

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



2015-717259 1/28/2015 10:57 AM PAGE: 1 OF 7  
BOOK: 551 PAGE: 459 FEES: \$30.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**ACCESS AND PARKING EASEMENTS AGREEMENT  
(Whitney Center for the Arts)**

**Northern Wyoming Community College District**, State of Wyoming, a community college district and body corporate (the "Grantor"), is the owner of parcels of land (the "Land") which consist of a parking area and an access route located on the campus of Northern Wyoming Community College (the "Campus") in Sheridan County, Wyoming, which parcels are particularly described on Exhibit B and C, 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 perpetual, nonexclusive easements (the "Easements") to use the Land (i) for parking in the Parking Area described in Exhibit B; and (ii) for access to and from U.S. Highway No. 87 and the Benefited Land using the Access Route described in Exhibit C. A survey plat map showing the Benefited Land and the Easements is attached hereto as Exhibit D and made a part hereof. The Grantor shall maintain at its cost and expense the Land for Easement purposes.

The Easements are 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 Easements as may be required.

Witness the hands of the duly authorized agents of the parties effective as of January 27, 2015.

NORTHERN WYOMING  
COMMUNITY COLLEGE  
DISTRICT, STATE OF WYOMING

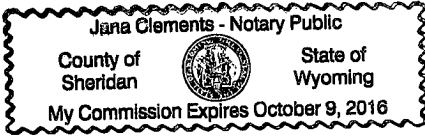
By: Kati Sherwood  
Kati Sherwood, Chairman

NORTHERN WYOMING  
COMMUNITY COLLEGE  
BUILDING AUTHORITY

By: Mark Kinner  
Mark Kinner, President



State of Wyoming )  
 ) ss.  
 County of Sheridan )

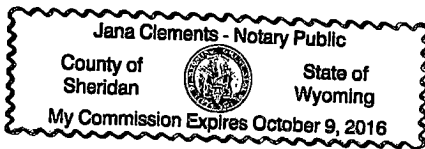


The foregoing Access and Parking Easements Agreement was acknowledged before me by Kati Sherwood, the Chairman and a duly authorized agent of Northern Wyoming Community College District, State of Wyoming, a community college district and body corporate, on this 22nd day of January, 2015.

Witness my hand and official seal.

Jana Clements  
 Notary Public

State of Wyoming )  
 ) ss.  
 County of Sheridan )



The foregoing Access and Parking Easements 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 22nd day of January, 2015.

Witness my hand and official seal.

Jana Clements  
 Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

**Record Owner:** Northern Wyoming Community College District, State of Wyoming  
**August 27, 2014**

**Re: Description of the BENEFITED LAND (North Whitney/Arts Building)**

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

Commencing at the south quarter corner of said Section 2 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N03°52'14"E, 676.30 feet to the **POINT OF BEGINNING** of said tract; thence N15°15'01"W, 129.06 feet to a point; thence S74°30'11"W, 182.97 feet to a point; thence N15°49'10"W, 10.89 feet to a point; thence, through a non-tangent curve to the left, having a central angle of 88°17'29", a radius of 54.50 feet, an arc length of 83.98 feet, a chord bearing of N30°02'06"E, and a chord length of 75.92 feet to a point; thence N14°06'39"W, 11.25 feet to a point; thence N74°59'29"E, 20.33 feet to a point; thence N15°01'17"W, 119.86 feet to a point; thence N74°33'16"E, 286.55 feet to a point; thence S19°14'27"E, 14.25 feet to a point; thence S15°23'05"E, 310.37 feet to a point; thence S74°45'08"W, 180.16 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.89 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  
**August 26, 2014**

**Re: Description of the PARKING AREA (North Whitney/Arts Building)**

A tract of land situated in the SE¼SW¼ of Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "D"** attached hereto and by this reference made a part hereof; said tract of land 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 N09°59'20"W, 846.45 feet to the **POINT OF BEGINNING** of said tract; thence S74°59'29"W, 35.52 feet to a point; thence N15°01'06"W, 119.32 feet to a point; thence N74°33'16"E, 70.85 feet to a point; thence S15°01'17"E, 119.86 feet to a point; thence S74°59'29"W, 35.33 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 8,473 square feet, or 0.19 acres of land, more or less.

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

## LEGAL DESCRIPTION EXHIBIT "C"

**Record Owner:** Northern Wyoming Community College District, State of Wyoming  
**August 28, 2014**

**Re: Description of the ACCESS ROUTE (North Whitney/Arts Building)**

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, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "D" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

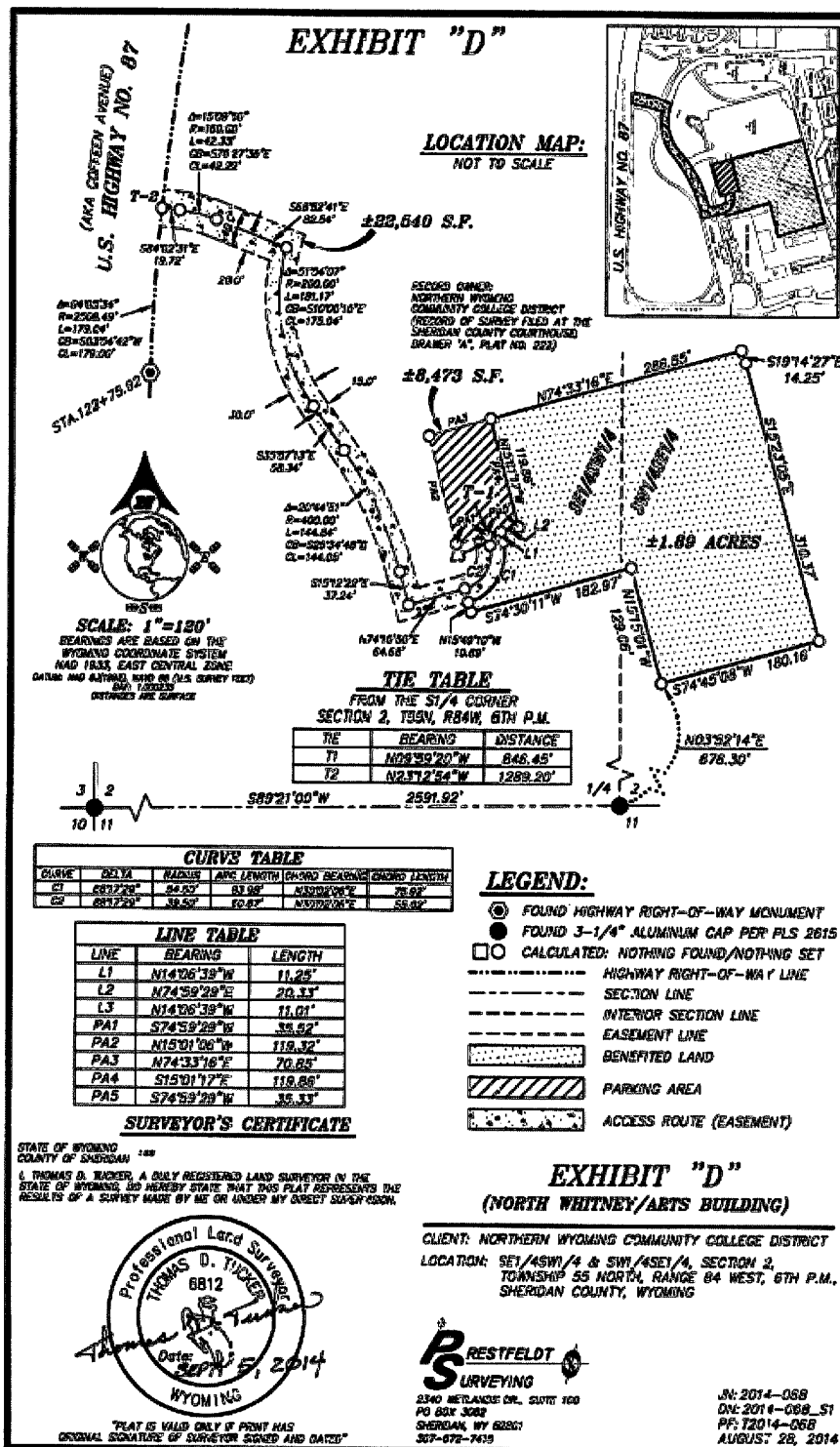
Commencing at the south quarter corner of said Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N23°12'54"W, 1289.20 feet to the **POINT OF BEGINNING** of said easement, said point lying on the easterly right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue); thence S84°02'31"E, 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, 37.24 feet along said centerline to a point; thence N74°10'50"E, 64.68 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 88°17'29", a radius of 39.50 feet, an arc length of 60.87 feet, a chord bearing of N30°02'06"E, and a chord length of 55.02 feet to a point; thence N14°06'39"W, 11.01 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N09°59'20"W, 846.45 feet from said south quarter corner of said Section 2. Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on EXHIBIT "D".



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Said access easement contains 22,540 square feet, or 0.52 acres of land, more or less.

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



**NO. 2015-717259 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801