

**CORRECTIVE DESCRIPTION OF
GENERAL UTILITY EASEMENTS, ACCESS EASEMENT,
AND ACCESS AND UTILITY EASEMENTS**

Northern Community College District, Sheridan, Wyoming (hereinafter referred to as "Grantor"), for good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and convey to **Sheridan County School District No. 2, State of Wyoming**, whose address is 201 N. Connor St., Suite 101, Sheridan, WY 82801, for itself, its agents, employees, assigns, and licensees (referred to herein as "Grantee"), this **CORRECTIVE DESCRIPTION** of the lands affected by the general perpetual access and utilities easements described in that certain document entitled **GENERAL UTILITY EASEMENTS, ACCESS EASEMENT, AND ACCESS AND UTILITY EASEMENTS** (hereinafter referred to as the "Original Easement") executed by Grantor on September 7, 2018, and recorded in Book 576, Pages 301-310 in the Book of Deeds located in the office of the Sheridan County Clerk's Office, Sheridan, Wyoming.

This **CORRECTIVE DESCRIPTION** corrects errors and omissions made in Exhibits A and B included within the Original Easement document executed by Grantor on September 7, 2018, and by making said corrections, hereby replaces the Original Easement in its entirety.

Dated this 5th day of March, 2020.

Northern Community College District,
Sheridan, Wyoming

By: *Cheryl Heath*

Title: Vice President and CFO



STATE OF WYOMING }
COUNTY OF SHERIDAN }ss:

²⁰ The foregoing instrument was acknowledged before me this 5th day of March 2018, by Cheryl Heath, the Vice President for Admin. Services + CFO for the Northern Wyoming Community College District.


Witness my hand and official seal:

My commission expires: October 9, 2020.

Jana Clements
Notary Public

EXHIBIT A

ACCESS EASEMENT NO. 1


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FEES: \$30.00 SM CORRECTED EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

A tract of land located in the NE ¼ NW ¼ and the NW ¼ NE ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming

Legal Description

A tract of land located in the NE ¼ NW ¼ and the NW ¼ NE ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a point, S 31 ° 31' 32" E a distance of 632.89 ft. from the N ¼ corner of said Section 11, said N ¼ corner monumented with a 3.5" dia. Al cap PE/LS 4364;

thence S 00 ° 13' 42" W a distance of 85.44 ft.;

thence N 89 ° 33' 10" W a distance of 60.00 ft.;

thence N 00 ° 13' 41" E a distance of 46.75 ft.;

thence N 88 ° 17' 19" W a distance of 359.53 ft.;

thence along a curve to the left with a radius of 40.00 ft., a central angle of 91 ° 43' 14", and a length of 64.03 ft. (chord bears S 45 ° 51' 04" W a distance of 57.41 ft.);

thence S 00 ° 00' 33" E a distance of 14.37 ft.;

thence N 89 ° 33' 10" W a distance of 40.00 ft.;

thence N 00 ° 00' 33" W a distance of 17.66 ft.;

thence along a curve to the left with a radius of 40.00 ft., a central angle of 88 ° 16' 46", and a length of 61.63 ft. (chord bears N 44 ° 08' 56" W a distance of 55.71 ft.);

thence N 88 ° 17' 19" W a distance of 373.11 ft.;

thence along a curve to the right with a radius of 220.00 ft., a central angle of 16 ° 49' 12", and a length of 64.58 ft. (chord bears N 79 ° 52' 42" W a distance of 64.35 ft.);

thence N 71 ° 28' 06" W a distance of 11.16 ft.;

thence along a curve to the left with a radius of 50.00 ft., a central angle of 28 ° 35' 14", and a length of 24.95 ft. (chord bears N 85 ° 45' 43" W a distance of 24.69 ft.);

thence S 79 ° 56' 40" W a distance of 10.40 ft. to a point on the east right-of-way (ROW) line of US Highway 87;

thence along said east ROW line, along a curve to the left with a radius of 2062.20 ft., a central angle of 01 ° 41' 42", and a length of 61.01 ft. (chord bears N 20 ° 34' 15" E a distance of 61.00 ft.);

thence S 42 ° 52' 53" E a distance of 7.93 ft.;

thence along a curve to the left with a radius of 50.00 ft., a central angle of 28 ° 35' 14", and a length of 24.95 ft. (chord bears S 57 ° 10' 29" E a distance of 24.69 ft.);

thence S 71 ° 28' 06" E a distance of 11.16 ft.;

thence along a curve to the left with a radius of 180.00 ft., a central angle of 16 ° 49' 12", and a length of 52.84 ft. (chord bears S 79 ° 52' 42" E a distance of 52.65 ft.);

thence S 88 ° 17' 19" E a distance of 911.68 ft. to the point of beginning.

Said tract of land contains 1.07 acres more or less.

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

ACCESS AND UTILITY EASEMENT NO. 1

A tract of land located in the NW ¼ NE ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming

Legal Description

A tract of land located in the NW ¼ NE ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a "cap PE/LS 4364", N 72 ° 30' 07" E a distance of 1418.45 ft. from the southwest corner of Tract A as shown on Record of Survey Map # 222 on file in the office of Sheridan County Clerk, said southwest corner monumented with a "cap 3.25 inch PLS 2615", said "cap PE/LS 4364" being the southeast corner of that certain parcel of land in Bk. 576, Pg. 311 of Warranty Deeds also in the office of Sheridan County Clerk ;

thence S 89 ° 33' 05" E a distance of 60.00 ft.;

thence N 00 ° 13' 41" E a distance of 424.00 ft.;

thence N 89 ° 33' 10" W a distance of 60.00 ft.;

thence S 00 ° 13' 40" W a distance of 30.00 ft. to a "cap PE/LS 4364" being the northeast corner of said certain parcel of land in Bk. 576, Pg. 311 of Warranty Deeds also in the office of Sheridan County Clerk ;

thence along the east line of said certain parcel, S 00 ° 13' 41" W a distance of 394.00 ft. to the point of beginning.

Said tract of land contains 0.58 acres more or less.

Said "cap PE/LS 4364" is a 2" dia. Al cap atop a #5 rebar.

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

ACCESS AND UTILITY EASEMENT NO. 2

A tract of land located in the NE ¼ NW ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming

Legal Description

A tract of land located in the NE ¼ NW ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a point, N 64 ° 48' 49" E a distance of 1010.24 ft. from the southwest corner of Tract A, said southwest corner monumented with a "cap 3.25 inch PLS 2615", as shown on Record of Survey Map # 222 on file in the office of Sheridan County Clerk;

thence N 00 ° 00' 33" W a distance of 394.00 ft.;

thence N 00 ° 00' 33" W a distance of 30.00 ft.;

thence S 89 ° 33' 10" E a distance of 40.00 ft.;

thence S 00 ° 00' 33" E a distance of 30.00 ft. to a "cap PE/LS 4364" being the northwest corner of that certain parcel of land in Bk. 576, Pg. 311 of Warranty Deeds in the office of Sheridan County Clerk ;

thence along the west line of said certain parcel, S 00 ° 00' 33" E a distance of 394.00 ft.;

thence N 89 ° 33' 05" W a distance of 40.00 ft. to the point of beginning.

Said tract of land contains 0.39 acres more or less.

Said "cap PE/LS 4364" is a 2" dia. Al cap atop a #5 rebar.

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

UTILITY EASEMENT NO. 1

A tract of land located in the NE ¼ NW ¼ and the NW ¼ NE ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming

Legal Description

A tract of land located in the NE ¼ NW ¼ and the NW ¼ NE ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a point, S 23 ° 25' 40" E a distance of 680.56 ft. from the N ¼ corner of said Section 11, said N ¼ corner monumented with a 3.5" dia. Al cap PE/LS 4364;
thence N 89 ° 33' 10" W a distance of 400.38 ft.;
thence S 00 ° 00' 33" E a distance of 30.00 ft. to a "cap PE/LS 4364" being the northwest corner of that certain parcel of land in Bk. 576, Pg. 311 of Warranty Deeds in the office of Sheridan County Clerk ;
thence along the north line of said certain parcel, S 89 ° 33' 10" E a distance of 400.26 ft. to a "cap PE/LS 4364" being the northeast corner of said certain parcel of land;
thence N 00 ° 13' 40" E a distance of 30.00 ft. to the point of beginning.

Said tract of land contains 0.28 acres more or less.

Said "cap PE/LS 4364" is a 2" dia. Al cap atop a #5 rebar.

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

UTILITY EASEMENT NO. 2

A tract of land located in the NE ¼ NW ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming

Legal Description

A tract of land located in the NE ¼ NW ¼, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a point on the east right-of-way (ROW) line of US Highway 87, N 22 ° 43' 57" E a distance of 898.12 ft. from the southwest corner of Tract A, said southwest corner monumented with a "cap 3.25 inch PLS 2615", as shown on Record of Survey Map # 222 on file in the office of Sheridan County Clerk;
thence along said east ROW line, along a curve to the left with a radius of 2062.20 ft., a central angle of 00 ° 54' 40", and a length of 32.79 ft. (chord bears N 24 ° 15' 42" E a distance of 32.79 ft.);
thence S 89 ° 33' 10" E a distance of 553.61 ft.;
thence S 00 ° 00' 33" E a distance of 30.00 ft.;
thence N 89 ° 33' 10" W a distance of 567.09 ft. to the point of beginning.

Said tract of land contains 0.39 acres more or less.

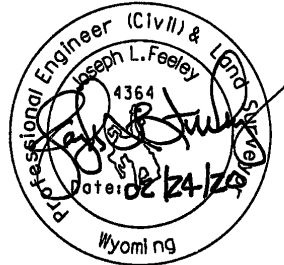
Basis of bearings is Wyoming State Plane, East Central Zone, NAD 83.

CERTIFICATE OF SURVEYOR

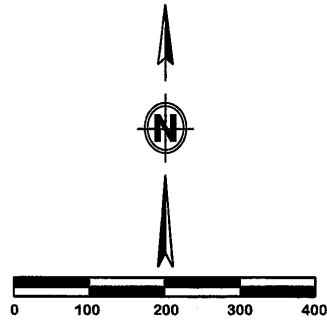
2020-756339 3/6/2020 11:12 AM PAGE: 5 OF 7
FEES: \$30.00 SM CORRECTED EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

State of Wyoming)
) ss
County of Sheridan)

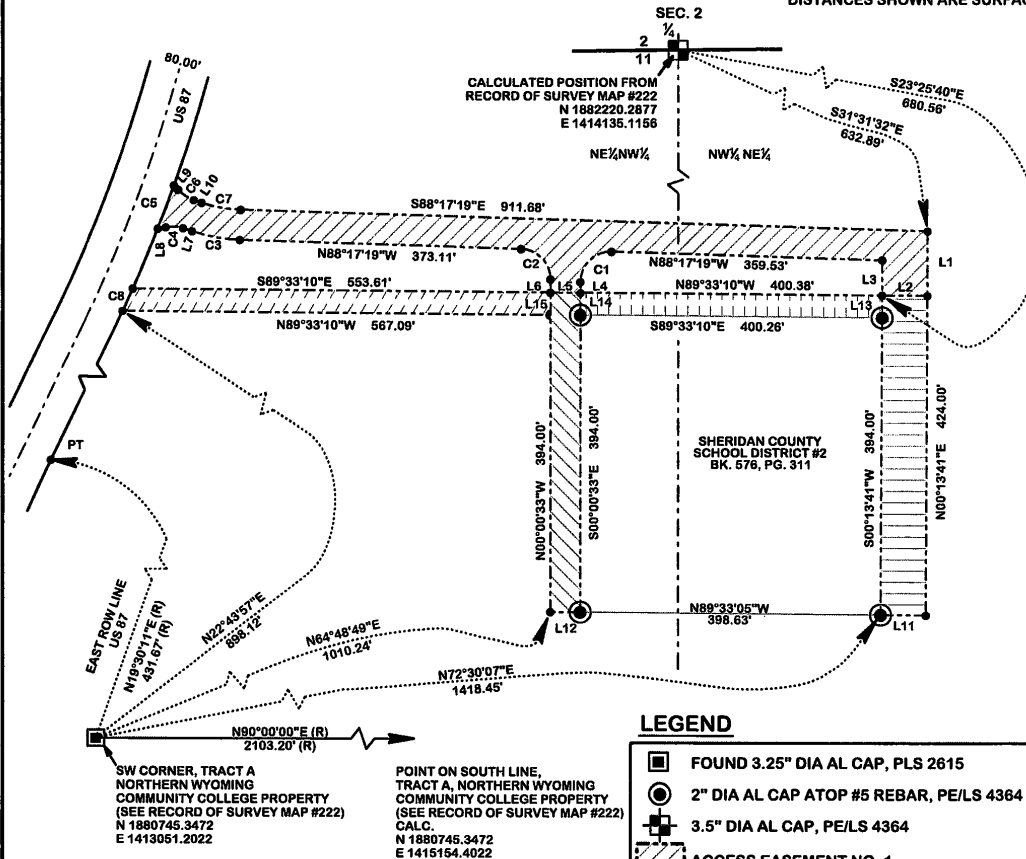
I, Joseph L. Feeley, do hereby certify that these legal descriptions were prepared from field notes taken during actual surveys performed by me in 2017.



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



BASIS OF BEARINGS
 WYOMING STATE PLANE, NAD 83
 (2011)(EPOCH:2010.000)
 SURFACE ADJUSTMENT FACTOR = 1.000235000
 DISTANCES SHOWN ARE SURFACE



LEGEND

- FOUND 3.25" DIA AL CAP, PLS 2615
- 2" DIA AL CAP ATOP #5 REBAR, PE/LS 4364
- ⊕ 3.5" DIA AL CAP, PE/LS 4364
- ▨ ACCESS EASEMENT NO. 1
- ▩ ACCESS AND UTILITY EASEMENT NO. 1
- ▩ ACCESS AND UTILITY EASEMENT NO. 2
- ▩ UTILITY EASEMENT NO. 1
- ▩ UTILITY EASEMENT NO. 2

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

I, JOSEPH L. FEELEY, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED BY ME IN 2017, AND THE RESULTS OF SAID SURVEYS ARE ACCURATELY SHOWN HEREON.

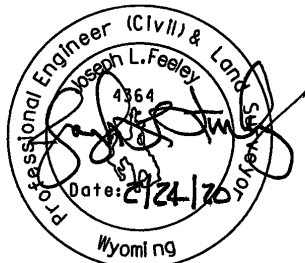


EXHIBIT B

MAP OF SURVEY NORTHERN WYOMING COMMUNITY COLLEGE EASEMENT CONVEYANCE TO SHERIDAN COUNTY SCHOOL DISTRICT # 2

NE $\frac{1}{4}$ NW $\frac{1}{4}$ AND NW $\frac{1}{4}$ NE $\frac{1}{4}$, SEC. 11, T.55N., R.84W.
 OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF SHERIDAN, WYOMING

CLIENT: SHERIDAN COUNTY SCHOOL DISTRICT # 2
 201 NORTH CONNOR STREET
 SHERIDAN, WY 82801

LOCATION:
 CITY OF SHERIDAN, WYOMING.
 FEBRUARY 2020

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

ACCESS EASEMENT NO. 1

LINE NO.	BEARING	DISTANCE
L1	S 0° 13' 42" W	85.44'
L2	N 89° 33' 10" W	60.00'
L3	N 0° 13' 41" E	46.75'
L4	S 0° 00' 33" E	14.37'
L5	N 89° 33' 10" W	40.00'
L6	N 0° 00' 33" W	17.66'
L7	N 71° 28' 06" W	11.16'
L8	S 79° 56' 40" W	10.40'
L9	S 42° 52' 53" E	7.93'
L10	S 71° 28' 06" E	11.16'

CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	40.00'	91° 43' 14" (LT)	64.03'	S45°51'04"W	57.41'
C2	40.00'	88° 16' 46" (LT)	61.63'	N44°08'56"W	55.71'
C3	220.00'	16° 49' 12" (RT)	64.58'	N79°52'42"W	64.35'
C4	50.00'	28° 35' 14" (LT)	24.95'	N85°45'43"W	24.69'
C5	2062.20'	1° 41' 42" (LT)	61.01'	N20°34'15"E	61.00'
C6	50.00'	28° 35' 14" (LT)	24.95'	S57°10'29"E	24.69'
C7	180.00'	16° 49' 12" (LT)	52.84'	S79°52'42"E	52.65'

ACCESS AND UTILITY EASEMENT NO. 1

LINE NO.	BEARING	DISTANCE
L11	S 89° 33' 05" E	60.00'
L12	N 89° 33' 10" W	60.00'
L13	S 00° 13' 40" W	30.00'

ACCESS AND UTILITY EASEMENT NO. 2

LINE NO.	BEARING	DISTANCE
L15	N 00° 00' 33" W	30.00'
L5	S 89° 33' 10" E	40.00'
L14	S 00° 00' 33" E	30.00'
L12	N 89° 33' 05" W	40.00'

UTILITY EASEMENT NO. 1

LINE NO.	BEARING	DISTANCE
L14	S 00° 00' 33" E	30.00'
L13	N 00° 13' 40" E	30.00'

UTILITY EASEMENT NO. 2

LINE NO.	BEARING	DISTANCE
L15	S 00° 00' 33" E	30.00'

CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	2062.20'	0° 54' 40" (LT)	32.79'	N24°15'42"E	32.79'

EXHIBIT B

**MAP OF SURVEY
 NORTHERN WYOMING COMMUNITY COLLEGE
 EASEMENT CONVEYANCE TO
 SHERIDAN COUNTY SCHOOL DISTRICT # 2**

NE $\frac{1}{4}$ NW $\frac{1}{4}$ AND NW $\frac{1}{4}$ NE $\frac{1}{4}$, SEC. 11, T.55N., R.84W.
 OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF SHERIDAN, WYOMING

CLIENT: SHERIDAN COUNTY SCHOOL DISTRICT # 2
 201 NORTH CONNOR STREET
 SHERIDAN, WY 82801

LOCATION:
 CITY OF SHERIDAN, WYOMING.
 FEBRUARY 2020

NO. 2020-756339 CORRECTED EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 SHERIDAN COUNTY SCHOOL DISTRICT NO 2 201 N CONNOR ST
 SUITE 101 SHERIDAN WY 82801

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