

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement is made effective the 3rd day of July, 2020, by and between the **NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT-SHERIDAN COLLEGE**, of 1 Whitney Way, Sheridan, WY 82801 ("GRANTOR"), and the **SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD**, a Wyoming joint powers board existing under agreement between the County of Sheridan, Wyoming, and the **CITY OF SHERIDAN, WYOMING**, of Sheridan County Courthouse, 224 South Main St., Ste. 428, Sheridan, WY 82801 ("GRANTEE").

WITNESSETH, that for valuable consideration received, GRANTOR does hereby grant, bargain, sell and convey unto GRANTEE, and its/their respective successors and assigns, a non-exclusive easement to access, construct and reclaim on lands that will be used temporarily for the construction of one (1) underground water supply pipeline and associated fixtures (the "Project") and necessary access for said installation in the following specific easement location in Sheridan County, State of Wyoming, to wit:

Said Temporary Construction Easement shall be as expressly described and depicted in the attached Legal Description EXHIBIT "A" and Diagram EXHIBIT "B", which EXHIBITS are hereby expressly incorporated into this instrument by this reference.

Said Temporary Construction Easement is temporary and non-exclusive in character and shall be SUBJECT TO any and all previously recorded easements, exceptions, restrictions and covenants concerning the lands described in the attached and incorporated EXHIBIT "A" description. Said Temporary Construction Easement shall be valid and available for use by the GRANTEE and the GRANTEE's employees, agents, contractors and consultants for the time period July 15, 2020 through November 15, 2020 or for a total of 126 days otherwise during the summer/fall of 2020 as necessary and, if necessary due to weather or other unforeseen construction delays, to allow the GRANTEE to initiate and otherwise complete construction of one (1) underground water supply pipeline and associated fixtures for this Project.

Said Temporary Construction Easement shall exist and be available to the GRANTEE only while it is needed to complete the Project and shall expire and cease to exist when the Project is completed and all necessary reclamation work has been completed.

Said Temporary Construction Easement shall be used and maintained by the GRANTEE and its authorized employees, agents, contractors and consultants at all times at the GRANTEE's sole expense.

GRANTOR: Northern Wyoming Community College District-Sheridan College

By: Cheryl Heath

Title: Vice President : CFO

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss.
County of Sheridan)

Executed and acknowledged before me by Cheryl Heath, acting as the
Vice President & CFO by and for the Northern Wyoming Community College District-
Sheridan College on June 26, 2020.



Sarah Aksamit

Notary Public

My Commission expires: 9-23-2021

Exhibit "A" – Temporary Construction Easement Legal Description



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FEES: \$0.00 HLM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**LEGAL DESCRIPTION
EXHIBIT "A"**

Record Owner: Northern Wyoming Community College
November 14, 2019

Re: 20.0' Waterline Easement

A waterline easement being a strip of land twenty (20) feet wide when measured at right angles, the west line of said strip being the proposed realigned easterly right-of-way line of Coffeen Avenue (AKA U.S. Highway No.87) situated in the E½NW¼ of Section 11, Township 55 North, Range 84 West, 6th P.M., City of Sheridan, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the westerly line of said strip being more particularly described as follows:

Commencing at the north quarter corner of said Section 11 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S52°34'43"W, 770.09 feet to the **POINT OF BEGINNING** of said easement, said point lying on the proposed realigned easterly right-of-way line of Coffeen Avenue (AKA U.S. Highway No. 87); thence, along said westerly line of said strip and said proposed realigned easterly right-of-way line through a non-tangent curve to the right, having a central angle of 06°48'37", a radius of 2112.20 feet, an arc length of 251.06 feet, a chord bearing of S18°18'41"W, and a chord length of 250.92 feet to a point; thence S25°44'49"W, 432.87 feet along said westerly line of said strip and said proposed realigned easterly right-of-way line to a point; thence, along said westerly line of said strip and said proposed realigned easterly right-of-way line through a curve to the left, having a central angle of 12°08'44", a radius of 1932.20 feet, an arc length of 409.59 feet, a chord bearing of S19°40'27"W, and a chord length of 408.82 feet to the **POINT OF TERMINUS** of said easement, said point lying on the north line of Tract 1, Adams Ranch Subdivision, and being S77°30'49"E, 2028.33 feet from the northwest corner of said Section 11. Lengthening or shortening the side-line of said easement to intersect said boundary lines.

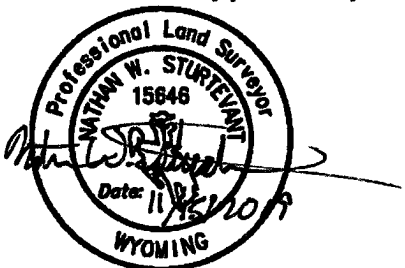
Said waterline easement contains 21,871 square feet of land, more or less.

In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the easterly line of said strip being the westerly line of said twenty (20) foot wide waterline easement. Said temporary construction easement contains 32,806 square feet of land more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

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

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



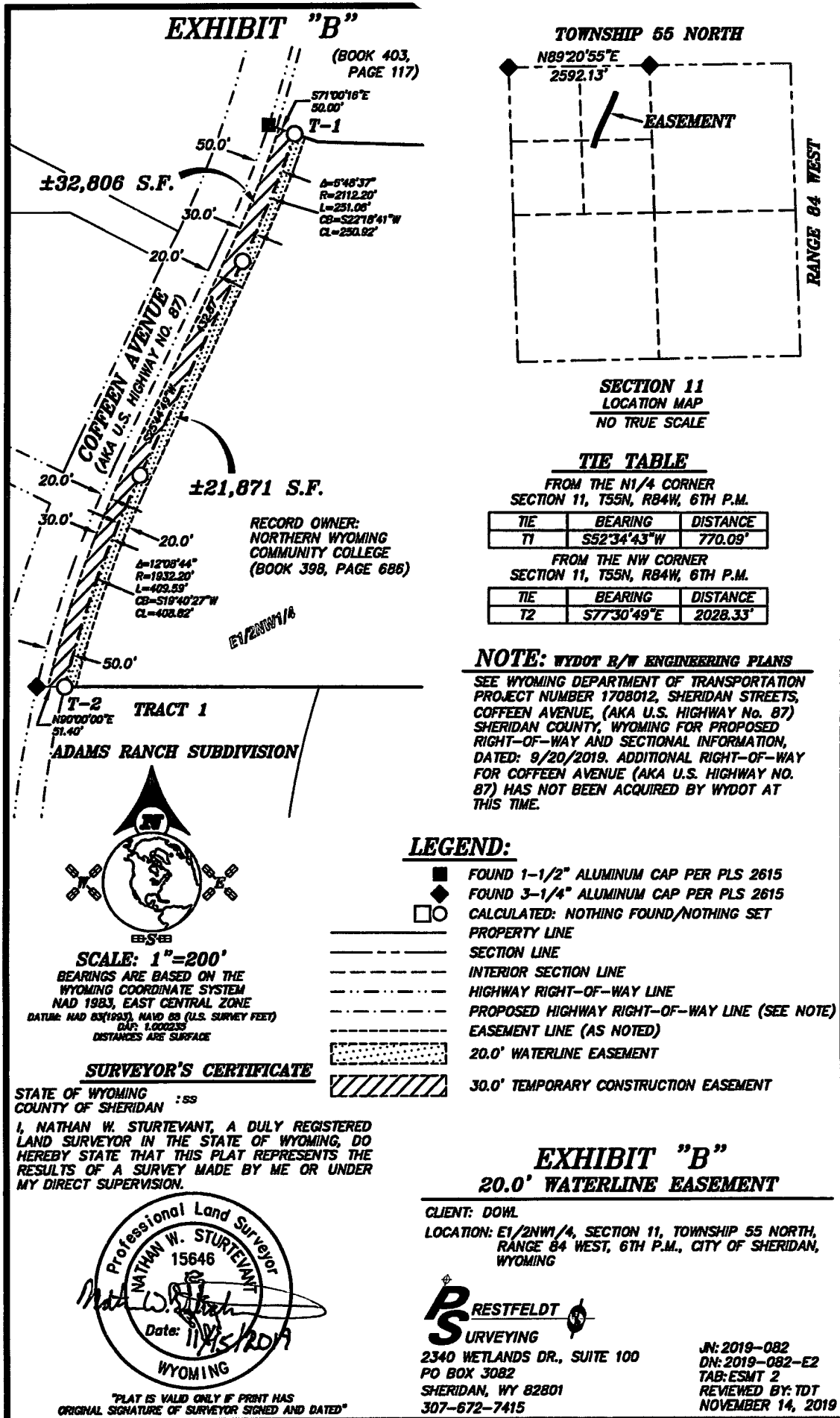
Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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Exhibit "B" – Temporary Construction Easement Diagram



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SHERIDAN AREA WATER SUPPLY