



When Recorded Return To:
Rick A. Thompson
Hathaway & Kunz, P.C.
P.O. Box 1208
Cheyenne, WY 82003

ACCESS EASEMENT AGREEMENT

Northern Wyoming Community College District, State of Wyoming, a community college district and body corporate (the "Grantor"), is the owner of a parcel of land (the "Land") which consists of an access route located on the campus of Northern Wyoming Community College (the "Campus") in Sheridan County, Wyoming, which parcel is particularly described on Exhibit B, which is attached hereto and made a part hereof by this reference.

Northern Wyoming Community College Building Authority, a Wyoming nonprofit corporation (the "Grantee"), is the owner of leasehold interest in a parcel of land (the "Benefited Land") located on the Campus, which parcel is particularly described on Exhibit A attached hereto and made a part hereof by this reference.

The Grantor hereby grants and conveys to the Grantee a perpetual, nonexclusive easement (the "Easement") to use the Land for access to and from U.S. Highway No. 87 and the Benefited Land. A site plan showing the Benefited Land and the Easement is attached hereto as Exhibit C and made a part hereof. The Grantor shall maintain at its cost and expense the Land for Easement purposes.

The Easement is intended to and shall run with the Benefited Land as an appurtenance thereto, shall inure to the benefit of the Grantee, its successors and assigns, and its licensees, agents, employees, contractors, guests, tenants, and invitees, shall burden the Land, and shall bind the Grantor, and its successors and assigns. The parties agree to give such further assurances of the Easement as may be required.

Witness the hands of the duly authorized agents of the parties effective as of December 11, 2014.

NORTHERN WYOMING
COMMUNITY COLLEGE
DISTRICT, STATE OF WYOMING

By: 

Norleen Healy, Vice Chair

NORTHERN WYOMING
COMMUNITY COLLEGE
BUILDING AUTHORITY

By: 

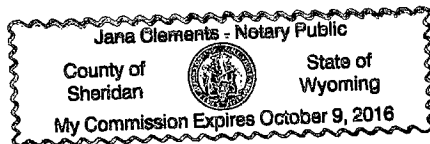
Mark Kinner, President



State of Wyoming)
) ss.
County of Sheridan)

The foregoing Access Easement Agreement was acknowledged before me by Norleen Healy, the Vice Chair and a duly authorized agent of Northern Wyoming Community College District, State of Wyoming, a community college district and body corporate, on this 4th day of December, 2014.

Witness my hand and official seal.

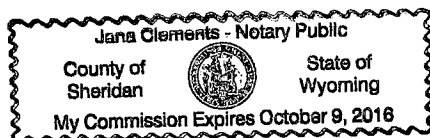


Jana Clements
Notary Public

State of Wyoming)
) ss.
County of Sheridan)

The foregoing Access Easement Agreement was acknowledged before me by Mark Kinner, the President and a duly authorized agent of Northern Wyoming Community College Building Authority, a Wyoming nonprofit corporation, on this 4th day of December, 2014.

Witness my hand and official seal.



Jana Clements
Notary Public



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Northern Wyoming Community College District, State of Wyoming
September 12, 2014

Re: Description of the BENEFITED LAND & PARKING AREA (Ag & Science Center)

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, and the NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "C" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 11 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S73°14'30"E, 233.72 feet to the **POINT OF BEGINNING** of said tract; thence N89°17'13"W, 189.67 feet to a point; thence, through a curve to the right, having a central angle of 19°32'43", a radius of 178.00 feet, an arc length of 60.72 feet, a chord bearing of N79°30'52"W, and a chord length of 60.43 feet to a point; thence N69°44'30"W, 68.50 feet to a point; thence, through a curve to the left, having a central angle of 110°17'09", a radius of 30.00 feet, an arc length of 57.75 feet, a chord bearing of S55°06'55"W, and a chord length of 49.23 feet to a point; thence N00°01'39"W, 217.89 feet to a point; thence N67°17'22"E, 238.62 feet to a point; thence S22°44'44"E, 345.83 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.79 acres of land, more or less.

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



LEGAL DESCRIPTION EXHIBIT "B"

Record Owner: Northern Wyoming Community College District, State of Wyoming
September 15, 2014

Re: Description of the ACCESS ROUTE (Ag & Science Center)

An access easement forty (40) feet wide, being twenty (20) feet each side, or thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the SE¼SW¼ of Section 2, and the NE¼NW¼ of Section 11, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "C" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

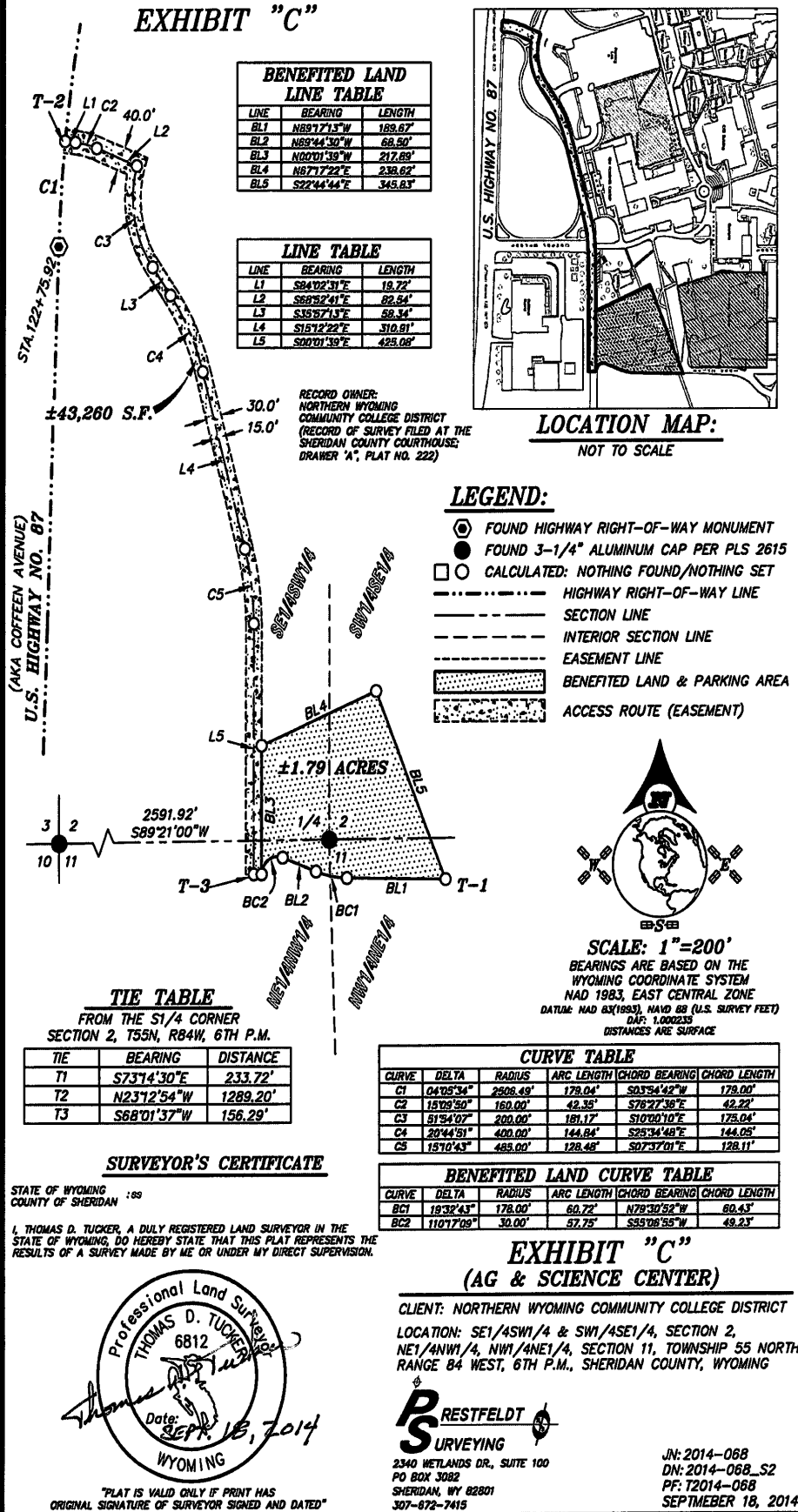
Commencing at the south quarter corner of said Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N23°12'54"W, 1289.20 feet to the **POINT OF BEGINNING** of said easement, said point lying on the easterly right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue); thence S84°02'31"E, 19.72 feet with parallel right-of-way lines forty (40) feet wide, being twenty (20) feet each side of said centerline to a point; thence, with parallel right-of-way lines forty (40) feet wide, being twenty (20) feet each side of said centerline, through a curve to the right having a central angle of 15°09'50", a radius of 160.00 feet, an arc length of 42.35 feet, a chord bearing of S76°27'36"E, and a chord length of 42.22 feet to a point; thence S68°52'41"E, 82.54 feet with parallel right-of-way lines forty (40) feet wide, being twenty (20) feet each side of said centerline to a point; thence, from this point forward with parallel right-of-way lines thirty (30) feet wide, being fifteen (15) feet each side of said centerline through a non-tangent curve to the left, having a central angle of 51°54'07", a radius of 200.00 feet, an arc length of 181.17 feet, a chord bearing of S10°00'10"E, and a chord length of 175.04 feet to a point; thence S35°57'13"E, 58.34 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 20°44'51", a radius of 400.00 feet, an arc length of 144.84 feet, a chord bearing of S25°34'48"E, and a chord length of 144.05 feet to a point; thence S15°12'22"E, 310.91 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 15°10'43", a radius of 485.00 feet, an arc length of 128.48 feet, a chord bearing of S07°37'01"E, and a chord length of 128.11 feet to a point; thence S00°01'39"E, 425.08 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S68°01'37"W, 156.29 feet from the north quarter corner of said Section 11. Lengthening or shortening the side lines of said easement to intersect said boundary line as shown on EXHIBIT "C".

Said access easement contains 43,260 square feet, or 0.99 acres of land, more or less.

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



EXHIBIT "C"



NO. 2014-716383 EASEMENT

C-1 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801