

ACCESS AND UTILITY EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration which is hereby acknowledged, **SHERIDAN COUNTY LIBRARY BOARD OF TRUSTEES**, whose address is 335 West Alger Street, Sheridan, WY 82801 ("Grantor"), hereby grants a private, non-exclusive, access and utility easement fifteen (15) feet wide located in the SW1/4SW1/4 of Section 8, Township 53 North, Range 83, West, 6th P.M., Sheridan County, Wyoming, as described in **Exhibit "A,"** which is attached hereto and incorporated by reference, to **STORY COMMUNITY LIBRARY, INC.,** a Wyoming non-profit corporation, whose address is P.O. Box 188, Story, WY 82842 ("Grantee"), its agents, administrators, successors, assigns, and legal representatives, pursuant to the following terms and conditions:

The purpose of this easement is to provide Grantee access from and to North Piney Road, across Grantor's land, and to allow the maintenance, repair, replacement, and improvement of utilities benefiting Grantee's land.

Grantee shall have the right and privilege to use and maintain said access easement, at its sole expense.

Grantor, its successors and assigns shall not park along the easement nor build or place gates, fences, or other obstructions on or across the easement.

This easement shall be construed as an easement running with the land and shall inure to the benefit of and be binding upon each of the parties, their heirs, personal representatives, successors and assigns.

This easement shall be deemed appurtenant to and shall benefit of the land described in **Exhibit "B."**

TO HAVE AND TO HOLD said easement and right-of-way forever unto the Grantee, its successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

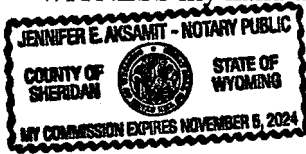
Sheridan County Library Board of Trustees

By: Julie Davidson
Name: Board of Trustees Julie Davidson
Title: Chair

STATE OF WYOMING)
) ss.
County of Sheridan)

The instrument was acknowledged before me on this 25th day of March, 2022, by
Julie Davidson.

WITNESS my hand and official seal.



Jennifer E. Ansamit
Notarial Officer
Title and Rank: Notary

My commission expires: 11/5/2024.



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EXHIBIT A

An access and utility easement fifteen (15.00) feet wide, being seven and one-half (7.50) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3 $\frac{1}{2}$ " Brass Cap per PLS 102); thence N05°03'23"E, 859.22 feet to a point, said point being the northeast corner of a tract of land described in Book 550 of Deeds, Page 518, and lying on the south right-of-way line of Wyoming State Highway No. 340 (AKA North Piney Road); thence N87°58'04"E, 34.00 feet along said south right-of-way line of Wyoming State Highway No. 340 (AKA North Piney Road) to the **POINT OF BEGINNING** of said easement; thence S06°31'07"W, 42.76 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 43°45'07", a radius of 15.00 feet, an arc length of 11.45 feet, a chord bearing of S15°21'26"E, and a chord length of 11.18 feet to a point; thence S37°13'59"E, 47.10 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N10°05'11"E, 778.35 feet from said southwest corner of Section 8. Lengthening or shortening the sidelines of said easement to intersect said boundary lines.

Said access and utility easement contains 1,520 square feet of land, more or less.

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



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Exhibit B

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3 $\frac{1}{2}$ " Brass Cap per PLS 102); thence N12°34'54"E, 767.24 feet to the **POINT OF BEGINNING** of said tract, said point being the southwest corner of a tract of land described in Book 386 of Deeds, Page 372, and lying on the west line of a tract of land described in Book 507 of Deeds, Page 674; thence S00°35'52"W, 89.65 feet along said west line of said tract described in Book 507 of Deeds, Page 674 to a point, said point being the southwest corner of said tract described in Book 507 of Deeds, Page 674, and lying on the north line of a separate tract of land also described in Book 507 of Deeds, Page 674; thence N89°44'45"W, 93.10 feet along said north line of said separate tract described in Book 507 of Deeds, Page 674, and the north line of a tract of land described in Document Number 2021-765960 to a point, said point being the southeast corner of a tract of land described in Book 550 of Deeds, Page 518; thence N00°46'04"E, 106.74 feet along the east line of said tract described in Book 550 of Deeds, Page 518 to a point; thence N90°00'00"E, 92.78 feet to a point, said point lying on the west line of said tract described in Book 386 of Deeds, Page 372; thence S00°35'52"W, 17.50 feet along said west line of said tract described in Book 386 of Deeds, Page 372 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9,939 square feet or 0.23 acres of land, more or less.

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

NO. 2022-777462 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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SHERIDAN WY 82801