT WAS MADE FROM DATA COLLECTED DURING AN ACTUAL SURVEY, DURING THE MONTH OF NOVEMBER 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE LOCATION AND LEGAL DESCRIPTION PRESENTED ARE TRUE AND CORRECT.



PREPARED FOR:

MARY BETH LUDEMANN  
&  
SPENCER SCOTT DAVIS

PREPARED BY:



**VIEW AND ACCESS EASEMENT EXHIBIT**

SECTION 32,  
T56N R84W,  
6TH PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING