

PRIVATE UTILITIES EASEMENT

Deed made this 24 day of July, 2025, by Stonemill Construction, LLC, of Sheridan County, being the Owner of Lots 1-12 of Saddle Mountain Villages Subdivision and Lots 42-45 of The Villages Phase II Subdivision, hereinafter referred to as "Grantor" and "Grantee".

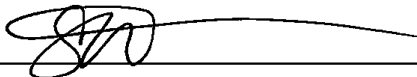
Grantor conveys and warrants to Grantee an easement and right-of-way across and under the following-described real property, described as:

A 15-foot private utilities easement across the front of Lots 1-12 of Saddle Mountain Villages Subdivision and Lots 42-45 of The Villages Phase II Subdivision as shown on the
ATTACHED EXHIBIT "A".

Said easement is for Grantee, its employees, agents, contractors and assigns for entry upon and use of the property described and shown on the exhibit for the purposes of surveying, designing, constructing, installing, operating, maintaining, tapping, repairing, and replacing utility lines and appurtenances as may be necessary or convenient to serve Grantee's residence. This permission includes the right to operate machinery upon this property for these purposes and the right of ingress and egress upon and across real property of Grantor at reasonable places and routes as designated by Grantor for the aforesaid purposes. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. The use of this easement is not intended for other purposes.

Permanent improvements that would hinder future access to the utilities cannot be constructed over the easement, but otherwise land use may be similar to current use.

In witness whereof, Grantor signs this Deed on the date above written.



STATE OF WYOMING)
)
COUNTY OF SHERIDAN) ss

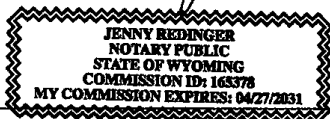
The foregoing instrument was acknowledged before me by Swayne Redinger

this 24 day of July, 2025.

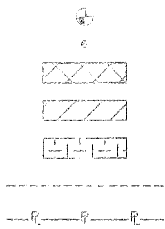
Witness my hand and official seal.


Notary Public

My Commission Expires:



LEGEND



N19°03'40"E
1597.22'

THE VILLAGES PHII
SUBDIVISION BOUNDARY

EXISTING 15' PRIVATE
EASEMENT

95.36'
N60°06'09"E

OUTLOT B
PRIVATE OPEN SPACE
SEE NOTE 4
0.56 AC

94.54'
N4°47'23"W

SADDLE MOUNTAIN
VILLAGES SUBDIVISION
BOUNDARY

Lot 1
2700 SF
EXISTING 15' DRAINAGE AND
20' PRIVATE EASEMENT

Lot 2
2250 SF

Lot 3
2250 SF

Lot 4
2250 SF

Lot 5
2250 SF

Lot 6
2700 SF

Lot 7
2700 SF

Lot 8
2250 SF

Lot 9
2250 SF

Lot 10
2250 SF

Lot 11
2250 SF

Lot 12
2700 SF

EXISTING 15' DRAINAGE
EASEMENT

EXISTING 25' DRAINAGE
EASEMENT

EXISTING 15' UTILITIES
EASEMENT

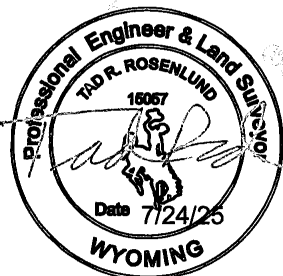
DUNCAN DRIVE

NEW 15' PRIVATE
EASEMENT CROSSING
PART OF THE VILLAGES
PHII SUBDIVISION
PLAT V-23 2024-793265

NEW 15' PRIVATE EASEMENT CROSSING PART
OF SADDLE MOUNTAIN VILLAGES SUBDIVISION
PLAT S-178 2025-797979

2025-800800 7/24/2025 10:28 AM PAGE: 2 OF 2
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2025-800800 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
STONEMILL CONSTRUCTION LLC
SHERIDAN WY 82801



50 0 50
SCALE: 1" = 50'

DOWL
www.dowl.com
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-872-9006

NEW PRIVATE EASEMENT
LOCATED IN LOTS 42 THROUGH 45 OF THE VILLAGES PHASE II MAJOR
SUBDIVISION, PLAT V-23, REC. #2024-793265, AND LOTS 1-12 OF SADDLE
MOUNTAIN VILLAGE SUBDIVISION, PLAT S-128, REC #2025-797979
IN THE NE¼ OF SECTION 9, T58N, R84W, OF THE 6TH P.M.,
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

PROJECT 5063.28042.01
DATE 7/23/2025

EXHIBIT A