

ROADWAY ACCESS and UTILITY EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **THOMAS A. MCINTYRE and ELAINE M. MCINTYRE, husband and wife**, whose address is P.O. Box 7400, 3 Timm Place, Sheridan, Wyoming 82801 ("Grantor"), do hereby grant to **ROLLIE G. PARKISON and NANCY E. PARKISON, husband and wife**, whose address is 1200 Orchid Lane, Gillette, Wyoming 82716-2175 ("Grantee"), a permanent easement for roadway access and underground utilities thirty (30) feet in width, being fifteen (15) feet either side of a centerline as described on **Exhibit "A"** and plat **Exhibit "B"**, which are attached hereto and incorporated herein by reference.

This easement is granted subject to the following terms and conditions:

- A. This easement is appurtenant to and shall benefit lands owned by Grantee, being a tract of land, described in that certain Warranty Deed recorded June 1, 1994 as Instrument No. 169975 in Book 366, Page 513 of the Sheridan County Clerk and Recorder's records, and situate in the SW1/4SW1/4 of Section 3, Township 55 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows: Beginning at the northwest corner of Section 10, Township 55 North, Range 85 West, 6th P.M., thence proceeding North 46°37' East, 1954.4 feet to the East-West line (dividing line) between the SE1/4SW1/4 of Section 3, Township 55 North, Range 85 West, and the NE1/4SW1/4 of Section 3, Township 55 North, Range 85 West; thence proceeding West to the northwest corner of the SW1/4SW1/4 of Section 3, Township 55 North, Range 85 West; thence proceeding south to the point of beginning ("Grantee's land").
- B. This easement is a roadway easement for ingress and egress to Grantee's land. Grantee may place utilities within the easement so long as they are located underground. Grantor and Grantee shall have the right to construct, improve, use, maintain, repair, and rebuild a road within the easement. Grantee shall be solely responsible to keep the easement maintained. Grantee shall not have the right to enlarge, or relocate said roadway easement, except with the written consent and permission of Grantor.
- C. Grantor shall take no action to block this easement in any manner, whether temporarily or permanently. The easement shall not be used for parking or storage purposes.
- D. This easement shall be construed as an easement running with Grantee's land and shall inure to the benefit of and be binding upon each of the parties, their heirs, personal representatives, successors and assigns.

- E. Grantor hereby reserves the right to use said easement for its own purposes, so long as said uses do not unreasonably interfere with Grantee's right to use said easement.
- F. Grantor shall not be responsible or liable for any damages or liability which may be caused to Grantee or its guests and invitees as a result of constructing and using the easement, and Grantee, on behalf of themselves and their successors and assigns, hereby waives all such claims.
- G. Grantee hereby releases and agrees to hold Grantor, its successors and assigns, harmless for any and all claims, damages and liability that may occur as a result of constructing and using the easement.

TO HAVE AND TO HOLD said easement and right-of-way forever unto the Grantee, its heirs, successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 29th day of January, 2021.

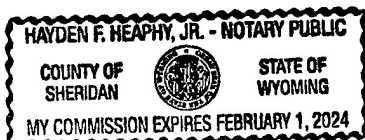

THOMAS A. MCINTYRE

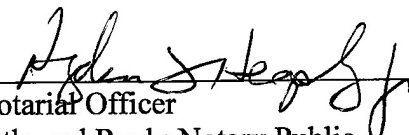
ELAINE M. MCINTYRE

STATE OF WYOMING)
) ss.
County of Sheridan)

This instrument was acknowledged before me on this 29th day of January, 2021, by **THOMAS A. MCINTYRE** and **ELAINE M. MCINTYRE**, husband and wife.

WITNESS my hand and official seal.




Notarial Officer
Title and Rank: Notary Public

My commission expires: _____.

EXHIBIT "A"

LEGAL DESCRIPTION

Record Owner: Thomas A and Elaine M McIntyre
October 15, 1996

Re: 30.00' Access and Utility Easement to Rollie G and Nancy E Parkison, and or
any of their respective successors and assigns.

An access and utility easement situated in a portion of the Subdivision of Tract No. 5 of the Valley West Subdivision, in the S1/2SW1/4 of Section 3 and the N1/2NW1/4 of Section 10, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:


Commencing at the northwest corner of said Section 10 (Monumented with a 3-1/4" Aluminum Cap per PLS 2615); thence North 46°31'33" East, 590.19 feet to the POINT OF BEGINNING of said 30 feet access and utility easement, said point lying on the northerly line of Tract No. 5A of the Subdivision of Tract No. 5 - Valley West Subdivision, the sidelines of which easement extends or shortens so as to terminate at the property boundary lines; thence along the said easement centerline South 38°39'46" East, 227.83 feet to a point; thence continuing along said easement centerline through a tangent curve to the left, having a central angle of 52°20'11", a radius of 150.00 feet, an arc length of 137.02 feet, a chord bearing of South 64°49'52" East, and a chord length of 132.30 feet to a point; thence continuing along said easement centerline North 89°00'03" East, 288.80 feet to a point; thence continuing along said easement centerline through a tangent curve to the right, having a central angle of 36°32'18", a radius of 150.00 feet, an arc length of 95.66 feet, a chord bearing of South 72°43'49" East, and a chord length of 94.04 feet to a point; thence continuing along said easement centerline South 54°27'40" East, 206.12 feet to a point; thence continuing along said easement centerline through a tangent curve to the right, having a central angle of 45°52'47", a radius of 175.00 feet, an arc length of 140.13 feet, a chord bearing of South 31°31'16" East, and a chord length of 136.42 feet to a point; thence continuing along said easement centerline South 8°34'53" East, 50.76 feet to the POINT OF TERMINUS of said 30 feet access and utility easement, said point lying on the southerly line of Tract No. 5A of the Subdivision of Tract No. 5 - Valley West Subdivision and bears South 84°02'36" East, 1322.68 feet from the northwest corner of said Section 10 (Monumented with a 3-1/4" Aluminum Cap per PLS 2615).

Said access and utility easement contains 34,372 square feet of land, 0.79 acres of land, more or less.

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



2021-766031 2/1/2021 3:26 PM PAGE: 3 OF 4
FEES: \$21.00 DO EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A" ACCESS AND UTILITY EASEMENT	
PREPARED FOR: ROLLIE G AND NANCY E PARKISON 1200 ORCHID LANE GILLETTE, WY 82716	
LOCATION: TRACT NO. 5A - SUBDIVISION OF TRACT NO. 5 VALLEY WEST SUBDIVISION - S1/2SW1/4, SECTION 3 & N1/2NW1/4, SECTION 10, T55N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING	
PREPARED BY:	52 S. MAIN ST. PO BOX 6104 SHERIDAN, WY 82801 (307) 675-1234
	
REVISION:	JOB NO.: 20CPG016 FILE:
DATE FIELD: 11/2020	BOOK: 005 REF:
DATE OFFICE: 11/2020	PAGE: 020-022 DRAWN BY: BEW

NO. 2021-766031 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAVIS & CANNON LLP P O BOX 728
SHERIDAN WY 82801

2021-766031 2/1/2021 3:26 PM PAGE: 4 OF 4
FEES: \$21.00 DO EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

