



GRANT OF EASEMENT

The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming, **GRANTOR**, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys to Harold L. Lydic and Debora M. Lydic, husband and wife, **GRANTEES**, an exclusive right of access over and across the surface of the land described in Exhibit B-1 and shown in Exhibit B-2 for the purpose of ingress to and egress from the following described land, herein after referred to as the "**DOMINANT TRACT**", as such purpose is more particularly defined below;

The "**DOMINANT TRACT**" is Grantee's real property, more particularly described as follows:

Lot K, Held Addition to the City of Sheridan, Sheridan County, Wyoming.

The easement granted herein is more particularly described as follows:

As described in EXHIBIT "B-1" and shown on EXHIBIT "B-2" attached hereto and by this reference made a part hereof.

The easement granted herein shall burden the "**SERVIENT TRACT**", which is only that portion of Grantor's land upon which the above-described route follows across the real property described as follows:

In Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming:

Section 27: SE1/4SW1/4

Section 34: NE1/4NW1/4

This easement will provide the "Dominant Tract" Landowners the exclusive right of access over and across the surface of the Servient Tract, subject only to the terms of that Agreement between Grantor and Grantees effective August 2007 and the City's reservation herein of the right of City's staff, agents and contractors to access and use the Servient Tract for its existing and future infrastructure needs, including the installation, repair, maintenance and improvement of any infrastructure through such property which is reasonably necessary for municipal purposes. Landowners' use of the property for ingress and egress will not include any use that would unreasonably restrict the City's reserved rights.

Provided further, the general public shall have no right to access or use the property described in Exhibits B-1 and B-2 for so long as Landowners own their adjacent property. Upon Landowners' death, or upon the sale or conveyance of their property, the express prohibition herein against the general public's use of the property in Exhibits B-1 and B-2 shall automatically expire, and the City may grant easement rights in and to such property.

Provided further, the parties agree that the diversion structure and pipe used by Landowners to divert water from Cemetery Draw for irrigation will be located on the City property described in Exhibits B-1 and B-2 (or immediately south of said property) and Landowners shall have the right of access to said structure and pipe.



IN WITNESS WHEREOF, we have hereunto set our hands this 16th day of December, 2015.

CITY OF SHERIDAN

John Heath
John Heath, Mayor

Attest:

Jeff Harmon
City Clerk

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Mayor John Heath, with the authority to so execute on behalf of the City of Sheridan, a municipal corporation within Sheridan County, Wyoming, this 16th day of December, 2015.

Brenda K. Williams
Brenda K. Williams - NOTARY PUBLIC Notary Public
County of State of
Sheridan Wyoming
My commission expires: November 12, 2016
My Commission Expires November 12, 2016

EXHIBIT "B-1"

Re: ACCESS EASEMENT

From: The City of Sheridan

To: Harold L. Lydic and Debora M. Lydic

July 19, 2007

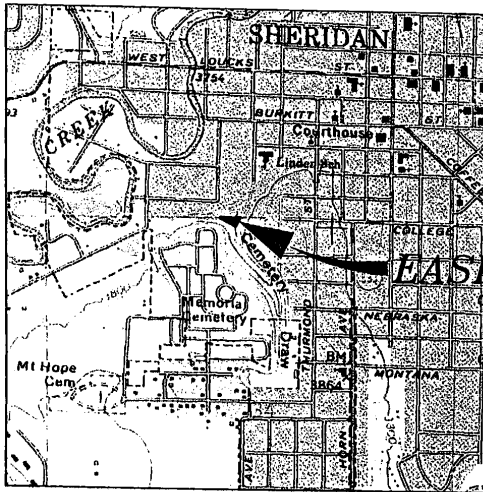
An access easement situated in the SE¼SW¼ of Section 27 and the NE¼NW¼ of Section 34, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B-2"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the south quarter corner of said Section 27 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N89°02'16"W, 135.72 feet to the **POINT OF BEGINNING** of said easement, said point being the southeast corner of a tract of land described in Book 441 of Deeds, Page 590 (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence S28°53'33"W, 125.00 feet to a point; thence N61°06'27"W, 218.22 feet to a point, said point lying on the south line of a tract of land described in Book 436 of Deeds, Page 754; thence N89°06'31"E, 212.32 feet along said south line to a point, said point being the southwest corner of said tract described in Book 441 of Deeds, Page 590 (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence N88°58'28"E, 39.17 feet along the south line of said tract described in Book 441 of Deeds, Page 590 to the **POINT OF BEGINNING** of said easement.

Said access easement contains 13,629 square feet of land, more or less.

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B-2"



LOCATION MAP

SCALE: 1"=2000'

(SEE PLAT SHOWING THE HEIN LOT LINE ADJUSTMENT) BEING A DIVISION OF LOT K, HELD ADDITION FILED IN DRAWER A, PLAT No. 299

RECORD OWNERS:
HAROLD L. LYDIC &
DEBORA M. LYDIC
(BK. 436, PG. 754)
(BK. 441, PG. 590)

HELD ADDITION
LOT A

LOT K

RECORD OWNERS:
WILLIAM D. HEIN, TRUSTEE &
CHARLOTTE D. HEIN, TRUSTEE
(BK. 411, PG. 504)

(R)N89°05'08"E
(M)N88°58'28"E
(R)242.82'
(M)242.77'

(M)39.17'
(R)39.27'

(M)N89°02'16"W
(M)135.72'

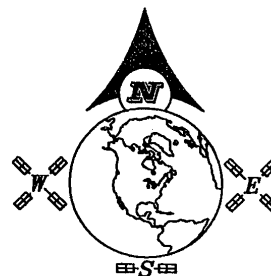
1/4 27
34
T56N
R84W

RECORD OWNER:
CITY OF SHERIDAN
(BK. 32, PG. 119)

±13,629 S.F.

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- NOTHING FOUND/NOTHING SET
- (R) RECORD PER LOT LINE ADJUSTMENT PLAT
- (M) MEASURED
- LOT/BLOCK OR DEED LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EASEMENT LINE



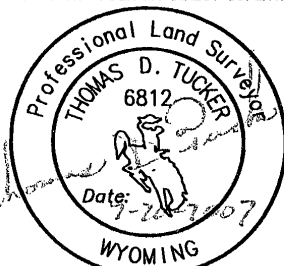
SCALE: 1"=50'

BASIS OF BEARINGS IS 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
COUNTY OF SHERIDAN :ss

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-2" ACCESS EASEMENT

CLIENT: CITY OF SHERIDAN & ENTECH INC.

LOCATION: SITUATED IN THE SE1/4SW1/4 OF SECTION 27
AND THE NE1/4NW1/4 OF SECTION 34, T56N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING.



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

JN: 25083
DN: 2005/2005083E16A
PF: T2005083
JULY 19, 2007

NO. 2016-724874 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KINNAIRD LAW OFFICE P O BOX 627
SHERIDAN WY 82801