

**ACCESS EASEMENT**

Deed made this 23 day of MAY, 2012 by and between Heritage Towers of the Christian Church (Disciples of Christ), of 428 N. Jefferson, Sheridan, WY, 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 

STATE OF Wyoming )  
 ) ss  
COUNTY OF Sheridan )

On this 23 day of May, 2012, before me personally appeared 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, 2012  
Kathy Alderman  
Notary Public

My Commission Expires: May 31, 2013



## **EXHIBIT A**

**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 ° 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 ° 31' 32" W a distance of 4.00 ft.;  
thence N 00 ° 28' 28" E a distance of 12.00 ft.;  
thence S 89 ° 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 ° 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 ° 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 ° 13' 33" W a distance of 19.73 ft.;  
thence N 00 ° 28' 28" E a distance of 30.00 ft.;  
thence N 18 ° 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 ° 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.

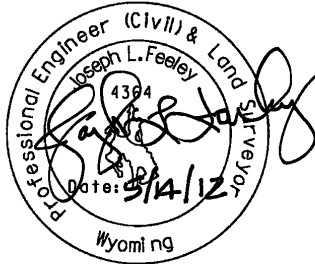


2012-697271 6/22/2012 2:34 PM PAGE: 3 OF 4  
BOOK: 534 PAGE: 393 FEES: \$17.00 DR EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

State of Wyoming )  
 ) ss  
County of Sheridan )

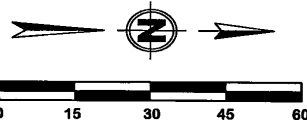
I, Joseph L. Feeley, do hereby certify that these legal descriptions were prepared from notes taken during actual field surveys performed by me in 2011 and 2012.



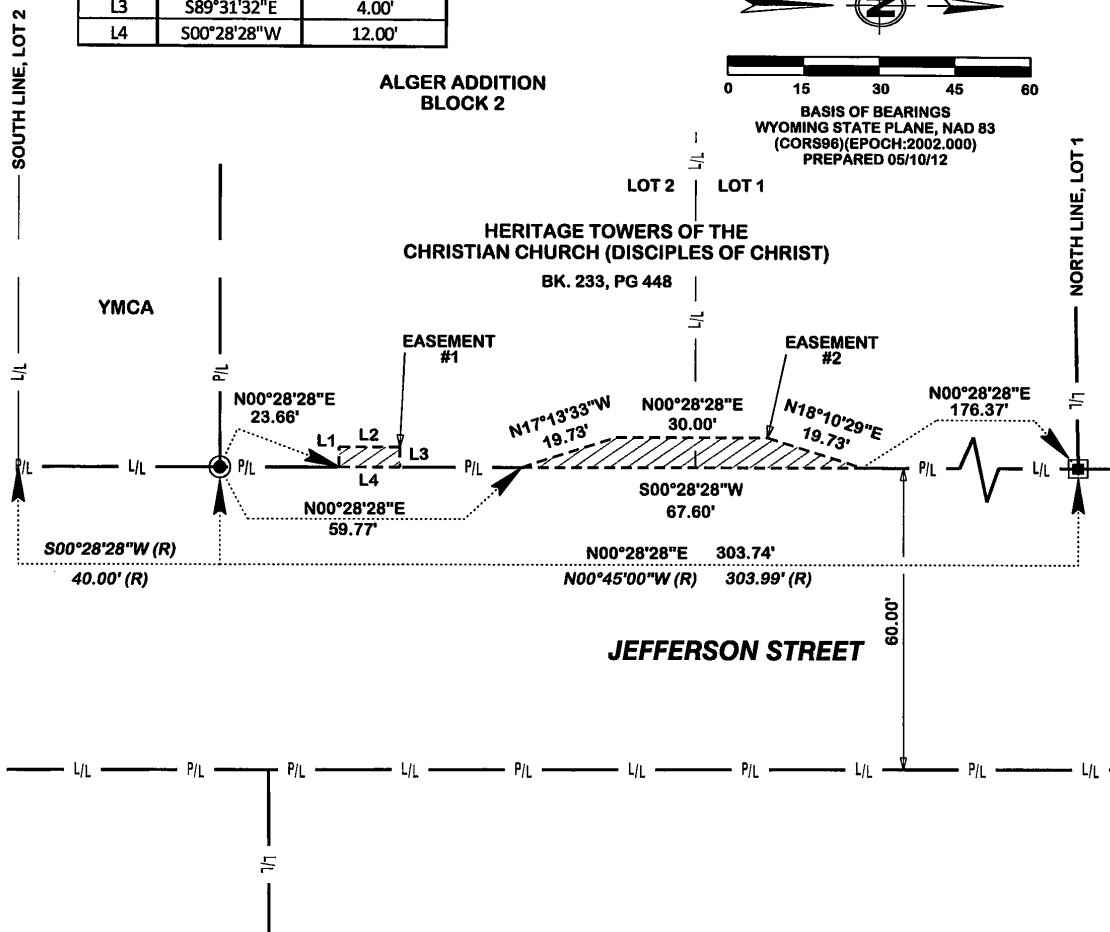
Modification in any way of the above or foregoing legal descriptions terminates liability of surveyor.

LINE NO.	BEARING	DISTANCE
L1	N89°31'32"W	4.00'
L2	N00°28'28"E	12.00'
L3	S89°31'32"E	4.00'
L4	S00°28'28"W	12.00'

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 BOOK: 534 PAGE: 394 FEES: \$17.00 DR EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



BASIS OF BEARINGS  
 WYOMING STATE PLANE, NAD 83  
 (CORS96)(EPOCH:2002.000)  
 PREPARED 05/10/12



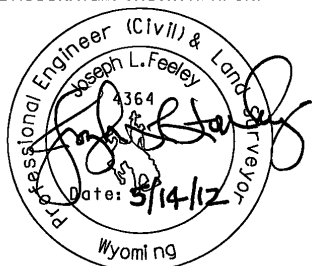
#### LEGEND

- N00°45'00"W (R) 303.99' (R) RECORD
- FOUND AL CAP, PLS 2615, ACCEPTED
- FOUND AL CAP, LS 580, ACCEPTED
- L/L — EXISTING LOT LINE ONLY
- P/L — EXISTING PROPERTY LINE ONLY
- P/L — L/L EXISTING PROPERTY LINE AND LOT LINE
- ▨ PERMANENT ACCESS EASEMENTS - HERITAGE TOWERS OF THE CHRISTIAN CHURCH TO CITY

#### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
 COUNTY OF SHERIDAN ) ss

I, JOSEPH L. FEELEY, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS CONDUCTED UNDER MY DIRECT SUPERVISION IN 2011 AND 2012, AND THE RESULTS OF SAID SURVEYS ARE ACCURATELY SHOWN HEREON.



#### EXHIBIT B

#### MAP OF SURVEY WEST DOWNTOWN PHASE III PROJECT

LOT 1 AND A PORTION OF LOT 2  
 BLOCK 2, ALGER ADDITION TO  
 THE CITY OF SHERIDAN  
 NE ¼, SEC. 27  
 T56N, R84W

CLIENT: City of Sheridan  
 PO Box 848  
 Sheridan, WY 82801

**EnTech** Inc.  
 Professional Engineers and  
 Land Surveyors  
 1949 Sugarland Drive, Suite 205  
 Sheridan, WY 82801  
 307-673-1542  
 FAX 307-673-1547  
 entech@entechusa.net