



TEMPORARY CONSTRUCTION EASEMENT

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 temporary construction easement over the following described lands situated in the County of Sheridan, and State of Wyoming, to-wit:

See Exhibits "A" and "B" attached hereto and incorporated herein by reference.

1. This easement shall include the above described easement together with an additional ten (10) feet wide located along each edge of the above described easement, running the full length of said easement.
2. This easement is for the purpose of constructing a road, together with a right of ingress and egress to construct, repair and maintain.
3. This construction easement shall expire one (1) year from the date of completion of construction of the road.
4. Grantor hereby reserves unto itself, the right to use the above described easement for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted.
5. Grantor, its successors and assigns, 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.
6. Grantee hereby releases and agrees to hold Grantor, its successors and assigns, harmless from any and all claims, damages and liability that may occur as a result of constructing and using the easement.

Dated this 29th day of January, 2021.


THOMAS A. MCINTYRE

ELAINE M. MCINTYRE

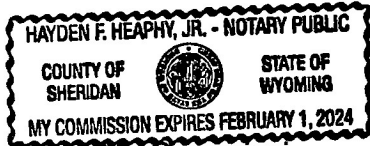


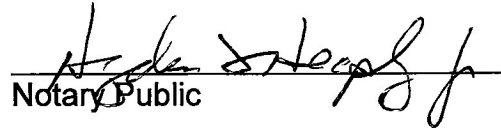
2021-766033 2/1/2021 3:52 PM PAGE: 2 OF 4
FEES: \$21.00 DO EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

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

WITNESS my hand and official seal.




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.



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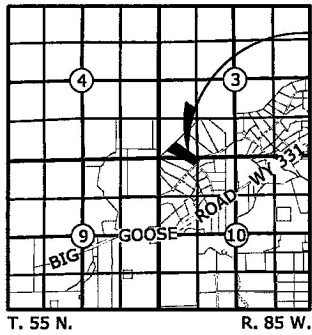
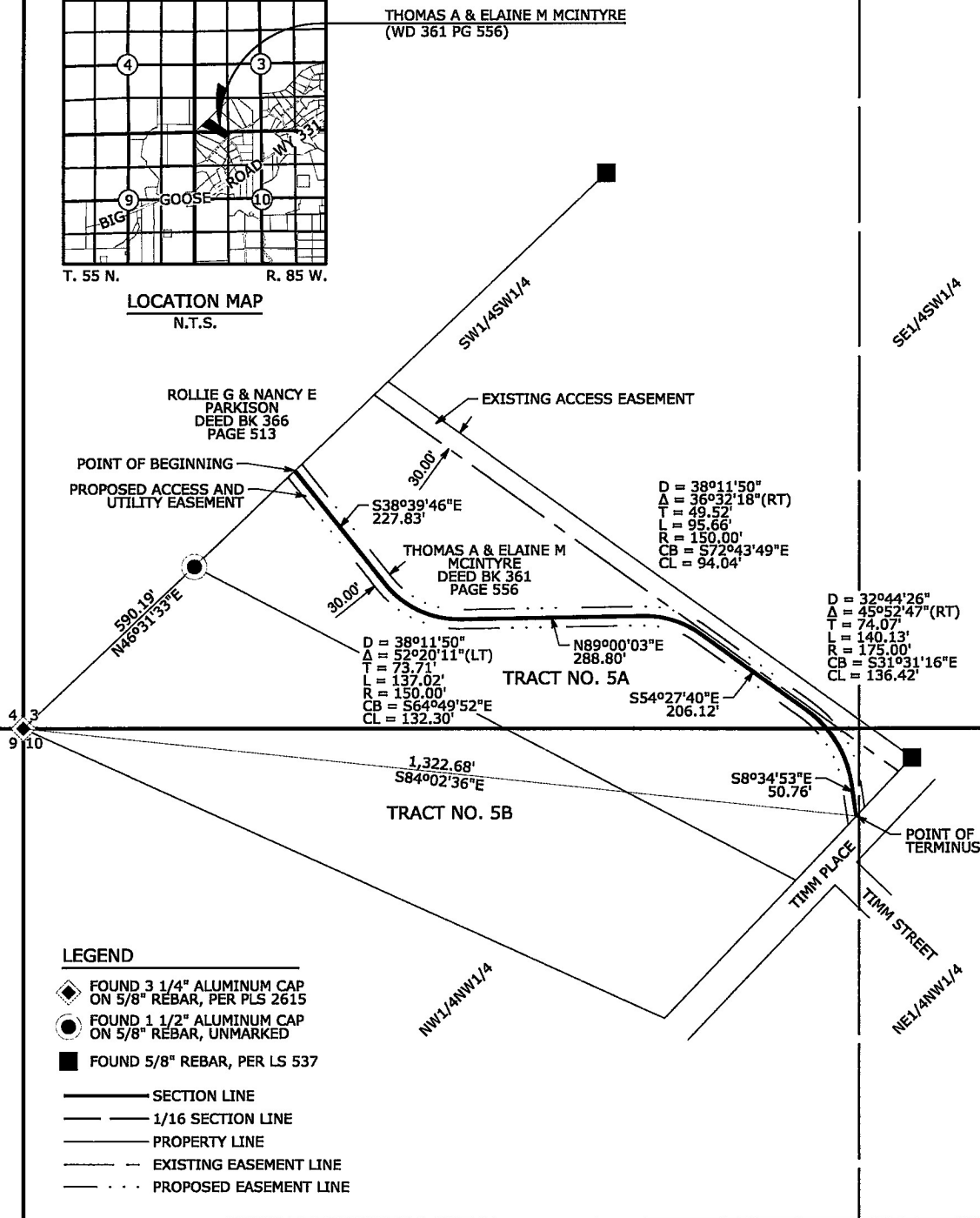
EXHIBIT "A" ACCESS AND UTILITY EASEMENT	
PREPARED FOR: ROLLIE G AND NANCY E PARKISON 1200 ORCHID LANE GILLETTE, WY 82716	
LOCATION: TRACT NO. 5A - SUBDIVISION OF TRACT NO. 5 VALLEY WEST SUBDIVISION - S1/2SW1/4, SECTION 3 & N1/2NW1/4, SECTION 10, T55N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING	
PREPARED 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

EXHIBIT "B"
TRACT NO. 5A - SUBDIVISION OF TRACT NO. 5 VALLEY WEST SUBDIVISION
 SITUATED IN THE S1/2SW1/4 OF SECTION 3 & N1/2NW1/4 OF SECTION 10,
 TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH PRINCIPAL MERIDIAN,
 SHERIDAN COUNTY, WYOMING



LOCATION MAP
N.T.S.



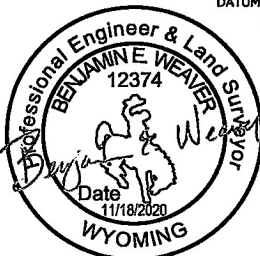
LEGEND

- ◆ FOUND 3 1/4" ALUMINUM CAP ON 5/8" REBAR, PER PLS 2615
- FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR, UNMARKED
- FOUND 5/8" REBAR, PER LS 537

- SECTION LINE
- 1/16 SECTION LINE
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- ... PROPOSED EASEMENT LINE

BASIS OF BEARINGS & DATUM

SCALE: 1" = 200'
 BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
 DISTANCES ARE SURFACE
 DATUM: NAD 83 (2011), NAVD 88 (GEOID18) (US SURVEY FEET)
 DATUM ADJUSTMENT FACTOR (DAF): 1.00024779



SURVEYOR'S CERTIFICATE

STATE OF WYOMING } S.S.
 COUNTY OF SHERIDAN }

I, BENJAMIN E. WEAVER, A DULY REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



EXHIBIT "B"	
ACCESS AND UTILITY EASEMENT	
PREPARED FOR: ROLLIE G AND NANCY E PARKISON 1200 ORCHID LANE GILLETTE, WY 82716	
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PREPARED BY:	52 S. MAIN ST. PO BOX 6104 SHERIDAN, WY 82801 (307) 675-1234
CPG Engineering	
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NO. 2021-766033 EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 DAVIS & CANNON LLP P O BOX 728
 SHERIDAN WY 82801

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