



Separately Owned, filed and recorded in Book 449 at Page 567, microfilm records in the office of the Albany County Clerk and Ex Officio Register of Deeds on October 8, 1993, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for Land Separately Owned, filed and recorded in Book 450 at Page 14, microfilm records in the office of the Albany County Clerk and Ex Officio Register of Deeds on October 20, 1993; and those easements heretofore described in paragraph 4 of that certain Declaration of Covenants, Conditions and Restrictions for Lands Separately Owned, filed and recorded in Book 458 at Page 516, microfilm records in the Office of the Albany County Clerk and Ex Officio Register of Deeds on April 20, 1994.

Entry Easement

A strip of land 50 feet in width, in the Southeast quarter of the Southeast quarter of Section 26 and in Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

Beginning at a point on the Section line of Sections 25 and 26, Township 15 North, Range 73 West, 42.5 feet north of the Section corner of Sections 25, 26, 35, and 36; thence Southwest to a point 42.5 feet West of the aforesaid Section corner of Sections 25, 26, 35, and 36; thence South  $25^{\circ}29'04''$  West 356.90 feet to a point; thence South  $89^{\circ}58'13''$  West 582.65 feet to a point; thence North  $82^{\circ}20'42''$  West 295.96 feet to a point; thence South  $88^{\circ}02'18''$  West 789.63 feet to a point; thence South  $49^{\circ}21'55''$  West 364.77 feet to a point; thence South  $30^{\circ}06'29''$  West 350.78 feet to a point; thence South  $07^{\circ}16'36''$  East 493.50 feet to a point; thence South  $26^{\circ}37'00''$  East 4325.64 feet more or less to a point on the south Section line of Section 35, which point is 449.00 feet west of the Section corner of Sections 35 and 36, Township 15 North, Range 73 West and Sections 1 and 2, Township 14 North, Range 73 West; thence across the Northeast quarter of the Northeast quarter of Section 2, Township 14 North, Range 73 West, South  $35^{\circ}37'30''$  East 749.54 feet, more or less, to a point on the West Section line of Section 1, Township 14 North, Range 73 West, which point lies 610.00 feet South of the Section corner of Sections 35 and 36, Township 15 North, Range 73 West, and Sections 1 and 2, Township 14 North, Range 73 West; thence South  $35^{\circ}37'30''$  East 690.36 feet to a point; thence South  $55^{\circ}44'10''$  East 391.33 feet to a point designated as point X; thence North  $68^{\circ}42'09''$  West 332.85 feet to a point; thence North  $79^{\circ}27'15''$  West 159.10 feet to a point; thence South  $42^{\circ}45'48''$  West 129.21 feet to a point; thence South  $07^{\circ}29'46''$  West 103.35 feet to a point; thence South  $35^{\circ}06'30''$  East 283.60 feet to a point designated as point Y; thence South  $33^{\circ}14'33''$  East 552.81 feet to a point; thence South  $59^{\circ}41'22''$  East 329.09 feet to a point designated as point Z; thence South  $42^{\circ}59'24''$  East 170.07 feet to a point; thence South  $12^{\circ}34'53''$  East 121.27 feet to a point; thence South  $05^{\circ}01'49''$  West 205.56 feet to a point; thence South  $38^{\circ}54'54''$  West 194.98 feet to a point; thence South  $02^{\circ}23'56''$  West 127.98 feet to a point; thence South  $54^{\circ}41'20''$  East 642.38 feet to a point; thence South  $38^{\circ}41'15''$  East 317.88 feet to a point; thence South  $31^{\circ}43'00''$  East 222.82 feet to a point; thence South  $64^{\circ}53'16''$  East 313.10 feet to a point; thence South  $57^{\circ}55'24''$  East 561.28 feet to a point; thence South  $53^{\circ}47'47''$  East 675.58 feet to a point; thence South  $44^{\circ}21'44''$  East 247.63 feet to a point; thence South  $35^{\circ}02'18''$  East 194.17 feet to a point; thence South  $28^{\circ}03'56''$  East 117.41 feet more or less to a point on the South Section line of Section 1, Township 14 North, Range 73 West.

Note: Access across the Southeast quarter of the Southeast quarter of Section 26, Township 15 North, Range 73 West of the 6th P.M., has been granted to Declarants as Easement Number 5487 by the owner of the aforesaid Southeast quarter of the Southeast quarter of Section 26, to wit, the State of Wyoming, by and through the Wyoming State Land and Farm Loan Office.

West Easement, Section 35

A strip of land 50 feet in width, in Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

25' APPROX  
on S. line

Beginning at a point on the South Section line of Section 35, which point lies 25 feet to the east of the point at which the Union Pacific Railroad right of way intersects with said South Section line, thence North 8°11'58" West 64.14 feet to a point; thence North 32°48'06" East 71.21 feet to a point; thence South 77°41'06" East 330.44 feet to a point; thence South 85°06'27" East 116.00 feet to a point; thence North 71°31'00" East 857.99 feet to a point; thence North 38°02'20" East 524.95 feet to a point; thence North 12°34'30" East 249.75 feet to a point; thence North 07°39'53" West 697.09 feet to a point; thence North 06°20'16" East 696.91 feet to a point; thence North 01°20'36" East 1169.96 feet to a point; thence North 10°19'24" East 596.80 feet to a point; thence North 29°09'41" East 261.63 feet, more or less, to a point which intersects with the easement described as the Entry Easement.

East Easement, Section 35

A strip of land 50 feet in width, in Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

Beginning at a point which bears South 25°29'04" West 356.90 feet from a point which bears West 42.50 feet from the Northeast corner of said Section 35; thence South 00°08'47" East 659.29 feet to a point; thence South 02°10'38" East 448.51 feet to a point; thence South 11°25'49" West 124.30 feet to a point; thence South 51°37'56" West 284.39 feet to a point; thence South 22°24'48" West 115.58 feet to a point; thence South 11°11'02" East 420.51 feet to a point; thence South 34°38'39" East 251.57 feet to a point; thence South 26°07'44" East 400.64 feet to a point; thence South 13°35'11" East 346.84 feet to a point; thence South 02°17'34" West 440.22 feet to a point; thence South 18°48'10" West 214.59 feet to a point; thence South 00°06'38" East 158.44 feet to a point.

North Easement, Section 1

A strip of land 50 feet in width, in Section 1, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

Beginning at a point on the easement described as the Entry Easement, described therein as point X; thence South 62°04'23" East 382.56 feet to a point; thence South 75°37'24" East 451.89 feet to a point; thence South 82°52'28" East 342.01 feet to a point; thence North 89°36'59" East 449.73 feet to a point; thence South 87°00'13" East 381.65 feet to a point; thence North 73°50'14" East 455.25 feet to a point; thence South 84°11'31" East 225.17 feet to a point; thence South 63°07'04" East 193.74 feet to a point; thence South 89°05'36" East 226.26 feet to a point; thence North 78°21'51" East 243.05 feet to a point.

Midsection Easement, Section 1

A strip of land 50 feet in width, in Section 1, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline

*[Handwritten signatures]*

described as follows:

Beginning at a point on the easement described as the Entry Easement, known as Point Z; thence South 87°58'53" East 1990.69 feet to a point.

West Easement, Section 1

A strip of land 50 feet in width, in Section 1, Township 14 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

Beginning at a point on the easement described as the Entry Easement, which point is known as Point Y; thence South 04°12'10" East 1655.84 feet to a point.

The aforesaid easements shall be available for the use of all public utility companies serving the parcels, and all such utilities shall be run within the easements, until diverted to each individual parcel. Except as necessary to go across the road within an easement, all such utilities shall be run parallel to the roadway but within the area on either side thereof. Any cutting of the roadway by a utility provider shall be repaired so that the road is restored to its condition before the roadway was cut. It shall be the responsibility of the owners of the parcels causing the need for such a cut to arrange for and pay for all such restoration, which shall be accomplished not later than 15 days after any such cut.

The foregoing easements shall run with the land and shall perpetually provide ingress, egress, and utility access for Declarants, all owners of parcels within the described real estate, and owners of parcels within adjacent real estate, including but not limited to Section 25, Township 15 North, Range 73 West of the 6th P.M., and within such other lands as may be hereafter designated by Declarants.

5. Maintenance of Easements:

It is hereby declared that all parcel owners are responsible for reasonable maintenance of the roads within the Section in which their respective parcel is located, so that the parcel owners in Section 35 are responsible for reasonable maintenance of the roads within Section 35, the parcel owners in Section 1 are responsible for the reasonable maintenance of the roads in Section 1, and the parcel owners in Section 2 are responsible for the reasonable maintenance of the road in Section 2. The parcel owners in Sections 35, 1, and 2 are not responsible for reasonable maintenance of the roads within the easements of Section 25. That a parcel owner does not use a portion of an easement, does not diminish the parcel owner's responsibility for the maintenance of the easement. Therefore, the cost of maintenance shall be borne by each parcel owner in proportion to the number of acres that the owner's parcel bears to the total acres within the Section in which their parcel is located. Maintenance includes but is not limited to grading, dust control, creation and maintenance of drainage structures, and snow removal.

6. Utilities:

All utilities shall be underground, except electric power. The main power shall be brought in on poles along the easements, and parcel owners may extend power to their residences and outbuildings on poles or underground; if extended on poles, there must be no interference with the view from existing residences of other parcels.

7. Homeowners Association:

The owners of parcels in any Section may form a Homeowners Association, using such legal entity as is permitted by the laws of Wyoming. In the event a majority of parcel owners in a Section desires to form such a

Homeowners Association, all parcel owners in that Section shall be required to be members thereof. In the event Homeowners Associations have been formed for more than one Section, such Homeowners Associations may merge into one Homeowners Association, as is permitted by the laws of Wyoming, or may form a legal relationship other than a merger, as may be otherwise permitted by the laws of Wyoming. Each parcel shall be entitled to one vote, and all decisions will be made by a majority of the parcel owners, and not of a quorum of the parcel owners. The Homeowners Association shall not have any authority or power to modify or terminate these covenants.

8. Residential Use Only:

Each parcel shall be used for single family residential purposes only, and no trade or business of any kind may be carried on therein, except as permitted in paragraph 9, hereafter. Lease or rental of a parcel for lodging or residential purposes shall not be considered to be a violation of this covenant. However, the length of lease or rental shall be of six months duration or longer; short term leases or rentals less than six months are a violation of this covenant. Temporary residence by "house-sitters" in the absence of the owner, whether paid or unpaid and regardless of the length of temporary residence, shall not be a violation of these covenants. The Owner of the parcel shall be held responsible for the lessee's or renters' compliance with these covenants.

9. Accessory Use:

A parcel owner may conduct a home occupation on the parcel, which may be the principal location of the home occupation, so long as there is no offensive noise, vibration, smoke, dust, odors, heat, or glare caused thereby. A home occupation includes but is not limited to an art studio, beauty shop, office for insurance or real estate sales, office for professional services, and instructional studio. A home occupation shall not include a clinic (an examining room attached to a doctor's office shall not be considered a clinic), a hospital, a veterinary clinic, a restaurant, or a bed and breakfast or other tourist home, or any other home occupation which would tend to increase traffic significantly.

10. Prohibited Use:

No parcel owner shall do any activity, nor maintain anything on the property, which would adversely affect the insurance of any other parcel owner, nor which is a violation of any applicable statute, rule, ordinance, regulation, permit, or these covenants, or in the event the Homeowners Association is formed, of the Bylaws thereof. An action may be maintained by any parcel owner, owners, or Declarants in any court of competent jurisdiction, to prevent any such violation, for damages for such violation, or both. The violator shall be responsible for the attorneys fees and costs of the parties maintaining the action.

11. Architectural Control:

There may be one principal building on each parcel, which shall be the residence. It shall have a minimum living floor area of 1800 square feet, which may be divided into no more than two levels above the ground surface; provided, a dwelling built on a hill with a daylight basement shall not be a violation of this restriction. The maximum height of the dwelling about the highest natural ground level immediately adjacent to the dwelling shall be 30 feet.

There may be two accessory buildings above ground (e.g. barn, stable, garage), with a floor area in each above ground building not to exceed 2000 square feet, and with a maximum height above the highest natural ground level immediately adjacent thereto of 15 feet. Any above ground accessory building shall be architecturally similar to and constructed of similar materials as the principal dwelling.

The exterior siding of all buildings shall have the appearance of wood

(including log), brick, stucco, or stone.

No mobile homes or other temporary living structures shall be placed on any parcel, provided that during the construction of the residential building and accessory building, the contractor may temporarily place a portable office or shop on a parcel. The parking of unoccupied motor homes and travel trailers shall not be a violation of this restriction; the temporary use of motor homes and travel trailers by visitors to any parcel, for periods not in excess of 14 days, shall not be a violation of this restriction.

12. Fencing:

A parcel owner may fence his parcel, subject to the following restrictions:

a. All fencing materials shall be wood or stone. No wire fence of any sort, whether stranded or woven, shall be used; provided, however, that small fenced areas, such as for dog runs, may be created with woven wire or chain link type fencing, which shall not exceed 1/2 acre under any circumstances.

b. Fencing shall not extend into the easements described in these covenants.

c. Perimeter fences shall be constructed no closer than 75 feet from the centerline of the roadway running within the easements described in paragraph 4.

d. Livestock containment corrals shall not exceed two acres in total area, for all corrals. There shall be no more than 5 animal units per parcel of land; an animal unit for these purposes shall be one horse, one cow and calf, two sheep.

13. Nuisances:

No parcel owner shall permit the maintenance of any nuisance upon his parcel, nor shall any parcel be used for commercial, industrial, public, illegal, or immoral purpose or purposes.

For sale signs exceeding six square feet, ownership identifying signs exceeding two square feet, and artificial lighting directed toward other residences or the easements roadways are specifically nuisances under these covenants.

14. Waste Disposal:

a. A wastewater treatment system for each individual parcel must be installed by the parcel owner and must be permitted as required by law.

b. Solid wastes shall be disposed of by the owner, and until such disposal, shall be kept within the buildings, and no part of the parcel shall be used as a dumping grounds, landfill, or otherwise for the accumulation of litter, trash, junk, or garbage. No burning of solid wastes shall be permitted on the parcel. For the purposes of this sub-paragraph, motor vehicles which are both inoperative and unlicensed for the current year are considered junk, and shall be disposed of as required by this sub-paragraph.

15. Water System:

Each parcel shall have at least one private well provided by the parcel owner. The well and water supply system attached thereto shall be the responsibility of the owner and shall conform to standards required by Wyoming law and shall be permitted by the State Engineer's office.

16. Mining and Drilling:

No mining nor drilling for oil or gas shall be permitted on any parcel.

Excavation for purposes of the erection of any improvement and drilling for water wells shall be permitted.

17. Code Requirements:

All structures on any parcel shall be built of reasonable quality materials and in a workmanlike manner. Compliance with the National Building Code, the National Electrical Code, the National Plumbing Code, and the National Fire Code, shall create a presumption that the standards required by this paragraph have been met.

18. Continuity of Construction:

All structures commenced shall be prosecuted diligently to completion and shall be completed within 18 months of commencement. If the construction progress is slowed or interrupted, the construction site shall be cleaned up, so that it is a neat, orderly, and safe place.

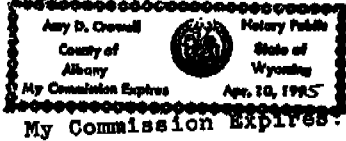
19. No improvements on any parcel, except for perimeter fences, as otherwise permitted, shall be constructed closer to any property line or easement line than a distance of 75 feet.

*Millard C. Johnson*  
Millard C. Johnson  
*Deanna J. Johnson*  
Deanna J. Johnson

State of Wyoming }  
County of Albany } ss.

The foregoing instrument was acknowledged before me by Millard C. Johnson and Deanna J. Johnson, this 19th day of May, 1998.

Witness my hand and official seal.



*Amy D. Crowell*  
Notary Public

STATE OF ALBANY  
COUNTY CLERK  
OFFICE OF THE CLERK  
ALBANY, N.Y.

94 OCT 31 PM 4:42

AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR LANDS  
SEPARATELY OWNED  
(RESPECTING SECTION 35, TOWNSHIP 15 NORTH,  
RANGE 73 WEST OF THE 6TH P.M.)

THIS DOCUMENT IS FILED IN THE  
MICROFILM RECORDS  
OF THE ALBANY COUNTY CLERK  
OFFICE

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THIS AMENDMENT, made on the date hereinafter set forth by Millard C. Johnson and Deanna J. Johnson, Declarants, amends the Declaration of Covenants, Conditions and Restrictions for Land Separately Owned, filed and recorded at Page 906 of Book 459, microfilm records, in the office of the Albany County Clerk and Ex Officio Register of Deeds, and amends the following paragraphs thereof:

## Paragraph 4:

ENTRY EASEMENT

The first 14 lines of the second paragraph, beginning with the words, "Beginning at a point on the Section line of Sections 25 and 26..." and ending with the words "1 and 2, Township 14 North, Range 73 West;" are hereby deleted and replaced with the following:

Beginning at a point on the Section line of Sections 25 and 26, Township 15 North, Range 73 West, 42.00 feet North of the Section corner of Sections 25, 26, 35, and 36, thence Southwest to a point 25.01 feet West of the aforesaid Section corner of Sections 25, 26, 35, and 36; and from said point proceeding thence South 14°11'31" West 244.72 feet; thence South 72°52'10" West 298.65 feet; thence North 81°14'36" West 260.82 feet; thence North 89°47'22" West 806.03 feet; thence South 80°31'42" West 308.34 feet; thence South 47°55'33" West 438.70 feet; thence South 55°16'02" West 341.35 feet to Point A, at the intersection with the road described hereafter as the West Easement, Section 35; thence South 05°33'18" East 402.35 feet; thence South 21°35'33" East 145.00 feet; thence South 26°00'12" East 535.13 feet; thence South 24°21'41" East 476.59 feet; thence South 21°13'57" East 1094.33 feet; thence South 20°05'58" East 775.96 feet; thence South 51°19'17" East 246.95 feet; thence South 18°18'26" East 826.21 feet; thence South 33°28'40" East 410.48 feet, to a point on the South Section line of Section 35, which point is approximately 439.00 feet, more or less, West of the Section corner of Sections 35 and 36, Township 15 North, Range 73 West, and Sections 1 and 2, Township 14 North, Range 73 West;

The remainder of the description of the Entry Easement remains the same, unless changed hereafter by further amendment.

## Paragraph 4:

WEST EASEMENT, SECTION 35

The second entire paragraph, beginning with the words, "Beginning at a point on the South Section line of Section 35, which..." and ending with the words, "...intersects with the easement described as the Entry Easement." is hereby deleted and replaced with the following:

Beginning at the described Point A on the Entry Easement, which lies South 70°41'08" West, 2484.33 feet from the Northeast corner of Section 35, Township 15 North, Range 73 West, and proceeding thence South 55°25'10" West 85.56 feet; thence South 68°05'13" West, 146.57 feet; thence South 19°04'29" West, 238.61 feet; thence South 09°51'18" West, 195.22 feet; thence South 04°54'05" West 944.66 feet; thence South 04°34'39" West 1215.37 feet; thence South 04°28'02" East 434.08 feet; thence South 05°04'02" West 207.62 feet; thence South 25°14'02" West 149.76 feet; thence South 08°20'44" West 151.08 feet, to Point B at the intersection of

X



roads; thence South 08°20'44" West 180.25 feet; thence South 04°31'56" West 721.61 feet, more or less, to a point on the southerly line of Section 35.

Paragraph 4:

EAST EASEMENT, SECTION 35

The first two lines of the second paragraph, which read, "Beginning at a point which bears South 25°29'04" West 356.90 feet from a point which bears West 42.50 feet from the Northeast corner..." are hereby deleted and replaced with the following:

Beginning at a point which bears South 14°11'31" West 244.72 feet from a point which bears West 25.01 feet from the Northeast corner...

The remainder of the description of the East Easement, Section 35, will remain the same, unless hereafter amended.

Paragraph 4:

SOUTHWEST EASEMENT, SECTION 35

The following easement, not previously described, is hereby added:

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, more particularly described as follows:

Beginning at Point B on the West Easement, Section 35, which lies South 33°21'45" West 5292.14 feet from the Northeast corner of Section 35, Township 15 North, Range 73 West, and proceeding thence South 61°10'47" West 99.37 feet to the easterly line of the Southwest Tract; thence South 61°10'47" West 57.84 feet; thence North 59°47'40" West 322.22 feet; thence North 46°48'45" West 306.26 feet, more or less, to the northerly line of the Southwest Tract.

Paragraph 4:

EASEMENT SIDELINES

The following paragraph is hereby added:

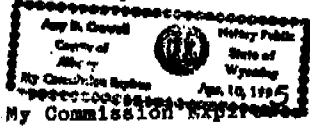
Sidelines of all of the easements described herein are lengthened or shortened to meet at angle points when intersecting with tract lines, section lines, or other easements.

*Millard C. Johnson*      *Deanna J. Johnson*  
Millard C. Johnson      Deanna J. Johnson

State of Wyoming      )  
County of Albany      ) ss.

The foregoing instrument was acknowledged before me by Millard C. Johnson and Deanna J. Johnson, this 28<sup>th</sup> day of October, 1994.

Witness my hand and official seal.



*Amy S. Crowell*  
Notary Public

DEC 11 11:19:19 BN

**CORRECTION AND CLARIFICATION OF CERTAIN EASEMENTS,  
ABANDONMENT/VACATION OF CERTAIN EASEMENTS,  
AND  
GRANT OF EASEMENTS**  
with Respect to Section 35,  
Township 15 North, Range 73 West of the 6th P.M.

**SECTION I**

**CORRECTION AND CLARIFICATION**

THIS CORRECTION AND CLARIFICATION, made this 8<sup>th</sup> day of December, 1995 by Millard C. Johnson and Deanna J. Johnson, Declarants, and

WHEREAS the Declarants were the grantors of certain easements in Section 35, to wit:

A. The Entry, West, and East Easements in Section 35, described in the Declaration of Covenants, Conditions and Restrictions for Land Separately Owned, filed and recorded in Book 459 at Page 906 of microfilm records, as amended in the Amendment to Declaration of Covenants, Conditions, and Restrictions for Lands Separately Owned, filed and recorded in Book 467 at Page 554 of microfilm records;

B. The Southwest Easement described in the Amendment to Declaration of Covenants, Conditions, and Restrictions for Lands Separately Owned, filed and recorded in Book 467 at Page 554 of microfilm records;

C. The easement now referred to as the Northeast Easement, described in Warranty Deed from Millard C. Johnson and Deanna J. Johnson to Robert S. Pawlowski and Clara M. Pawlowski, filed and recorded in Book 471 at Page 301; and

D. The easement now referred to as the Section Line Easement, described in three Warranty Deeds from Millard C. Johnson and Deanna J. Johnson to: (1) Quintin C. Schanck and Audrey L. Schanck, filed and recorded in Book 473 at Page 257, (2) Scott John Brodie, filed and recorded in Book 476 at Page 184; and (3) Christopher J. Stimson and Christine I. Stimson, filed and recorded in Book 476 at Page 189.

E. The North, Central Easements, and South Easement (hereafter referred to as the Southwest-Extended Easement), as described in the Declaration of Additional Easements, filed and recorded in Book 479 at Page 820 of microfilm records;

AND WHEREAS since the filing of the documents which set forth the following easements, Declarants have discovered discrepancies between certain of the easements' descriptions and the actual location of the easements.

AND WHEREAS the foregoing easements are shown on the attached map of Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming which map is incorporated herein by this reference. The map depicts what the Declarants represented to the Grantees of parcels in Section 35 when the land was conveyed. The easements conveyed and shown on the map are intended to benefit Section 35 and other lands owned by Declarants as of the date hereof. Declarants intend to subdivide the other lands at a future date.

NOW THEREFORE, the following described easements completely replace and correct certain errors in the descriptions in the foregoing referenced documents and clarify the location of the easements.

**ENTRY EASEMENT**

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th

P.M., Albany County, Wyoming, lying 25 feet to the right and 25 feet to the left of the centerline described as follows:

Beginning at a point on the northerly line of Northeast 1/4, Section 35, Township 15 North, Range 73 West, which bears West 25.01 feet from the corner common to Sections 25, 26, 35, and 36, Township 15 North, Range 73 West and proceeding

E-1,  
E-2,  
E-4

thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet;  
 thence South 80°31'42" West 308.34 feet;  
 thence South 47°55'33" West 438.70 feet;  
 thence South 55°16'02" West 341.35 feet, to Point "A";  
 thence South 05°33'18" East 402.35 feet;  
 thence South 21°35'33" East 145.00 feet;  
 thence South 26°00'12" East 535.13 feet;  
 thence South 24°21'41" East 476.59 feet;  
 thence South 21°13'57" East 1094.33 feet;  
 thence South 20°05'58" East 775.96 feet;  
 thence South 51°19'17" East 246.95 feet;  
 thence South 18°18'26" East 826.21 feet;  
 thence South 33°28'40" East 410.78 feet, to a point on the southerly line of Section 35, which lies South 89°39'03" West 497.62 feet, from the Southeast corner of Section 35.

Sidelines of the foregoing easement begin at the northerly line of Section 35, are lengthened or foreshortened to meet at angle point, and terminate at the southerly line of Section 35.

WEST EASEMENT

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, lying 25 feet to the right and 25 feet to the left of the centerline described as follows:

E-12  
with map

Beginning at a point on the northerly line of Northeast 1/4, Section 35, Township 15 North, Range 73 West, which bears West 25.01 feet from the corner common to Sections 25, 26, 35, and 36, Township 15 North, Range 73 West and proceeding

thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet;  
 thence South 80°31'42" West 308.34 feet;  
 thence South 47°55'33" West 438.70 feet;  
 thence South 55°16'02" West 341.35 feet, to Point "A", and to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING proceeding  
 thence South 55°25'10" West 85.56 feet;  
 thence South 68°05'13" West 146.57 feet;  
 thence South 19°04'29" West 238.61 feet;  
 thence South 09°51'18" West 195.22 feet;  
 thence South 04°54'05" West 944.66 feet;  
 thence South 04°34'39" West 1215.37 feet;  
 thence South 04°28'02" East 434.08 feet;  
 thence South 05°04'02" West 207.62 feet;  
 thence South 25°14'02" West 149.76 feet;  
 thence South 08°20'44" West 151.08 feet, to Point "B";  
 thence South 08°20'44" West 180.25 feet;  
 thence South 04°31'56" West 721.61 feet, more or less, to a point on the southerly line of Section 35, which lies South 89°37'10" West 368.73 feet from the South 1/4 corner of Section 35.

Sidelines of the foregoing easement begin at the westerly sideline of the foregoing described Entry Easement, are lengthened or foreshortened to meet at angle points, and terminate at the southerly line of Section 35.

**EAST EASEMENT**

A strip of land 50 feet in width, in Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

*E-13  
whole  
map*

Beginning at a point which bears South 14°11'31" West 244.72 feet from a point which bears North 90°00'00" West 25.01 feet from the Northeast corner of said Section 35;  
 thence South 00°08'47" East 659.29 feet to a point;  
 thence South 02°10'38" East 448.51 feet to a point;  
 thence South 11°25'49" West 124.30 feet to a point;  
 thence South 51°37'56" West 284.39 feet to a point;  
 thence South 22°24'48" West 115.58 feet to a point;  
 thence South 11°11'02" East 420.51 feet to a point;  
 thence South 34°38'39" East 251.57 feet to a point;  
 thence South 26°07'44" East 213.00 feet to a point;  
 thence South 26°07'44" East 187.64 feet to a point;  
 thence South 13°35'11" East 346.84 feet to a point;  
 thence South 02°17'34" West 440.22 feet to a point;  
 thence South 18°48'10" West 214.59 feet to a point;  
 thence South 00°06'38" East 158.44 feet to a point.

**SOUTHWEST EASEMENT**

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, lying 25 feet to the right and 25 feet to the left of the centerline described as follows:

*E-10  
whole  
map*

Beginning at a point on the northerly line of Northeast 1/4, Section 35, Township 15 North, Range 73 West, which bears West 25.01 feet from the corner common to Sections 25, 26, 35, and 36, Township 15 North, Range 73 West and proceeding  
 thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet;  
 thence South 80°31'42" West 308.34 feet;  
 thence South 47°55'33" West 438.70 feet;  
 thence South 55°16'02" West 341.35 feet, to Point "A";  
 thence South 55°25'10" West 85.56 feet;  
 thence South 68°05'13" West 146.57 feet;  
 thence South 19°04'29" West 238.61 feet;  
 thence South 09°51'18" West 195.22 feet;  
 thence South 04°54'05" West 944.66 feet;  
 thence South 04°34'39" West 1215.37 feet;  
 thence South 04°28'02" East 434.08 feet;  
 thence South 05°04'02" West 207.62 feet;  
 thence South 25°14'02" West 149.76 feet;  
 thence South 08°20'44" West 151.08 feet, to Point "B" and to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING proceeding  
 thence South 61°10'47" West 99.37 feet, to the easterly line of the Southwest Tract conveyed by Johnsons to Walgren and described in Book 468 at Page 4 of Microfilm Records in the Office of the Albany County Clerk;  
 thence South 61°10'47" West 57.84 feet;

thence North 59°47'40" West 322.22 feet;  
 thence North 46°48'45" West 306.26 feet, more or less, to the northerly line of the Walgren Tract.

Sidelines of the foregoing easement begin at the westerly line of the "West Easement", are lengthened or foreshortened to meet at angle points, and terminate at the northerly line of the Walgren Tract.

**NORTHEAST EASEMENT**

A 50-foot wide easement lying 25 feet either side of the centerline described hereafter:  
 To get to the Point of Beginning of the Northeast Easement, begin at the Northeast corner of Section 35, Township 15 North, Range 73 West, Albany County, Wyoming;  
 thence due West 25.01 feet to the Beginning of the Entry Easement herein described;  
 thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet to the Point of Beginning of the Northeast Easement;  
 continuing thence South 17°22'21" East 182.71 feet;  
 thence South 26°19'17" East 236.67 feet;  
 thence South 37°08'55" East 428.80 feet, more or less, to a point on the West boundary line of the Brantz tract recorded in Book 470 at Page 171 of the Albany County Land Records.

E-1  
 d  
 E-3

**SECTION LINE EASEMENT**

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West, of the 6th P.M., Albany County, Wyoming, lying along and 50 feet next North of the following described line:

Beginning at a point on the southerly line of Section 35, Township 15 North, Range 73 West which bears South 89°39'03" West 497.62 feet from the Southeast corner of Section 35 and from the point of beginning proceeding thence South 89°39'03" West 2145.72 feet, to the South 1/4 corner of Section 35; thence South 89°37'10" West 368.73 feet, along the southerly line of Section 35 to the intersection of the centerline of the "West Easement" with the southerly line of Section 35.

POB  
 E-4

The southerly line of the easement lies along the southerly line of Section 35 and the northerly line of the easement, is parallel with the southerly line of Section 35 and 50 feet next North. The northerly sideline of the easement begins at the westerly Right-of-Way line of the "Entry Easement and terminates at the easterly line of the "West Easement"

**NORTH EASEMENT**

A 50-foot wide easement lying to the North of the line described hereafter:  
 To get to the Point of Beginning of the North Easement, begin at the Northeast corner of Section 35, Township 15 North, Range 73 West, Albany County, Wyoming;  
 thence North 90°00'00" West 878.79 feet;  
 thence North 90°00'00" West 892.82 feet;  
 thence South 90°00'00" West 877.09 feet to the North Quarter Corner of Section 35;  
 thence South 89°52'37" West 864.15 feet;  
 thence South 89°52'37" West 1531.60 feet to the Eastern boundary line of the Union Pacific Railroad right-of-way;  
 thence South 06°46'01" East 1048.24 feet, to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING;  
 thence North 89°46'47" East 1408.10 feet to the Southwest corner of the Heggie tract;  
 thence North 89°46'47" East 923.13 feet to the West Easement.

E-8

**CENTRAL EASEMENT**

A 50-foot wide easement lying to the South of the North boundary line of Tracts 11 and 12, described hereafter:

To get to the Point of Beginning of the Central Easement, begin at the Northeast corner of Section 35, Township 15 North, Range 73 West, Albany County, Wyoming;

thence North 90°00'00" West 878.79 feet;

thence North 90°00'00" West 892.82 feet;

thence South 90°00'00" West 877.09 feet to the North Quarter Corner of Section 35;

thence South 89°52'37" West 864.15 feet;

thence South 89°52'37" West 1531.60 feet to the Eastern boundary line of the Union Pacific Railroad right-of-way;

thence South 06°46'01" East 1048.24 feet;

thence South 06°46'01" East 1428.11 feet, to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING;

thence North 90°00'00" East 988.91 feet;

thence North 90°00'00" East 1006.27 feet to the West Easement.

**SOUTHWEST-EXTENDED EASEMENT**  
**(FORMERLY REFERRED TO AS THE SOUTH EASEMENT)**

A 50-foot wide easement lying to the North of the North boundary line of Tract 8 (since conveyed to Walgren by instrument recorded in Book 468 at Page 4 of the Albany County Land Records and described hereafter:

To get to the Point of Beginning of the Southwest-Extended Easement, begin at the Northeast corner of Section 35, Township 15 North, Range 73 West, Albany County, Wyoming;

thence North 90°00'00" West 878.79 feet;

thence North 90°00'00" West 892.82 feet;

thence South 90°00'00" West 877.09 feet to the North Quarter Corner of Section 35;

thence South 89°52'37" West 864.15 feet;

thence South 89°52'37" West 1531.60 feet to the Eastern boundary line of the Union Pacific Railroad right-of-way;

thence South 06°46'01" East 1048.24 feet;

thence South 06°46'01" East 1428.11 feet;

thence South 06°46'01" East 1790.11 feet, to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING;

thence North 83°13'44" East 777.44 feet;

thence North 83°13'44" East 254.06 feet, more or less, to the Easterly edge of the Southwest Easement.

**SECTION II**

**ABANDONMENT AND/OR VACATION OF CERTAIN PORTIONS OF THE NORTH AND EAST EASEMENTS AND FULL ABANDONMENT AND/OR VACATION OF CENTRAL AND SOUTHWEST-EXTENDED (formerly referred to as the South Easement) EASEMENTS**

A. The Declarants herein abandon and vacate the Western 1121.23 feet of the North Easement described above.

B. The Declarants herein abandon and vacate that portion of the East Easement from the point where it intersects the Southern boundary line of the parcel conveyed by Declarants to Daniel P. Swift and Carolyn H. Swift dated December 1, 1995, and recorded in Book 483 at Page 294 of the Albany County Land Records, more particularly described as follows:

A strip of land 50 feet in width, in Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, and lying 25 feet to the right and 25 feet to the left of a centerline described as follows:

Beginning at a point which bears South 14°11'31" West 244.72 feet from a point which bears North 90°00'00" West 25.01 feet from the Northeast corner of said Section 35;  
 thence South 00°08'47" East 659.29 feet to a point;  
 thence South 02°10'38" East 448.51 feet to a point;  
 thence South 11°25'49" West 124.30 feet to a point;  
 thence South 51°37'56" West 284.39 feet to a point;  
 thence South 22°24'48" West 115.58 feet to a point;  
 thence South 11°11'02" East 420.51 feet to a point;  
 thence South 34°38'39" East 251.57 feet to a point;  
 thence South 26°07'44" East 213.00 feet to the Southern Boundary of the Swift Tract and the TRUE POINT OF BEGINNING OF THE PORTION OF EASEMENT TO BE ABANDONED;  
 thence South 26°07'44" East 187.64 feet to a point;  
 thence South 13°35'11" East 346.84 feet to a point;  
 thence South 02°17'34" West 440.22 feet to a point;  
 thence South 18°48'10" West 214.59 feet to a point;  
 thence South 00°06'38" East 158.44 feet to a point.

C. The Declarants herein abandon and vacate the entire Central Easement as described in the Declaration of Additional Easements, filed and recorded in Book 479 at Page 820 of microfilm records in Section I.

D. The Declarants herein abandon and vacate the entire Southwest-Extended (formerly referred to as the South) Easement as described in the Declaration of Additional Easements, filed and recorded in Book 479 at Page 820 of microfilm records; and corrected herein in Section I is hereafter abandoned.

**SECTION III**

**RESTATED DESCRIPTION OF SEGMENT OF NORTH EASEMENT NOT ABANDONED OR VACATED**

**NORTH EASEMENT**

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, which lies along and 50 feet next North of the line which is described as follows:

Beginning at a point on the northerly line of Northeast 1/4, Section 35, Township 15 North, Range 73 West, which bears West 25.01 feet from the corner common to Sections 25, 26, 35, and 36, Township 15 North, Range 73 West and proceeding  
 thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet;  
 thence South 80°31'42" West 308.34 feet;  
 thence South 47°55'33" West 438.70 feet;  
 thence South 55°16'02" West 341.35 feet, to Point "A";  
 thence South 55°25'10" West 85.56 feet;  
 thence South 68°05'13" West 146.57 feet;  
 thence South 19°04'29" West 118.67 feet, to the Southeast corner of the Heggie Tract which is described in Book 481 at Page 986 of Microfilm Record in the Office of the Albany County Clerk;  
 to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING proceeding  
 thence South 89°46'47" West 1210.00 feet, along and beyond the Heggie Tract.

The northerly sideline of the easement begins at the westerly sideline of the "West Easement" and terminates at a line which is perpendicular to the southerly line of the easement at its

westerly terminus.

**SECTION IV**

**GRANT OF EASEMENTS**

The Declarants, being the owners of the real property on which the following described easements are located create the following nonexclusive easements for ingress and egress and utilities for the benefit of the parcels 11, 12, 13, and 14 as set forth in the map incorporated herein as follows:

**CENTRAL EASEMENT**

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, which lies along and 50 feet next South of the line which is described as follows:

Beginning at a point on the northerly line of Northeast 1/4, Section 35, Township 15 North, Range 73 West, which bears West 25.01 feet from the corner common to Sections 25, 26, 35, and 36, Township 15 North, Range 73 West and proceeding  
 thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet;  
 thence South 80°31'42" West 308.34 feet;  
 thence South 47°55'33" West 438.70 feet;  
 thence South 55°16'02" West 341.35 feet, to Point "A";  
 thence South 55°25'10" West 85.56 feet;  
 thence South 68°05'13" West 146.57 feet;  
 thence South 19°04'29" West 238.61 feet;  
 thence South 09°51'18" West 195.22 feet;  
 thence South 04°54'05" West 944.66 feet;  
 thence South 04°34'39" West 180.80 feet, to the TRUE POINT OF BEGINNING and from the TRUE POINT OF BEGINNING proceeding  
 thence North 90°00'00" West 1022.00 feet.

**SOUTHWEST EASEMENT - EXTENDED**

An easement 50 feet in width across Section 35, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, which lies along and 50 feet next North of the line which is described as follows:

Beginning at a point on the northerly line of Northeast 1/4, Section 35, Township 15 North, Range 73 West, which bears West 25.01 feet from the corner common to Sections 25, 26, 35, and 36, Township 15 North, Range 73 West and proceeding  
 thence South 14°11'31" West 244.72 feet;  
 thence South 72°52'10" West 298.65 feet;  
 thence North 81°14'36" West 260.82 feet;  
 thence North 89°47'22" West 806.03 feet;  
 thence South 80°31'42" West 308.34 feet;  
 thence South 47°55'33" West 438.70 feet;  
 thence South 55°16'02" West 341.35 feet, to Point "A";  
 thence South 55°25'10" West 85.56 feet;  
 thence South 68°05'13" West 146.57 feet;  
 thence South 19°04'29" West 238.61 feet;  
 thence South 09°51'18" West 195.22 feet;  
 thence South 04°54'05" West 944.66 feet;  
 thence South 04°34'39" West 1215.37 feet;  
 thence South 04°28'02" East 434.08 feet;



