

**2012-697271** 6/22/2012 2:34 PM PAGE: **1** OF BOOK: 534 PAGE: 391 FEES: \$17.00 DR EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **ACCESS EASEMENT**

| Towers of the Christian Church (Disciples of Christ) of 428 N. Jefferson, Sheridan, MY hereinafter referred to as "Grantor", and the City of Sheridan, Wyoming, hereinafter referred to as "Grantee".  For and in consideration of good and valuable consideration, receipt of which is acknowledged and subject to the terms and conditions set forth below, Grantor conveys and warrants to Grantee an easement and right-of-way upon, across and under the following-described real property, described as:  SEE ATTACHED EXHIBITS "A" and "B".  Said easement is for the purpose of providing access by the public for entry upon and use of the premises described and shown on the exhibits. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By Heritage Towers of the Christian Church (Disciples of Christ)  STATE OF Wyoman to me personally known, who being by me duly sworn did say that he is the Administrator of Heritage.  Towers of the Christian Church that he has the authority to sign on behalf of said property Owner that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this 33 day of May 1012  Given under my hand and notarial seal this 33 day of May 2012  Heritage Towers of the Christian Church Notary Public  | Deed made this <u>23</u> day of <u>MAY</u> , 20 <u>/2</u> by and between <u>Heritage</u>         |
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| hereinafter referred to as "Grantor", and the City of Sheridan, Wyoming, hereinafter referred to as "Grantee".  For and in consideration of good and valuable consideration, receipt of which is acknowledged and subject to the terms and conditions set forth below, Grantor conveys and warrants to Grantee an easement and right-of-way upon, across and under the following-described real property, described as:  SEE ATTACHED EXHIBITS "A" and "B".  Said easement is for the purpose of providing access by the public for entry upon and use of the premises described and shown on the exhibits. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By Heritage Towers of the Christian Church (Disciples of Christ)  STATE OF Wyomacy to me personally known, who being by me duly sworn did say that he is the Administrator of Heritage Towers of the Christian Church (Disciples of Church (Disciples (Discip | Towers of the Christian Church (Disciples of Christ), of 428 N. Jefferson, Sheridan, WY          |
| referred to as "Grantee".  For and in consideration of good and valuable consideration, receipt of which is acknowledged and subject to the terms and conditions set forth below, Grantor conveys and warrants to Grantee an easement and right-of-way upon, across and under the following-described real property, described as:  SEE ATTACHED EXHIBITS "A" and "B".  Said easement is for the purpose of providing access by the public for entry upon and use of the premises described and shown on the exhibits. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By Warrant (Disciples of Christ)  STATE OF Wyoman to me personally known, who being by me duly sworn did say that he is the Administrator of Heritage.  Towers of the Christian Church that he has the authority to sign on behalf of said property Owner that said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to be the free act and deed of said acknowledged said instrument to s |  |
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| Grantee an easement and right-of-way upon, across and under the following-described real property, described as:  SEE ATTACHED EXHIBITS "A" and "B".  Said easement is for the purpose of providing access by the public for entry upon and use of the premises described and shown on the exhibits. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By  STATE OF Wyomary  STATE OF Wyomary  Then Prey to me personally known, who being by me duly sworn did say that he is the administrator of Heritage.  Towers of the Christian Church that he has the authority to sign on behalf of said property Owner that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this 3 day of May 20/12  Wy Commission Expires: May 31, 20/3  | and subject to the terms and conditions set forth below, Grantor conveys and warrants to         |
| SEE ATTACHED EXHIBITS "A" and "B".  Said easement is for the purpose of providing access by the public for entry upon and use of the premises described and shown on the exhibits. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By  STATE OF Wyomang  ) ss  COUNTY OF Shendan  On this 23 day of May  to me personally known, who being by me duly sworn did say that he is the Administrator of Heritage  Towers of the Christian Church  that he has the authority to sign on behalf of said Property Owner  was signed on behalf of said, and that said  acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this 23 day of May  Notary Public  My Commission Expires: May 31, 2013   |  |
| Seid easement is for the purpose of providing access by the public for entry upon and use of the premises described and shown on the exhibits. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By  STATE OF  Wyomano  On this 23 day of May of Play to me personally known, who being by me duly sworn did say that he is the Administrator of Heritage.  Towers of the Christian Church (hat he has the authority to sign on behalf of said property Owner that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this 23 day of May 20/2 Countrour Strategor  My Commission Expires: May 31, 20/3   |  |
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| purposes above recited. Permanent improvements that would hinder use of this access easement cannot be constructed over the easement.  In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By  STATE OF Wyomang  ) ss  COUNTY OF Shandau  On this 23 day of   |  |
| In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By Kerfall  STATE OF Wyoming ) ss  COUNTY OF Sheridan )  On this 23 day of May 2012, before me personally appeared  |  |
| In witness whereof, Grantor signs this Deed on the date above written.  Heritage Towers of the Christian Church (Disciples of Christ)  By Reversion Church (Disciples of Christ)  STATE OF Wyomung ) ss  COUNTY OF Shandan ) start for me personally appeared  | · ·  |
| Heritage Towers of the Christian Church (Disciples of Christ)  By  STATE OF Wyomung  STATE OF Wyomung  STATE OF Sheridan  On this 23 day of May  Kenneth Humphrey to me personally known, who being by me duly sworn did say that he is the administrator of Heritage  Towers of the Christian Church that he has the authority to sign on behalf of said property Owner that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this 23 day of May  Notary Public  My Commission Expires: May 31, 2013   | calliot be constructed over the easement.  |
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| STATE OF Wyoming ss COUNTY OF Shundar ss COUNTY OF Shundar ss State of Said property Owner that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said state of the county |  |
| STATE OF Wyoming ) ss  COUNTY OF Sheridan ) ss  Church share authority to sign on behalf of said sign of |  |
| On this 23 day of  | <u> </u>   |
| On this 23 day of  | By Fart  |
| On this 23 day of  | 5,   |
| On this 23 day of  | STATE OF WHOM I NOW  |
| On this 23 day of  | ) ss   |
| On this 23 day of  | COUNTY OF Sheard and   |
| Towers of the Christian Church that he has the authority to sign on behalf of said that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this day of, 20/2  My Commission Expires: 31, 20/3   | OCCUPATION STANDARDS   |
| say that he is theadminiStrator ofHeritage   |  |
| Towers of the Christian Church that he has the authority to sign on behalf of said that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this day of, 20/2  My Commission Expires: 31, 20/3   | On this 23 day of 90 Aut. 300 before me personally appeared                                      |
| say that he is the   | Kan nath Ham on tall to me personally known who hains by me duly aware did                       |
| Towers of the Christian Church that he has the authority to sign on behalf of said, that said instrument was signed on behalf of said, and that said acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this day of, 20/2   | one personally known, who being by the duty sworn did  |
| of said  |  |
| was signed on behalf of said, and that said  |  |
| acknowledged said instrument to be the free act and deed of said  Given under my hand and notarial seal this 23 day of May .20/2  Kathy Aldurnar Notary Public  My Commission Expires: May 31, 20/3  STATE OF WYOMING  | ·  |
| Given under my hand and notarial seal this 23 day of May , 20/2  Kathy Adurnar  Notary Public  My Commission Expires: May 31, 20/3  FRATHY ALDERMAN NOTARY PUBLIC STATE OF WYOMING   | · · · · · · · · · · · · · · · · · · ·  |
| Motary Public    Notary Public   Notary Public   Notary Public   | acknowledged said instrument to be the tree act and deed of said                                 |
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| Motary Public    Notary Public   Notary Public   Notary Public   | 22   |
| Motary Public    Notary Public   Notary Public   Notary Public   | Given under my hand and notarial seal this day of  |
| My Commission Expires: May 31, 2013 SHERIDAN NOTARY PUBLIC COUNTY OF SHERIDAN WYOMING  |  |
| My Commission Expires: May 31, 2013 COUNTY OF STATE OF WYOMING   | Notary Public  |
| My Commission Expires: May 31, 2013 COUNTY OF STATE OF WYOMING   |  |
| My Commission Expires: 11 (ay 5), 400 SHERIDAN WYOMING MY COMMISSION EXPIRES MAY 31, 2013  | COUNTY OF THE COUNTY OF  |
|  | MY COMMISSION EXPIRES MAY 31, 2013   |

## **EXHIBIT A**

2012-697271 6/22/2012 2:34 PM PAGE: 2 OF BOOK: 534 PAGE: 392 FEES: \$17.00 DR EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Alger Addition, Lot 2, Block 2 West Downtown Phase III Project 2012

**Legal Description** 

Access Easement No. 1 (one)

Prepared for:

City of Sheridan PO Box 848

Sheridan, WY 82801

A tract of land located in Lot 2, Block 2, Alger Addition to the City of Sheridan, all in accordance with the Map of Survey attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a point on the east line of said Lot 2, Block 2, N 00 º 28'28" E a distance of 23.66 ft. from the southeast corner of that certain tract of land described in Book 233, Page 448 of Deeds in the office of Sheridan County Clerk, said southeast corner monumented with a "cap LS 580"; thence N 89 º 31' 32" W a distance of 4.00 ft.;

thence N 00 º 28' 28" E a distance of 12.00 ft.;

thence S 89 º 31' 32" E a distance of 4.00 ft. to the east line of said Lot 2, Block 2; thence along said east line, S 00 º 28' 28" W a distance of 12.00 ft. to the point of beginning.

Said "cap LS 580" is a 1.5" diameter al cap atop #5 rebar stamped LS 580.

Said tract of land contains 48 square feet more or less.

Basis of bearings is Wyoming State Plane, East Central Zone, NAD 83.

## **EXHIBIT A**

Alger Addition, Lot 1 and Lot 2, Block 2 West Downtown Phase III Project 2012 Legal Description

Access Easement No. 2 (two)

Prepared for:

City of Sheridan PO Box 848

Sheridan, WY 82801

A tract of land located in Lot 1 and Lot 2, Block 2, Alger Addition to the City of Sheridan, all in accordance with the Map of Survey attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a point on the east line of said Lot 2, Block 2, N 00 º 28'28" E a distance of 59.77 ft. from the southeast corner of that certain tract of land described in Book 233, Page 448 of Deeds in the office of Sheridan County Clerk, said southeast corner monumented with a "cap LS 580"; thence N 17 º 13' 33" W a distance of 19.73 ft.:

thence N 00 º 28' 28" E a distance of 30.00 ft.;

thence N 18  $^{\rm o}$  10' 29" E a distance of 19.73 ft. to the east line of said Lot 1, Block 2;

thence along said east line of Lot 1 and Lot 2, S 00  $^{\circ}$  28' 28" W a distance of 67.60 ft. to the point of beginning.

Said "cap LS 580" is a 1.5" diameter al cap atop #5 rebar stamped LS 580.

Said tract of land contains 293 square feet more or less.

Basis of bearings is Wyoming State Plane, East Central Zone, NAD 83.

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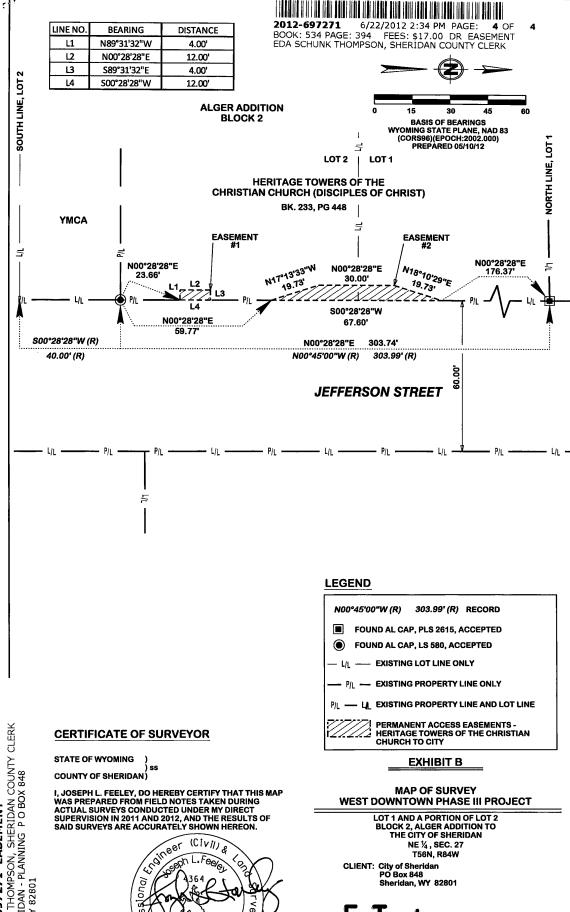
## **CERTIFICATE OF SURVEYOR**

State of Wyoming ) ss County of Sheridan )

I, Joseph L. Feeley, do hereby certify that these legal descriptions were prepared from notes taken during actual field surveys performed by me in 2011 and 2012.



Modification in any way of the above or foregoing legal descriptions terminates liability of surveyor.



1949 Sugarland Drive, Suite 205 Sheridan, WY 82801 307-673-1542 FAX 307-673-1547 entech@entechusa.net

NO. 2012-697271 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN - PLANNING P O BOX 848
SHERIDAN WY 82801

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