

GRANT OF EASEMENT

COME NOW, Gary Bergman and LaDonna M. Bergman, Trustees of the Bergman Family Living Trust dated February 19, 1996, as GRANTORS, and owner of a certain parcel of real property located in Sheridan County, State of Wyoming, with said parcel being more particularly described as Lot 3 of the Joe Patuc Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 170 in the office of the County Clerk, Sheridan County, Wyoming, and for ten dollars (\$10.00) in hand paid and other good and valuable consideration, receipt thereof is hereby acknowledged, does hereby grant and reserve an easement for partial placement of a parking structure, and ingress and egress thereto, within a portion of the parcel described therein, to benefit Lot 2 of the Joe Patuc Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 170 in the office of the County Clerk, Sheridan County, Wyoming, to run with the land, in perpetuity, forever. The access easement shall be more particularly described on Exhibit A, attached hereto.

GRANTORS further covenant and intend that this easement shall be non-exclusive, and shall inure to the owners, heirs, beneficiaries and assigns of Lot 2 of the Joe Patuc Subdivision, in perpetuity, forever.

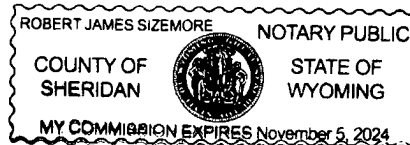
DATED this 4 day of August, 2022.

Bergman Family Living Trust, dated February 19, 1996

Gary Bergman
Gary Bergman, Trustee

LaDonna M. Bergman
LaDonna M. Bergman, Trustee

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)



The foregoing Grant of Easement was acknowledged and sworn before me by Gary Bergman, Trustee of the Bergman Family Living Trust on this 4 day of August, 2022.

Robert James Sizemore
Notary Public

11/5/24
My Commission Expires:

Wood Group USA
2615 Aviation Drive
Sheridan WY 82801
United States
T: +1 307 675 6400
www.woodpic.com

wood.

EXHIBIT A

**LEGAL DESCRIPTION
PERMANENT EASEMENT
LOCATED WITHIN SECTION 12 OF TOWNSHIP 53 NORTH, RANGE 84 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING**

A PORTION OF LAND WITHIN LOT 3 OF THE JOE PATUC SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

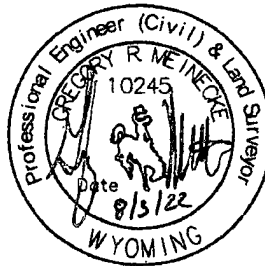
BEGINNING (POB) at a point on the east line of said Lot 3 which bears South 01°48'48" West a distance of 219.23 feet from the northeast corner thereof; thence along said east line South 01°48'48" West a distance of 25.00 feet; thence departing from said east line North 88°11'12" West a distance of 10.00 feet; thence North 01°48'48" East a distance of 25.00 feet; thence South 88°11'12" East a distance of 10.00 feet to the POINT OF BEGINNING (POB).

Said permanent easement contains +/-0.006 Acres (250 Square Feet) and is as graphically shown on the attached "EASEMENT EXHIBIT", which by this mention is made a part hereof.

Any modification of the above legal description terminates all liability of the surveyor who prepared the description.

I, Gregory R Meinecke, Registered Professional Engineer and Land Surveyor, do hereby certify that this legal description was prepared by me on August 3, 2022 and correctly represents the easement to the best of my knowledge.

Gregory R Meinecke
WY PLS #10245



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FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

