



**GENERAL UTILITY EASEMENTS, ACCESS EASEMENT,
AND ACCESS AND UTILITY EASEMENTS**

Northern Wyoming 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"), general perpetual access and utilities easements over, upon, across and under the following described lands situated in Sheridan County, Wyoming:

The Access Easement, Utility Easements and Access and Utility Easements depicted in **Exhibit A** and **Exhibit B**, which are attached hereto and incorporated herein by reference.

Grantee shall have the right to access, lay out, survey, construct, reconstruct, operate, maintain, repair, remove and replace underground lines and miscellaneous above-ground appurtenances required for the operation of said underground lines, within the lands described and depicted in Exhibits A and B as Utility Easements and Access and Utility Easements. The utility easements and access and utility easements described herein and the rights granted hereunder shall extend to Grantee, its successors and assigns, and to Grantee's present and future utilities providers, and their successors and assigns, including, but not limited to, Montana-Dakota Utilities Company, a division of MDU Resources Group, Inc., Qwest Corporation dba CenturyLink QC, a Colorado corporation, Charter Communications, Inc. dba Spectrum Communications, and Unite Private Networks, LLC, a Delaware limited liability company.

Grantor's Use of Easement Area. Grantor expressly reserves the right to use and enjoy the land covered by this easement for its own purposes, including the right to build structures or improvements over the underground easement if necessary; provided, however, in the event that Grantor's use of any portion of the land covered by the easement necessitates adjusting or relocating any parts of the access, underground utilities or related above-ground appurtenances, the costs and expenses of such adjustment or relocation shall be shared equally by Grantor and Grantee and Grantor shall provide Grantee with a new easement for the access and/or utilities that are relocated that is functionally equivalent to the easement granted herein. Grantor further reserves the right to construct, reconstruct, operate, maintain, repair, remove or replace other utility facilities across said easements, provided such other utility facilities do not unreasonably interfere with Grantee's rights hereunder.

Except as otherwise provided for herein, Grantee and its utilities providers as described herein, by the acceptance hereof, hereby agree that they will pay any and all costs and damages that may result from constructing, maintaining, repairing, operating, replacing or

removing their respective underground lines or related above-ground appurtenances, including damages to crops, fences, buildings and improvements on said premises.

Grantee shall hold Grantor harmless from any legal actions or claims of any kind that arise from the easement, or use of the easement conveyed by Grantor to Grantee, except for claims that are the result of the Grantor's sole negligence. Grantor does not waive governmental immunity or any right it may claim under the Wyoming Governmental Claims Act.

Furthermore, GRANTOR does hereby grant and convey unto Grantee and to the Public the right to utilize the Access Easement and Access and Utility Easements as shown in Exhibits A and B, attached hereto and by this reference made a part hereof, for the purpose of accessing that certain parcel of land described in Exhibit C.

GRANTOR does hereby release and waive all rights under and by virtue of the homestead exemption laws of that state.

The easements and rights granted herein are for the benefit of and are appurtenant to that certain parcel of land described in Exhibit C.

Dated this 7 day of September, 2018.

Northern Wyoming Community College District,
Sheridan, Wyoming

By: Cheryl Heath
Title: VP and CFO

STATE OF WYOMING)
)ss:
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 7 day of September 2018, by Cheryl Heath, the VP and CFO for the Northern Wyoming Community College District, Sheridan, Wyoming.

Witness my hand and official seal:

My commission expires: 4/10/22

Notary Public

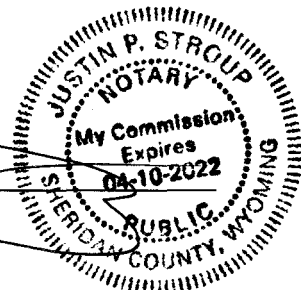




EXHIBIT A

ACCESS EASEMENT NO. 1

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 11, T55N, R84W of the 6th PM, City of Sheridan, Sheridan County, Wyoming

Legal Description

A tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$, 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 $\frac{1}{4}$ corner of said Section 11, said N $\frac{1}{4}$ 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 88° 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 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. __, Pg. __ 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. __, Pg. __ 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 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. __, Pg. __ 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 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. ___, Pg. ___ 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 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.

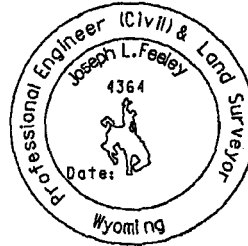
Said tract of land contains 0.39 acres more or less.

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

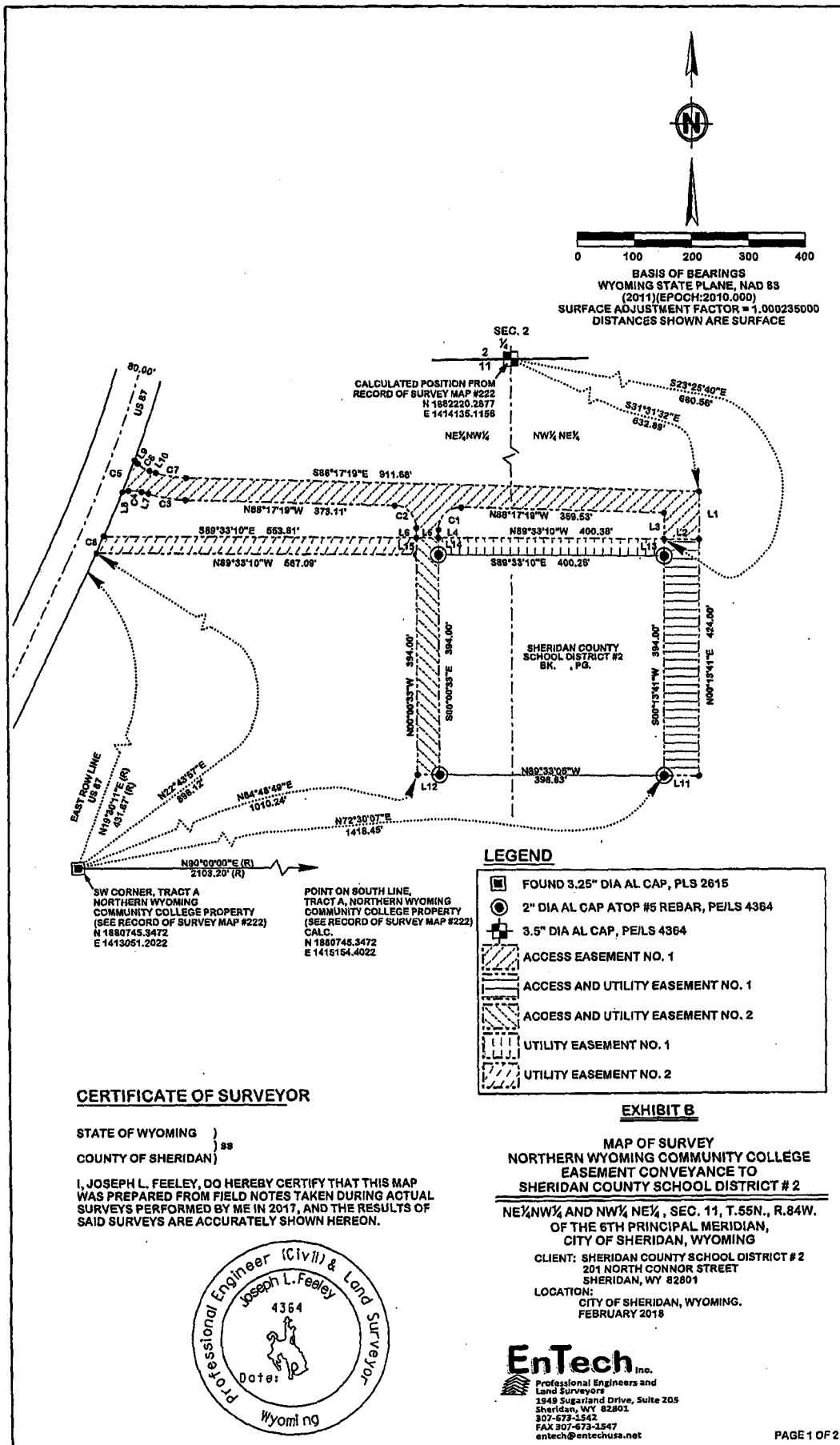
CERTIFICATE OF SURVEYOR

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.



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)	51.01'	N20°34'25"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

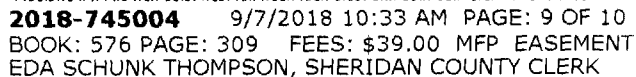
**MAP OF SURVEY
NORTHERN WYOMING COMMUNITY COLLEGE
EASEMENT CONVEYANCE TO
SHERIDAN COUNTY SCHOOL DISTRICT # 2**

NE¼NW¼ AND NW¼, NE¼, 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 2018

EnTech Inc.
Professional Engineers and
Land Surveyors
1545 Sugarland Drive, Suite 205
Sheridan, WY 82801
307-673-1542
FAX 307-673-1547
entech@entechusa.net



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

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 "cap PE/LS 4364", N 65 ° 45' 40" E a distance of 1046.45 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";

thence N 00 ° 00' 33" W a distance of 394.00 ft. to "cap PE/LS 4364";

thence S 89 ° 33' 10" E a distance of 400.26 ft. to "cap PE/LS 4364";

thence S 00 ° 13' 41" W a distance of 394.00 ft. to "cap PE/LS 4364";

thence N 89 ° 33' 05" W a distance of 398.63 ft. to the point of beginning.

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

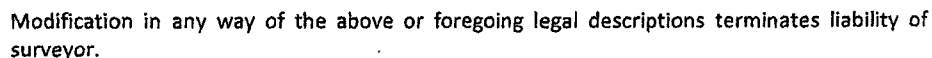
Said "cap 3.25 inch PLS 2615" is a 3.25 inch diameter AL cap stamped PLS 2615.

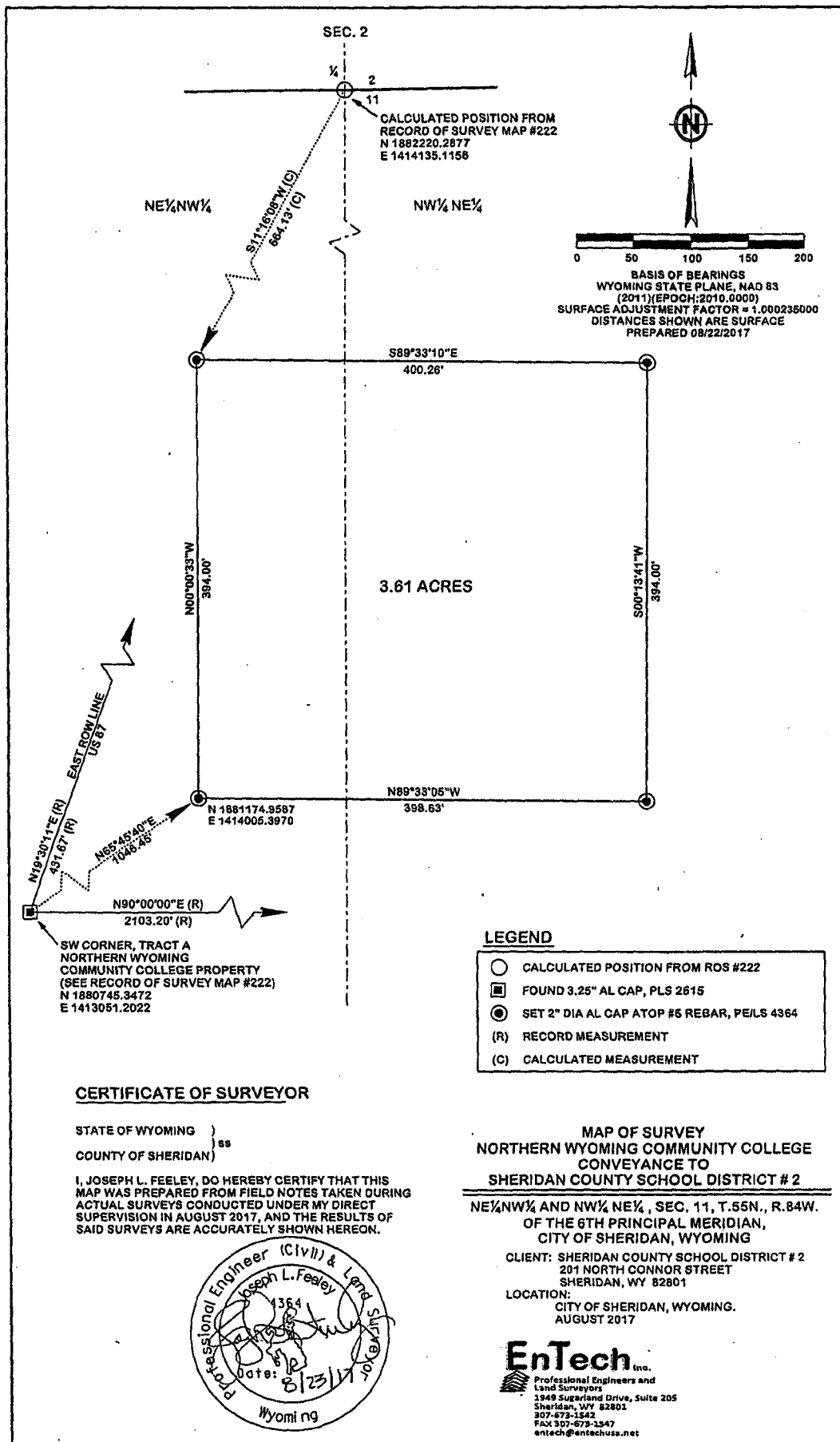
Said tract of land contains 3.61 acres more or less.

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

[illegible]

I, Joseph L. Feeley, do hereby certify that this legal description was prepared from notes taken during actual field surveys performed by me in August 2017.





NO. 2018-745004 EASEMENT

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