

## ACCESS AND UTILITY RIGHT OF WAY

System Land, LLC, a Wyoming limited liability company ("Grantor"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and convey to Sheridan Links, LLC, a Wyoming limited liability company, an access and utility easement and right of way Sixty Foot (60') wide, as more specifically described and shown on **Exhibit A**, attached hereto and incorporated herein, and the final description of which shall be provided and added to this right of way within one year from the date hereof (herein the "Easement Route") for the benefit of the "Dominant Parcel" described below as follows:

Grant of Easement For Benefit of Dominant Parcel. Grantor grants this easement across said Easement Route to and for the benefit of the real property described in **Exhibit B**, attached hereto and incorporated herein) (the "Dominant Parcel"). This easement shall run with the land.

Intent and Purpose of Easement. Grantor's intent and purpose by this grant is to provide the non-exclusive right of ingress and egress and utility access over, under and across the Easement Route for unfettered access and the installation, maintenance, repair and replacement of utilities to and for the benefit of the Dominant Parcel. Provided further, should the City of Sheridan require during the annexation and platting o the Dominant Parcel that the Easement Route be dedicated as a public right of way, Grantor hereby consents to such dedication.

Grantee shall repair any damage to the property caused by it, whether as part of the construction of a road or utilities therein or otherwise, at no cost to Grantor.

Neither Grantor nor Grantee, nor their successors, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Provided further, to the maximum extent permitted by law, Sheridan Links releases, waives and discharges System Lands, its agents, successors and assigns, from any and all liabilities or claims for personal injury, death, property damage, or otherwise arising out of any act or omission of Sheridan Links on System Lands' property. Sheridan Links will indemnify and hold System Lands, its agents, successors and assigns (hereinafter referred to as "Indemnified Parties") harmless from any and all claims, demands, suits, losses, damages and costs, including but not limited to a reasonable attorney's fee, incurred by Indemnified Parties which may be asserted against Indemnified Parties by reason of or which may arise out of any act or omission of Sheridan Links on the above-described property, or out of any act or omission by Sheridan Links of its obligations under this easement.

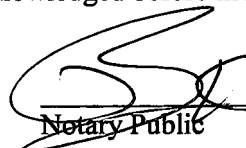
DATED EFFECTIVE the 30<sup>th</sup> day of November, 2012.

  
\_\_\_\_\_  
System Land, LLC  
By: Don Roberts

STATE OF Wy.  
COUNTY OF Sheridan : ss.

The above and foregoing agreement was acknowledged before me this 29<sup>th</sup> day of November, 2012, by  
Don Roberts of System Land, LLC.  
WITNESS my hand and official seal.

My Commission expires: 5-13-14

  
\_\_\_\_\_  
Notary Public



## LEGAL DESCRIPTION

**Record Owner:** System Land, LLC

**Re:** Access Easement for Country Club (60' Wide)

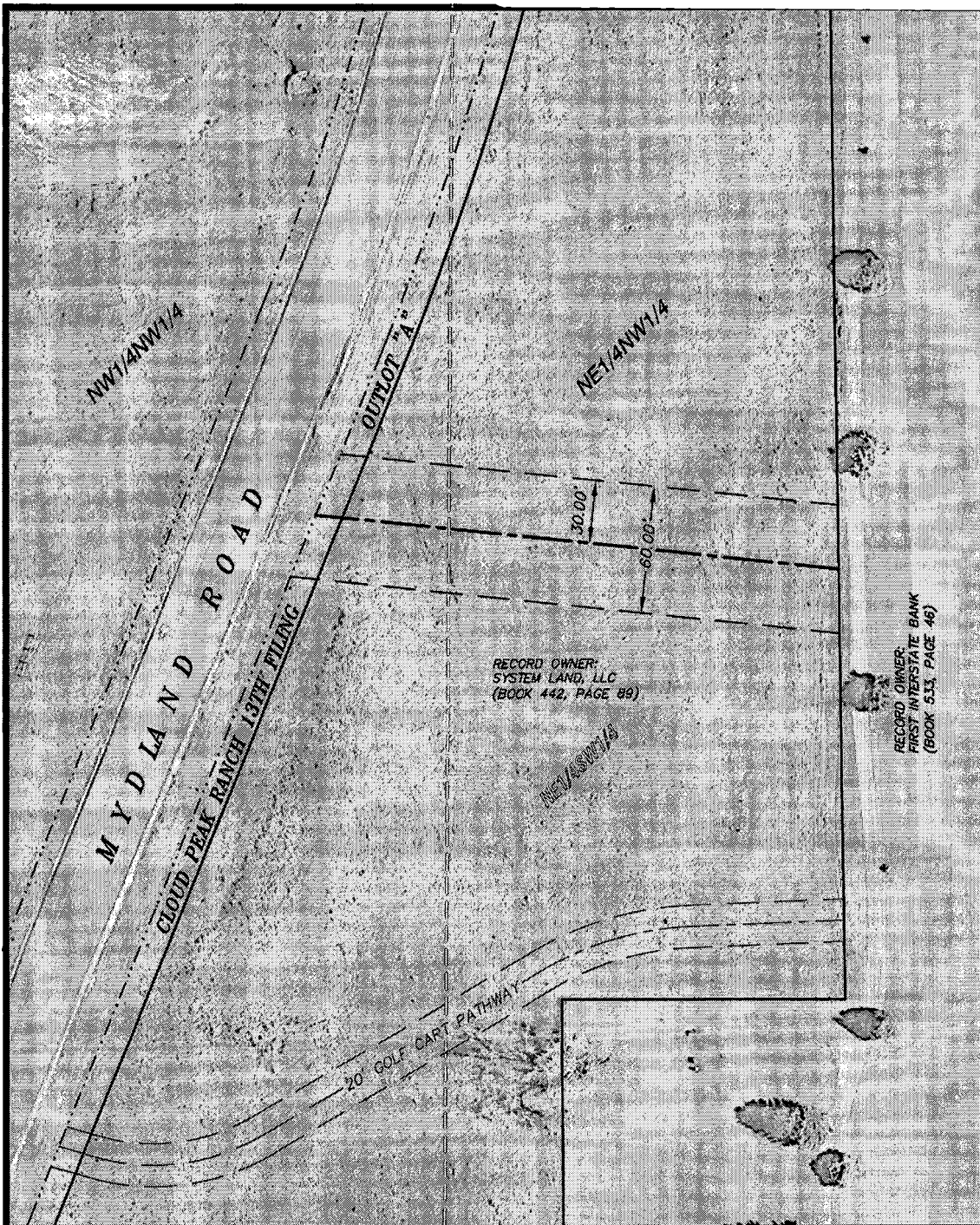
**November 13, 2012**

A tract of land situated in Outlot A, Cloud Peak Ranch Thirteenth Filing to the City of Sheridan, and the NW¼NW¼ & NE¼NW¼ of Section 28, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said easement of land being more particularly described as follows:

Commencing at the northwest corner of said Section 28 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S54°09'44"E, 1565.69 feet to the **POINT OF BEGINNING** of said easement, said point lying on the easterly line right-of-way line of Mydland Road; thence S84°00'00"E, 12.49 feet to a point, said point lying on the easterly line of Outlot A, Cloud Peak Ranch Thirteenth Filing to the City of Sheridan; thence S84°00'00"E, 234.92 feet to the **POINT OF TERMINUS** of said easement, said point lying on the west line of a tract of land described in Book 533 of Deeds, Page 46 and being S58°07'04"E, 1784.55 feet from said northwest corner of said Section 28.

Said easement contains 14,845 square feet of land, more or less.

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



**SCALE: 1"=60'**  
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  
FOR  
60' WIDE ACCESS EASEMENT**

CLIENT: GREG VON KROSIGK  
LOCATION: N1/2NW1/4, SECTION 28, TOWNSHIP 56 NORTH,  
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-872-7415  
FAX 874-5000

JN: 2012-124  
DN: 2012-027D  
TAB: ACCESS 1  
PF: T2007007  
NOVEMBER 13, 2012



**EXHIBIT 'B'**

Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming

Section 28: East 15 acres of the W½NE¼NW¼

INCLUDING: A tract of land situated in the NE¼NW¼ of Section 28, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 28, thence N89°34'44"E, 1501.81 feet to the Point of Beginning of said tract, said point lying on the southerly right-of-way line of West Fifth Street (AKA Wyoming State Highway No. 330) and lying on a fence line; thence N88°25'34"E, 28.12 feet along said southerly right-of-way to a point, said point lying on the west line of a tract of land described in Book 17 of Deeds, Page 148; thence S00°11'38"W, 1331.27 feet along the west line of said tract described in Book 17 of Deeds, Page 148 to a point, said point lying on the south line of said NE¼NW¼; thence S89°12'57"W, 138.97 feet along said south line of the NE¼NW¼ to a point, said point lying on a fence line; thence N00°23'29"W, 176.74 feet along said fence line to a point, said point lying on a fence line; thence N00°23'29"W, 176.74 feet along said fence line to a point; thence N89°57'53"E, 132.94 feet long said fence line to a point; thence N00°48'44"W, 1155.68 feet along said fence line to the Point of Beginning of said tract.

Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming

Section 28: SE¼NW¼

EXCLUDING:

A tract of land situated in the SE¼NW¼ of Section 28, Township 58 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the southeast corner of said SE¼NW¼, said southeast corner also being the common corner to the southwest corner of the Country Club Addition and the northwest of Scott Addition to the City of Sheridan, and being the true Point of Beginning of said tract, said point being N89°44'12"W, 2626.53 feet from the east quarter corner of said Section 28; thence N89°55'43"W, 1358.17 feet along the south line of said SE¼NW¼ to a point, said point being the southwest corner of said SE¼NW¼; thence N00°24'04"E, 1360.77 feet along the west line of said SE¼NW¼ to a point, said point being the northwest corner of said SE¼NW¼; thence N89°12'57", 57.33 feet along the north line of said SE¼NW¼ to a point, said point lying on a fence line; thence S00°23'29"E, 0.89 feet along said fence line to a point; thence S86°26'56"W, 31.06 feet along said fence line to a point; thence S01°30'42"W, 134.60 feet along said fence line to a point; thence S02°14'44"E, 157.63 feet along said fence line to a point; thence S00°25'29"E, 355.14 feet along said fence line to a point; thence S01°01'33"E, 705.60 feet along said fence line to a point; thence S89°32'02"E, 403.86 feet along said fence line to a point; thence N07°26'45"E, 4.58 feet along said fence line to a point; thence S89°46'40"E, 332.26 feet along said fence line to a point; thence S08°13'02"E, 5.02 feet along said fence line to a point; thence S89°43'32"E, 567.03 feet along said fence line to the Point of Beginning of said tract.