

642

682351 EASEMENT
BOOK 519 PAGE 0642
RECORDED 10/26/2010 AT 10:45 AM
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

Easement

Sheridan County Commissioners ("Grantor") grant to the City of Sheridan ("Grantee") whose address is PO Box 848, Sheridan, WY 82801 an easement over the following described land situated in Sheridan County, Wyoming which are hereafter referred to as the "easement area":

See attached Exhibits A and B.

This easement is granted by Grantor and accepted by Grantee subject to the following terms and conditions:

1. Grantee may use the easement area only for a public pathway, and Grantee may construct, repair and maintain a public pathway on easement area.
2. Grantee will keep the pathway in good order and repair. Grantee will remove snow and ice from the pathway. Grantor will have no obligation to remove snow or ice from the pathway.
3. Grantee shall at its expense promptly repair, replace and relocate any portion of the Grantor's underground sprinkler system which is damaged by any construction or maintenance of the pathway by Grantee or its agents or contractors.
4. Grantee shall promptly restore and reclaim to its original condition all areas within the easement area disturbed by construction or maintenance of the pathway which are not occupied by the constructed pathway. To the maximum extent permitted by law, Grantee will indemnify, defend and hold Grantors harmless from any claims arising out of the use of the pathway by the Grantee or public.
5. Neither Grantee nor Grantee's agents or contractors shall enter upon, use, or cast any substance upon any portion of the Grantors' land owned which is not in the easement area.
6. This easement is granted and accepted "AS IS, WHERE IS," without any warranties from Grantors.
7. This easement is binding upon the successors and assigns of the parties.

Dated this 19th day of October, 2010
Steve Mauer
Sheridan County Commissioner

City of Sheridan

By: Dave Kinsky
Mayor

Attest:

Scott Ball
Clerk

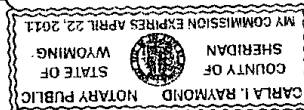
STATE OF WYOMING
COUNTY OF SHERIDAN

19th The foregoing instrument was acknowledged before me by Sheridan County Commission on this day of October, 2010. Witness my hand and official seal.

Carla J. Raymond
Notary Public

My commission expires: April 22, 2011

STATE OF WYOMING
COUNTY OF SHERIDAN



The foregoing instrument was acknowledged before me by the City of Sheridan on this 19th day of October, 2010. Witness my hand and official seal.

Dave Kinsky, Mayor

Brenda K. Williams
Notary Public

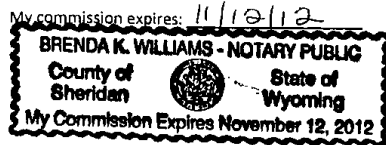


EXHIBIT "A"

**Record Owner: Sheridan County Memorial Hospital Foundation
September 22, 2010**

Re: 15' Pathway Easement

A pathway easement being a strip of land fifteen (15) feet wide when measured at right angles, situated in Lot 1, Welch Subdivision, to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the west line of said strip being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1 (Monumented with a 3-1/4" Aluminum Cap per PLS 2615); thence N16°09'55"W, 34.04 feet along the west line of said strip and the west line of said Lot 1 to a point (Monumented with a 1-1/2" Aluminum Cap per PLS 2615); thence N02°09'13"E, 501.49 feet along the west line of said strip and the west line of said Lot 1 to the **POINT OF TERMINUS** of said easement, said point being the northwest corner of said Lot 1 (Monumented with a 3-1/4" Aluminum Cap per PLS 2615). Lengthening or shortening the east line of said easement to intersect said boundary lines.

Said pathway easement contains 8,090 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"

HOLLY PONDS PLANNED UNIT DEVELOPMENT
 UNIT NO. EIGHT
 LOT 4

RECORD OWNER:
 SHERIDAN COUNTY MEMORIAL
 HOSPITAL FOUNDATION

LOT 1
 WELCH SUBDIVISION

±8,090 S.F.

EXISTING 15'
 UTILITY EASEMENT

NOTE:

EXISTING 15' UTILITY
 EASEMENT PER WELCH
 SUBDIVISION HAS
 PROPRIETARY RIGHTS

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ⊙ FOUND WYDOT RIGHT OF WAY MARKER
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/DEED/LOT LINE
- - - EASEMENT LINE
- 15' WIDE PATHWAY EASEMENT

N16°09'55"W
 34.04'

CURVE DATA
 L = 128.16'
 R = 612.96'
 CB = S79°48'17"W
 CL = 127.92'

FIFTH STREET

(R)80'

(AKA STATE HIGHWAY NO. 330)



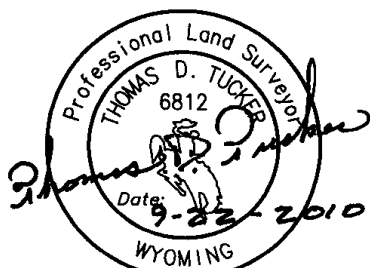
SCALE: 1"=100'

BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
 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"

EXHIBIT "B"**15' PATHWAY EASEMENT**

CLIENT: MC2 ENGINEERING
 1101 SUGARVIEW DRIVE, SUITE 201
 SHERIDAN, WYOMING 82801

LOCATION: LOT 1, WELCH SUBDIVISION, CITY OF SHERIDAN,
 SHERIDAN COUNTY, WYOMING.



PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2010041
 DN: 2010041D
 TAB: PATHWAYS
 PF: T2010041
 SEPTEMBER 22, 2010