

RETURN TO:
EBELTOFT SICKLER LAWYERS PLLC
2272 EIGHTH STREET WEST
DICKINSON, ND 58601

Kimberly Kasian

3163807

02/23/2021 08:55:05 AM Page: 1 of 7
Easement \$65.00 Ebeltoft Sickler Lawyers Pllc
Kimberly Kasian, Stark County, ND Recorder



ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That, the undersigned **JOHN SCHNEIDER**, whose post office address is 200 Park Road, Burlingame, CA 94010 ("Grantor") in consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto **GREG PRUITT and DAWN PRUITT**, whose post office address is 22 Patterson Lake Dr., Dickinson, ND 58601, ("Grantees"), a non-exclusive easement over and across the following described real estate situated in Stark County, North Dakota, identified in Exhibit A hereto (the "easement").

PARCEL D BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PARCEL A AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3160937 IN THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A BEING A REBAR & CAP LS-5466; THENCE N 36°27'50" E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 24.95 FEET; THENCE N 89°45'26" E PARALLEL TO AND TWENTY (20) FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 294.82 FEET; THENCE S 51°00'22" E, A DISTANCE OF 31.62 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4); THENCE S 89°45'26" W, ALONG SAID SOUTH LINE, A DISTANCE OF 334.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 6,290 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

3163807

02/23/2021 08:55:05 AM Page: 2 of 7
Easement \$65.00 Ebeltoft Sickler Lawyers PLLC
Kimberly Kasian, Stark County, ND Recorder



PARCEL E BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PARCEL A IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A BEING A REBAR AND CAP LS-5466; THENCE S 37°00'22" W ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 22.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 37°00'22" W ALONG SAID WEST LINE, A DISTANCE OF 20.74 FEET; THENCE S 68°23'32" E, A DISTANCE OF 138.70 FEET; THENCE S 51°35'34" E, A DISTANCE OF 211.35 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE N 37°00'22" E ALONG SAID EAST LINE, A DISTANCE OF 20.01 FEET; THENCE N 51°35'34" W, A DISTANCE OF 213.81 FEET; THENCE N 68°23'32" W, A DISTANCE OF 136.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 7,000 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.



ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That, the undersigned **JOHN SCHNEIDER**, whose post office address is 200 Park Road, Burlingame, CA 94010 ("Grantor") in consideration of one dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto **GREG PRUITT and DAWN PRUITT**, whose post office address is 22 Patterson Lake Dr., Dickinson, ND 58601, ("Grantees"), a non-exclusive easement over and across the following described real estate situated in Stark County, North Dakota, identified in Exhibit A hereto (the "easement").

This easement is for the purpose of providing access to, is for the benefit of, and is appurtenant to the following described real estate situated in Stark County, North Dakota and described in Exhibit B hereto. This easement shall be valid for a period of ninety-nine (99) years.

Grantees shall not change the grade, scope or elevation of the easement without the permission of Grantor.

The rights of ingress and egress granted hereby may be used non-exclusively by, and are limited to, Grantees, their agents, invitees or guests using the easement to access Grantee's property, as described in Exhibit B hereto.

The Grantor reserves the right to use the easement for all purposes which will not interfere with the Grantees' full enjoyment of the rights hereby granted.

Grantees agree to indemnify, defend and hold harmless Grantor from any and all claims, demands, causes of action, or liability for damages, loss or injuries of any kind that arise out of use of the premises or use of the easement.

The following page is the signature page.



ACCESS EASEMENT EXHIBIT

PARCEL D & E, BEING IN THE SE 1/4 SECTION 8, TOWNSHIP 139 NORTH, RANGE 96 WEST
 OF THE 5th PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

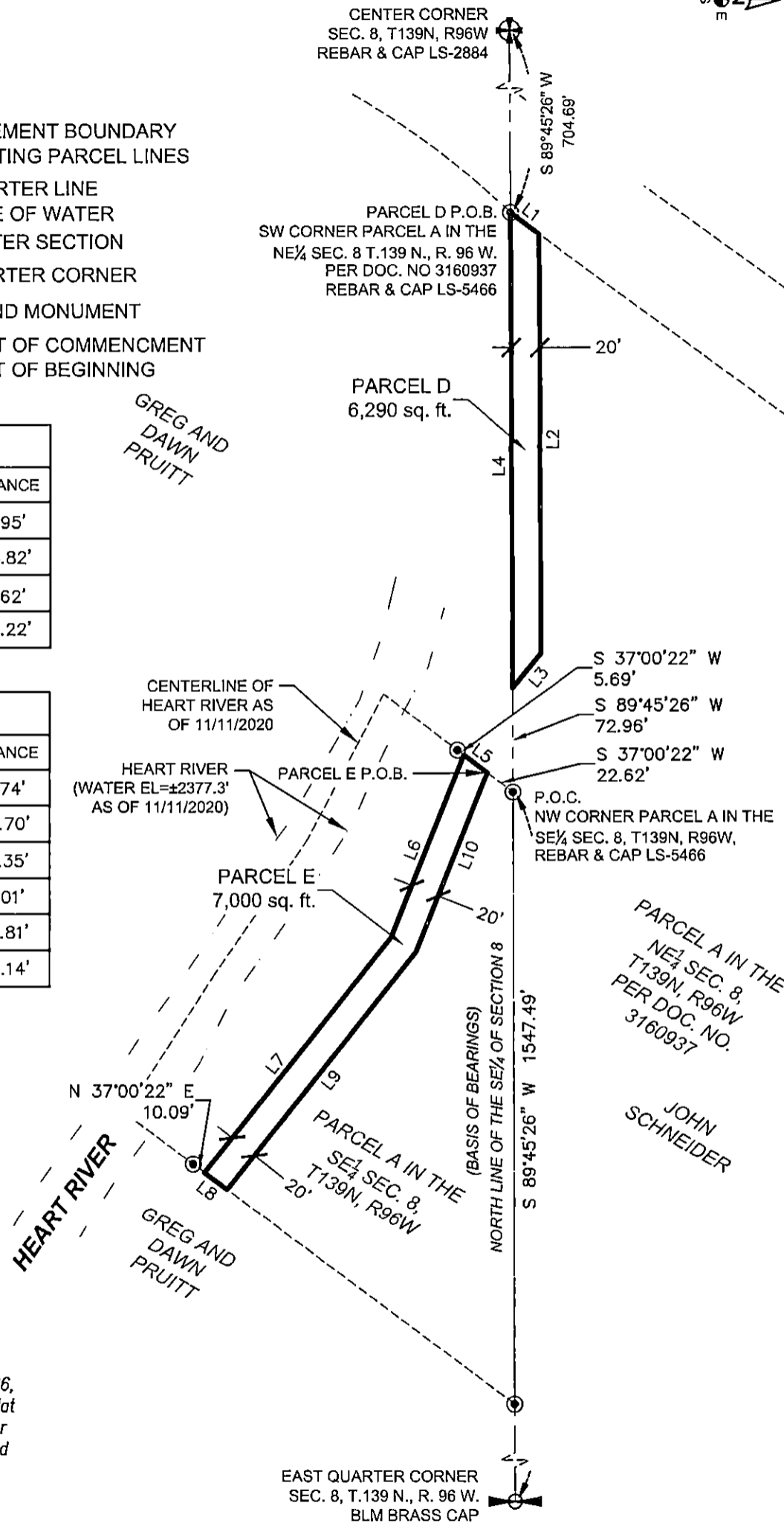


LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINES
- QUARTER LINE
- EDGE OF WATER
- CENTER SECTION
- QUARTER CORNER
- FOUND MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

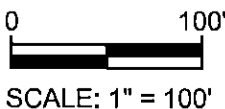
PARCEL D LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°27'50" E	24.95'
L2	N 89°45'26" E	294.82'
L3	S 51°00'22" E	31.62'
L4	S 89°45'26" W	334.22'

PARCEL E LINE TABLE		
LINE #	BEARING	DISTANCE
L5	S 37°00'22" W	20.74'
L6	S 68°23'32" E	138.70'
L7	S 51°35'34" E	211.35'
L8	N 37°00'22" E	20.01'
L9	N 51°35'34" W	213.81'
L10	N 68°23'32" W	136.14'



I, KC Homiston, Registered Professional Land Surveyor, LS-5466, do hereby certify that the survey plat shown hereon was made by me, or under my direction, and is true and correct to the the best of my knowledge and belief.

HIGHLANDS ENGINEERING
 OFFICE: 701.483.2444
 WWW.HIGHLANDSENG.COM



SURVEY REQUESTED BY: JOHN SCHNEIDER	
PROJECT NUMBER: 200125	SCALE: 1"=100'
DRAWN BY: TCJ	DATE: 11/18/2020
SHEET NUMBER: 1 of 2	



ACCESS EASEMENT EXHIBIT

PARCEL D & E, BEING IN THE SE 1/4, SECTION 8, TOWNSHIP 139 NORTH, RANGE 96 WEST
OF THE 5th PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA

PARCEL D BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN PARCEL A AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3160937 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A BEING A REBAR & CAP LS-5466; THENCE N 36°27'50" E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 24.95 FEET; THENCE N 89°45'26" E PARALLEL TO AND TWENTY (20) FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 294.82 FEET; THENCE S 51°00'22" E, A DISTANCE OF 31.62 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4); THENCE S 89°45'26" W, ALONG SAID SOUTH LINE, A DISTANCE OF 334.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 6,290 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

PARCEL E BOUNDARY DESCRIPTION

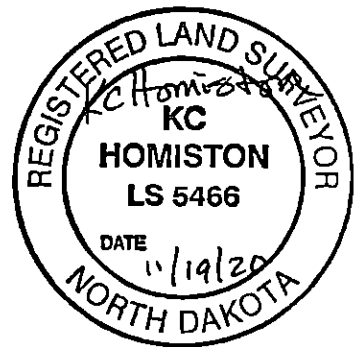
A PARCEL OF LAND LOCATED IN PARCEL A IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL A BEING A REBAR AND CAP LS-5466; THENCE S 37°00'22" W ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 22.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 37°00'22" W ALONG SAID WEST LINE, A DISTANCE OF 20.74 FEET; THENCE S 68°23'32" E, A DISTANCE OF 138.70 FEET; THENCE S 51°35'34" E, A DISTANCE OF 211.35 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE N 37°00'22" E ALONG SAID EAST LINE, A DISTANCE OF 20.01 FEET; THENCE N 51°35'34" W, A DISTANCE OF 213.81 FEET; THENCE N 68°23'32" W, A DISTANCE OF 136.14 FEET TO THE POINT OF BEGINNING.

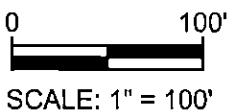
SAID PARCEL HAS A WIDTH OF TWENTY (20) FEET, CONTAINS 7,000 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEY NOTES

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION EIGHT (8) WITH THE BEARING BEING S 89°45'26" W, THAT WAS LOCATED BY A GPS OBSERVATION FROM LAT: N46°51'42.38099" / LONG: W102°47'24.24924", BEARINGS ARE BASED ON NORTH AT THIS LOCATION.



I, KC Homiston, Registered Professional Land Surveyor, LS-5466, do hereby certify that the survey plot shown hereon was made by me, or under my direction, and is true and correct to the the best of my knowledge and belief.



SURVEY REQUESTED BY: JOHN SCHNEIDER	
PROJECT NUMBER: 200125	SCALE: 1"=100'
DRAWN BY: TCJ	DATE: 11/18/2020
SHEET NUMBER: 2 of 2	