



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 February 17, 2015.

NORTHERN WYOMING
COMMUNITY COLLEGE
DISTRICT, STATE OF WYOMING

By: Kate Sherwood
Kati Sherwood, Chairman

NORTHERN WYOMING
COMMUNITY COLLEGE
BUILDING AUTHORITY

By: Mark A. Kinner
Mark Kinner, President

State of Wyoming)
) SS.
County of Sheridan)



The foregoing Access Easement 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 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 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
September 12, 2014

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

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, and the 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 3/4" Aluminum Cap per PLS 2615); thence S80°58'10"E, 280.65 feet to the **POINT OF BEGINNING** of said tract; thence N15°27'25"W, 305.62 feet to a point; thence N74°16'53"E, 178.17 feet to a point; thence S89°20'51"E, 200.60 feet to a point; thence S00°39'09"W, 163.50 feet to a point; thence S02°17'38"E, 13.39 feet to a point; thence S00°16'15"E, 167.30 feet to a point; thence N89°17'13"W, 290.13 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 2.56 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 9, 2014

Re: Description of the ACCESS ROUTES (Tech Center)

ACCESS ROUTE

An access easement forty (40) feet wide, being twenty (20) feet each side, thirty (30) feet wide, being fifteen (15) feet each side, or twenty four (24) feet wide, being twelve (12) feet each side of the following described centerline situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ 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 centerline 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 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 until noted otherwise 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, 379.48 feet along said centerline to a point; thence, from this point forward with parallel right-of-way lines twenty four (24) feet wide, being twelve (12) feet each side, N89°58'21"E, 24.89 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 20°17'09", a radius of 100.00 feet, an arc length of 35.41 feet, a chord bearing of S79°53'05"E, and a chord length of 35.22 feet to a point; thence S69°44'30"E, 68.50 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 19°32'43", a radius of 166.00 feet, an arc length of 56.63 feet, a chord bearing of S79°30'52"E, and a chord length of 56.35 feet to a point; thence S89°17'13"E, 161.80 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 84°13'02", a radius of 32.00 feet, an arc length of 47.04 feet, a chord bearing of N48°36'16"E, and a chord length of 42.91 feet to a point; thence N06°29'45"E, 113.72 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N70°18'09"E, 256.11 feet from said south quarter corner of Section 2. Lengthening or shortening the side lines of said easement to intersect said boundary lines as shown on EXHIBIT "C".

Said access easement contains 1.24 acres of land, more or less.

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



ADDITION TO ACCESS ROUTE

An access easement twenty four (24) feet wide, being twelve (12) feet each side of the following described centerline situated in the NW¼NE¼ 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:

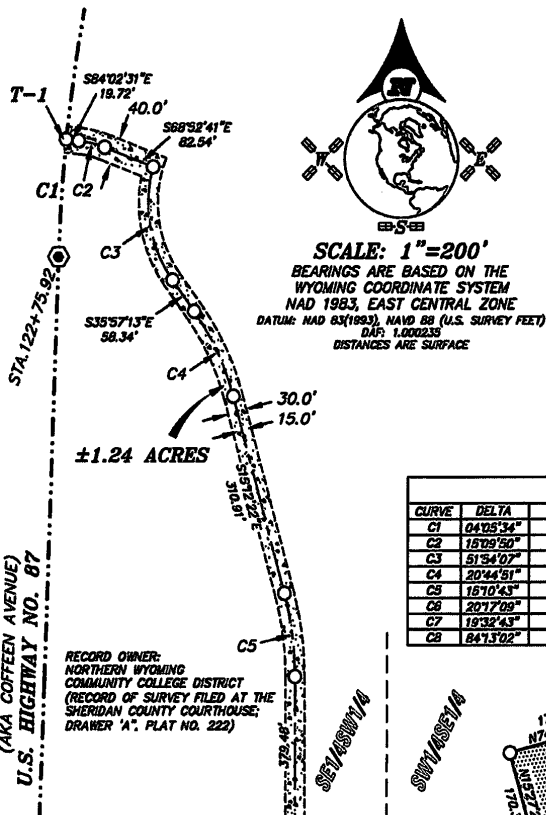
Commencing at the north quarter corner of said Section 11 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S74°19'07"E, 203.65 feet to the **POINT OF BEGINNING** of said easement; thence S89°17'13"E, 371.10 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S83°59'41"E, 570.26 feet from said north quarter corner of Section 11.

Said access easement contains 8,906 square feet, or 0.20 acres of land, more or less.

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



EXHIBIT "C"



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	04°05'34"	2506.49'	178.04'	S03°54'42"W	178.00'
C2	18°09'50"	180.00'	42.35'	S78°27'36"E	42.22'
C3	51°54'07"	200.00'	181.17'	S10°00'10"E	178.04'
C4	20°44'51"	400.00'	144.84'	S25°34'48"E	144.05'
C5	18°10'43"	485.00'	128.48'	S07°37'01"E	128.11'
C6	20°17'09"	100.00'	35.41'	S78°53'05"E	35.22'
C7	18°32'43"	168.00'	56.63'	S78°30'52"E	56.35'
C8	84°13'02"	32.00'	47.04'	N48°36'16"E	42.91'

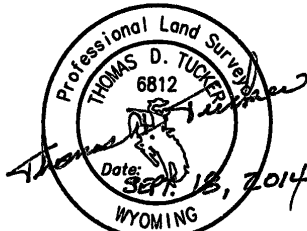
TIE TABLE
FROM THE 1/4 CORNER
SECTION 2, T55N, R84W, 6TH P.M.

TIE	BEARING	DISTANCE
T-1	N23°12'54"W	1289.20'
T-2	N70°18'08"E	256.11'
T-3	S74°19'07"E	203.65'
T-4	S83°59'41"E	570.26'
T-5	S80°58'10"E	280.65'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :00
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

LEGEND:

- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- HIGHWAY RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE
- BENEFITED LAND & PARKING AREA
- ACCESS ROUTE (EASEMENT)
- ADDITION TO ACCESS ROUTE (EASEMENT)

EXHIBIT "C" (TECH CENTER)

CLIENT: NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT
LOCATION: SE1/4SW1/4 & SW1/4SE1/4, SECTION 2,
NE1/4NW1/4, NW1/4NE1/4, SECTION 11, TOWNSHIP 55 NORTH
RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-068
DN: 2014-068_S3
PF: T2014-068
SEPTEMBER 18, 2014

C-1NO. 2015-717680 EASEMENT

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