

FEES: \$18.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **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.

4 day of Hugu 5, 2022.

Bergman Family Living Trust, dated February 19, 1996

Bergman, Trustee ROBERT JAMES SIZEMORE

STATE OF WYOMING ) SS

COUNTY OF SHERIDAN

NOTARY PUBLIC STATE OF

WYOMING

COUNTY OF SHERIDAN)

MY COMMISSION EXPIRES November 5, 2024

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

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



## LEGAL DESCRIPTION PERMANENT EASEMENT LOCATED WITHIN SECTION 12 OF TOWNSHIP 53 NORTH, RANGE 84 WEST, OF THE 6<sup>TH</sup> 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



**2022-780609** 8/4/2022 1:36 PM PAGE: 2 OF 3 FEES: \$18.00 PK EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK BEST REAL ESTATE 371 COFFEEN AVE SHERIDAN WY 82801 CAR PORT DETAIL VIEW: STOL LE DO LAS SNOWNESS GHACE TSONT ON THE ISSUED A \$ Fairtheannaigh Daire (S 89° 56' 54" W 299.09") .16'50E M.:0E.SS .E8N Ó (4.06 AC) CHED AT WORLD THE STATE OF THE 176,648.24 SQ. FT. STEVET REBRAIN & LEAN S LOT 2 (N 00° 39' 12" E 577.26") N01° 48' 48"E 580.70' N01° 14' 52°E 588.94' (N 00° 39' 12" E 565.48') DEED: 216 WD 279, 08/31/2018 TRACY SPARTZ-CAMPBELL 5.107 FEES: \$18.00 PK EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK PROPANE TANK CONCRETE PAD WITH CAR PORT SEE DETAIL VIEW 9 8/4/2022 1:36 PM PK EASEMENT 282° 24' 25"E 299.60' (81.992 W 299.187) 186° 42' 43"W 606.89" EASEMENT AREA: 250 SQ. FT (0.006 AC) 2022-780609 ZHEKIDYN CONNLK' MK **ETH PRINCIPAL MERIDIAN,** ZEC: 13° L23N° K84M° A TIBILX A TRACY SPARTZ-CAMPBELL 734 NOKLH LINEK **EASEMENT EXHIBIT** 

NO. 2022-780609 EASEMENT

Sheet: 2 OF 2 Date: 8/3/2022 :lsvorqqA Checked: GRM Drawn: KME Project #: ---Land Agent: ---2615 Aviation Dr. Sheridan, WY 82801 (307) 675-6400 www.woodplc.com Story, WY 82842 ЗНЕКШАИ СОЛИТУ, WY 243 North Piney Rd **EASEMENT EXHIBIT** Tracy Spartz-Campbell Prepared By:  $2CVTE: I_u = 50.$ MYONING 10.00 70 10 11. 15"W N01° 48' 48"E 'SI o 48. 48"W WITH PROPAUE TANK 25.00 CONCRETE PAD 10.00 288. 11. 15.E CONCRETE EASEMENT LAUDOWNERS CAR PORT CAR PORT FOUND CAP
FOUND REBAR
FOUND REBAR
RECORD DIMENSIONS
PROPERTY BOUNDARY
PROPERTY
PROPERTY
PROPERTY
PROPERTY
PROPERTY BEARINGS AND DISTANCES SHOWN ARE Supt Stad n. Ext Cott V. V. Factor Not Bit 285.0 2CVTE: 1, = 100, 100 05 0