

## CONSERVATION EASEMENT

In consideration of the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable considerations the receipt of which is hereby acknowledged, **Beatrice T. Wilkerson, as Trustee of The Beatrice T. Wilkerson Revocable Trust, dated September 12, 2000**, Developer, whose mailing address is 508 Brundage Lane, Sheridan, Wyoming 82801 (Grantor), owner of the property described as follows:

**See Exhibit "A" , attached hereto and by reference incorporated herein.**

on behalf of herself and her successors, heirs and assigns, hereby grants and gives unto **The City of Sheridan, a political subdivision of the State of Wyoming**, whose mailing address is P. O. Box 848, Sheridan, Wyoming 82801 (Grantee), a conservation easement over the above-described property of the Grantor.

The following acts and activities are expressly prohibited within the boundaries of this Conservation Easement without the prior consent of Grantee:

- Construction or placing of buildings, roads, signs, billboards or other advertising structures, on or other structures, on or above the ground.
- Construction or placing of utilities on, below or above the ground without appropriate local, state, and federal permits or other authorization.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly, or offensive materials.
- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.
- Surface use except for purposes that permit the land or water areas to remain in its natural or current condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.

The current recorded granted or reserved uses of the property, including rights-of-way and easements, may continue and are hereby consented to by the Grantee upon acceptance of this Conservation Easement.

DATED this 5th day of September, 2003.

GRANTOR - The Beatrice T. Wilkerson  
Revocable Trust, dated September 12,  
2000

By: Beatrice T. Wilkerson  
Beatrice T. Wilkerson  
Trustee

STATE OF Missouri )  
COUNTY OF Cole ) :ss.

The foregoing instrument was acknowledged before me this 5th day of September, 2003, by Beatrice T. Wilkerson, as Trustee of The Beatrice T. Wilkerson Revocable Trust, dated September 12, 2000.

Hailey N. Heleman  
Notary Public

My Commission Expires: Aug 21, 2006

HAILEY N. HESEMAN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole  
My Commission Expires Aug. 21, 2006

ACCEPTANCE

The foregoing grant of Conservation Easement is hereby accepted by the Grantee by formal action taken by the \_\_\_\_\_ of the City of Sheridan, Wyoming, this \_\_\_\_ day of \_\_\_\_\_, 2003.

GRANTEE - CITY OF SHERIDAN,  
WYOMING

By: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT A

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (LOT 3) OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, WYOMING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD LEADING TO THE GIRLS INDUSTRIAL INSTITUTE, WHICH POINT IS 1305 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (OR LOT 3) OF SAID SECTION 2; THENCE NORTH 683.6 FEET TO A POINT; THENCE EAST 208.7 FEET TO A POINT; THENCE SOUTH 683.6 FEET MORE OR LESS TO THE NORTH LINE OF SAID COUNTY ROAD; THENCE WEST 208.7 FEET TO THE POINT OF BEGINNING.

THE SOUTH HALF OF THE SOUTH HALF OF LOT 4 OF SECTION 2; AND THAT PART OF LOT 1 OF SECTION 3, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS SOUTH 13°31' WEST 1031 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 13°29' WEST 54 FEET; THENCE SOUTH 39°06' WEST 294 FEET TO THE NORTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG THE SAID NORTH LINE OF THE COUNTY ROAD TO THE EAST LINE OF SAID SECTION 3; THENCE NORTH TO THE NORTHWEST CORNER OF THE S½S½ OF SAID LOT 4 OF SECTION 2; THENCE WEST TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 55 NORTH, OF RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

**EXCEPTING FROM THE ABOVE DESCRIBED TRACTS, THE FOLLOWING:**

THAT PORTION CONVEYED TO TERREDEL COMPANY, INC. AS CONTAINED IN WARRANTY DEED RECORDED JANUARY 5, 1979 IN BOOK 237 OF DEEDS, PAGE 180.

THAT PORTION CONVEYED TO MARIE COLLINS AS CONTAINED IN WARRANTY DEED RECORDED JULY 6, 1979 IN BOOK 241 OF DEEDS, PAGE 318.

THAT PORTION CONVEYED TO FRANK C. LENTSCH AND ELLEN M. LENTSCH AS CONTAINED IN WARRANTY DEED RECORDED OCTOBER 19, 1983 IN BOOK 279 OF DEEDS, PAGE 354.

THAT PORTION CONVEYED TO THE TRANSPORTATION COMMISSION OF WYOMING AS CONTAINED IN WARRANTY DEED RECORDED OCTOBER 14, 1993 IN BOOK 361 OF DEEDS, PAGE 496.