

EASEMENT FOR SUBDIVISION DRAINAGE

Grantor, **Freedom Ranch, LLC, a Wyoming limited liability company**, as the owner of certain property situate in Sheridan County, Wyoming, described as:

Freedom Ranch Subdivision, a subdivision in Sheridan County, Wyoming, as recorded March 23, 2022, Plat Drawer F, No. 31, Instrument No. 2022-777208,

EXCEPTING Lot 2, Freedom Ranch Subdivision, a subdivision in Sheridan County, Wyoming, as recorded March 23, 2022, Plat Drawer F, No. 31, Instrument No. 2022-777208,

does hereby grant and establish perpetual easements for drainage on the above-described property, which easements (identified as A, B, C, and D) are depicted on the attached Exhibit, and are specifically described in Appendix I, attached hereto. These easements are intended for the benefit of the subdivision, to wit:

Freedom Ranch Subdivision, a subdivision in Sheridan County, Wyoming, as recorded March 23, 2022, Plat Drawer F, No. 31, Instrument No. 2022-777208.

("the dominant estate") which estate is also owned by Freedom Ranch, LLC, a Wyoming limited liability company, (as to all lots other than Lot 2), and by Terral Bearden and Karen Bearden, husband and wife (as the owners of Lot 2), collectively the Grantees under this instrument.

This easement shall be appurtenant to and run with the land and shall be binding on and inure to the benefit of the parties hereto, their heirs, successors or assigns in perpetuity. No improvements shall be constructed which would interfere with the purpose of the grant of easements.

Grantor reserves, for itself and its successors, the right to use the easement for purposes consistent with Grantee's use of the rights hereby granted.

DATED this 13th day of May, 2022.

Freedom Ranch, LLC


By: Todd Greig, Managing Member

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 13th day of May, 2022, by Todd Greig as Managing Member of Freedom Ranch, LLC, a Wyoming limited liability company.

Witness my hand and official seal

My Commission Expires

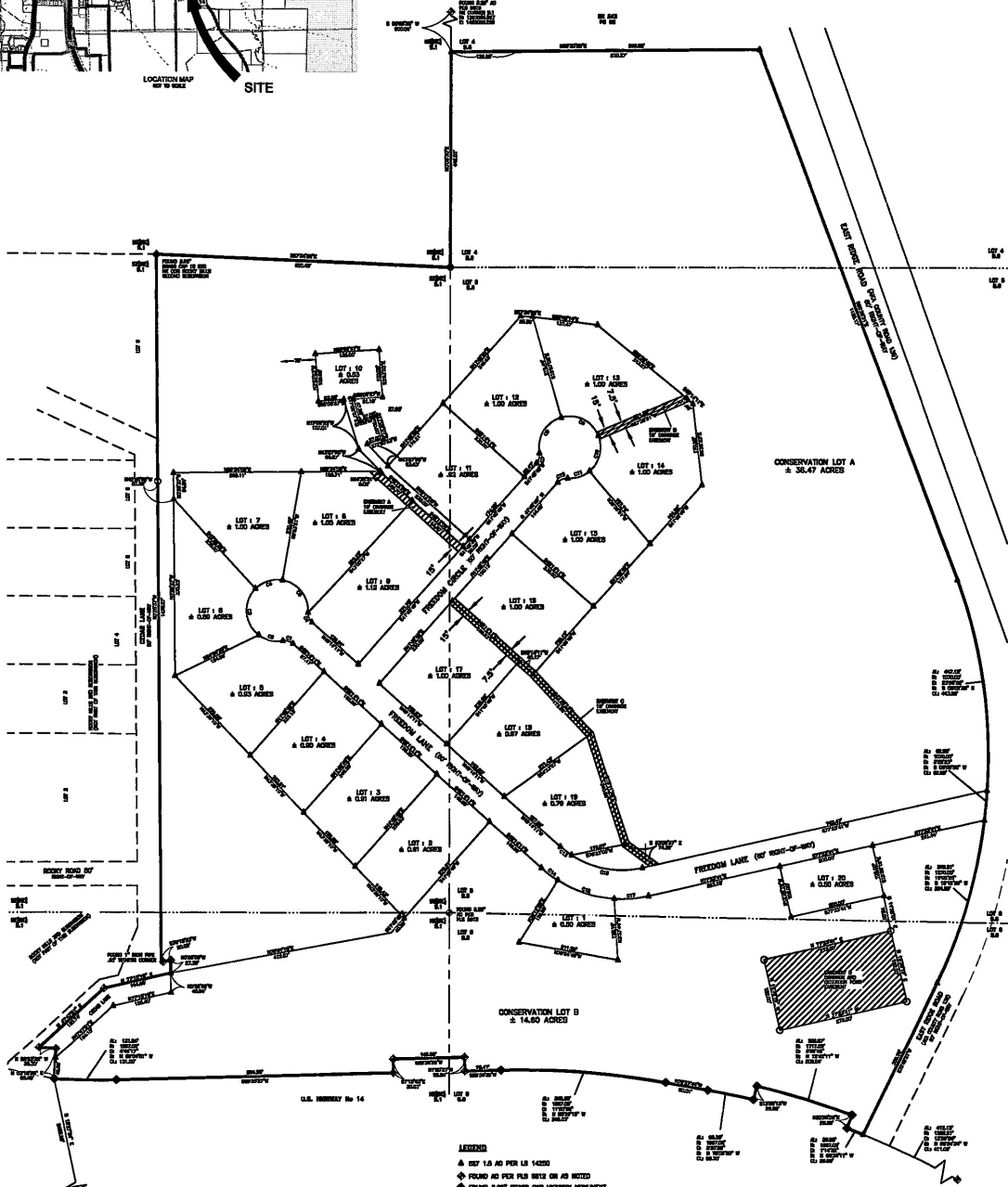
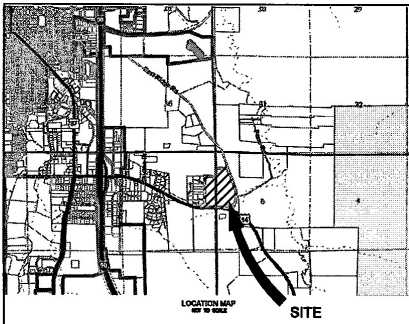



Signature of Notary Officer
Title: Notary Public



EXHIBIT OF
OF DRAINAGE EASEMENTS WITHIN
FREEDOM RANCH SUBDIVISION

LOCATED WITHIN LOTS 4, 5, & 6 OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 43 WEST
AND A PORTION THE SE/4 AND THE WEST 1/2 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 04 WEST,
37TH PAID, SHERIDAN COUNTY, WYOMING



- LEGEND
- ▲ REF 1/8 AC PER LB 14250
 - ◆ FOUND AD PER PLS NOTED ON AS NOTED
 - FOUND ADST BEING CAP HAVING NO EASEMENT
 - REF 5-1/2" AC PER PLS 14250
 - UNCALCULATED CORNER BEING FOUND/SET
 - ALLUMINUM CAP

- SYMBOLS
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJOINING LOT LINE
 - EXTENSION SECTION LINE
 - EXTENSION SECTION LINE
 - DRAINAGE/ DETENTION POND EXISTENT

CERTIFICATE OF SURVEY

I, EDA SCHUNK THOMPSON, COUNTY CLERK OF SHERIDAN COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR RECORD IN THE OFFICE OF THE CLERK AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CERTIFICATE OF RECORD

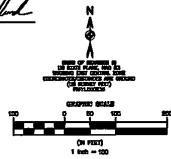
DATE OF RECORD _____

COUNTY OF SHERIDAN _____

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR RECORD IN THE OFFICE OF THE CLERK AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE.

CLERK OF SHERIDAN COUNTY



LOT	ACRES	OWNER	REMARKS
1	1.00	...	...
2	1.00	...	...
3	1.00	...	...
4	1.00	...	...
5	1.00	...	...
6	1.00	...	...
7	1.00	...	...
8	1.00	...	...
9	1.00	...	...
10	1.00	...	...
11	1.00	...	...
12	1.00	...	...
13	1.00	...	...
14	1.00	...	...
15	1.00	...	...
16	1.00	...	...
17	1.00	...	...
18	1.00	...	...
19	1.00	...	...
20	1.00	...	...

APPENDIX I

EASEMENT A

A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT BEING THE NORTHEAST FIFTEEN (15) FEET OF LOTS 8 AND 9 OF FREEDOM RANCH SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST AND LOT 5 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST, SHERIDAN COUNTY, WYOMING;

SUBJECT EASEMENT LYING FIFTEEN (15) FEET ON THE SOUTHWEST SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT AND LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF FREEDOM CIRCLE; THENCE N 48°12'09" W, 143.30 FEET ALONG THE NORTHEAST LINE OF SAID LOT 9 TO THE NORTHWEST LINE OF SAID LOT 9; THENCE N 48°12'09" W, 86.70 FEET ALONG THE NORTHEAST LINE OF SAID LOT 8; THENCE N 44°35'51" W, 5.02 FEET CONTINUING ALONG SAID NORTHEAST LINE OF LOT 8 TO THE NORTH LINE OF SAID LOT 8 AND THE POINT OF TERMINUS OF SUBJECT EASEMENT. THE SOUTHWEST LINE OF SUBJECT EASEMENT TO BE SHORTENED OR LENGTHENED TO TERMINATE AT SAID NORTH LINE OF LOT 8 AND THE SOUTHEAST LINE OF SAID LOT 9.

SUBJECT EASEMENT CONTAINING AN AREA OF +/- 3,654 SQUARE FEET.

EASEMENT B

A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT BEING THE SOUTHEAST SEVEN AND ONE HALF (7.5) FEET OF LOT 13 AND THE NORTHWEST SEVEN AND ONE HALF (7.5) FEET OF LOT 14 OF FREEDOM RANCH SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST AND LOT 5 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST, SHERIDAN COUNTY, WYOMING;

SUBJECT EASEMENT LYING SEVEN AND ONE HALF (7.5) FEET ON EACH SIDE OF THE LOT LINE COMMON BETWEEN SAID LOTS 13 & 14; SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, LYING ON THE EAST RIGHT-OF-WAY LINE OF FREEDOM CIRCLE AND BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT CENTERLINE; THENCE N 67°28'51" E, 201.39 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 13 TO THE SOUTHEAST CORNER OF SAID LOT 13 AND THE POINT OF TERMINUS OF SUBJECT EASMENT.

THE SIDELINES OF SUBJECT EASEMENT TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE NORTHEAST AND SOUTHWEST LINES OF SAID LOTS 13 & 14
SUBJECT EASEMENT CONTAINING AN AREA OF +/- 3,024 SQUARE FEET

EASEMENT C

A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT BEING THE SOUTHWEST SEVEN AND ONE HALF (7.5) FEET OF LOT 16 AND THE NORTHEAST SEVEN AND ONE HALF (7.5) FEET OF LOTS 17, 18 AND 19 AND A PORTION OF CONSERVATION LOT A OF FREEDOM RANCH SUBDIVISION, LOCATED IN LOT 5 (SW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST, SHERIDAN COUNTY, WYOMING;

SUBJECT EASEMENT LYING SEVEN AND ONE HALF (7.5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT CENTERLINE AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FREEDOM CIRCLE; THENCE S 48°14'11" E, 230.00 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 16 TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE S 43°36'33" E, 172.58 FEET ALONG THE NORTHEAST LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE S 18°11'35" E, 240.89 FEET ALONG THE EAST LINE OF SAID LOT 19 TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE S 53°08'37" E, 74.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FREEDOM LANE AND THE POINT OF TERMINUS OF SUBJECT EASEMENT CENTERLINE.

THE SIDELINES OF SUBJECT EASEMENT TO BE SHORTENED OR LEGTHENED TO TERMINATE AT SAID NORTH RIGHT-OF-WAY LINE OF FREEDOM LANE AND SAID SOUTHEAST RIGHT-OF-WAY LINE OF FREEDOM CIRCLE.

SUBJECT EASEMENT CONTAINING AN AREA OF +/- 10,768 SQUARE FEET.

EASEMENT D

A DRAINAGE AND DETENTION POND EASEMENT WITHIN CONSERVATION LOT B OF FREEDOM RANCH SUBDIVISION, LOCATED IN LOT 5 (SW¼NW¼) OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20 OF SAID FREEDOM RANCH SUBDIVISION; THENCE S 11°28'01" E, 75.00 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE S 12°36'19" E, 152.00 FEET; THENCE S 77°23'41" W, 273.50 FEET; THENCE N 12°36'19" W, 152.00 FEET; THENCE N 77°23'41" E, 273.50 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF +/- 41576 SQUARE FEET.

SUBJECT TO PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONDITIONS AND CONVEYANCES

NO. 2022-778585 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FREEDOM RANCH LLC P O BOX 358
SHERIDAN WY 82801