

2016-725152 2/23/2016 9:36 AM PAGE: 1 OF 3
BOOK: 558 PAGE: 328 FEES: \$0.00 SM CORRECTED EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

MY COMMISSION FACIRES AUGUST 10, 2019

CORRECTIVE RIGHT OF WAY EASEMENT

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged and confessed, Sheridan County School District No. 1, State of Wyoming, hereinafter referred to as the grantor, hereby grants to THE COUNTY OF SHERIDAN WYOMING, 224 South Main Street, Sheridan Wyoming 82801, and its assigns or successors, referred to herein as the grantee, the right to lay out, construct, inspect, operate and maintain a road for the benefit of the public being over, across, under, and upon the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

See Exhibits A and B, attached hereto and incorporated herein.

Grantor makes no warranty of title or otherwise in granting this right of way. The rights granted herein are subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

The grant herein contained is an easement and shall be perpetual so long as the main traveled portion of said land is used for the aforementioned purposes, and whether or not actually fenced or used in its entirety for the aforementioned purposes.

This Corrective Right of Way Easement is being given to correct Exhibit "B" as contained in the exhibits to the original Right of Way Easement recorded on June 24, 2015, in Book 553 Page 778 in the Office of the Sheridan County Clerk (referred to herein as the "Right of Way Easement"). It is the intent of Grantor and Grantee that this Corrective Right of Way Easement replace and supersede the Right of Way Easement.

Dated this, the 23 day of February	, 2016
Grantor: Sheridan County School District No. 1 By Mask Title:	Grantee: County of Sheridan, Wyoming By: Bob Volston Title: Chairman
ACKNOWLEDGMENT	
county of Sheridan)	
The foregoing instrument was acknowledged before me this _	15th day of February , 2016.
by Martin Kobza. Superintendent	
Witness my hand and official seal.	MOTARY PUBLIC
My commission expires: July 15, 2017	SRANDI J MILLER - NOTARY PUBLIC COUNTY OF STATE OF SHERIDAN WYOMING WY COMMISSION EXPIRES JULY 19, 2017
ACKNOWLEDGMENT	THE SULF IS ANY THE SULF IS ANY
COUNTY OF Sheridan)	
The foregoing instrument was acknowledged before me this _	23 day of February, 2016.
by Bob Rolston. Chairman	
Witness my hand and official seal.	Catie Arcias
My commission expires: 8\10\2.019	NOTARY PUBLIC
H-\WP\COP\2013\2013-076 SI8 AFFIDAVIT doc	MATIE ARAAS NOTARY PUBLIC



FEES: \$0.00 SM CORRECTED EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Sheridan County School District No. 1, Sheridan County, Wyoming April 24, 2015

Re: Right-of-Way Easement for Public Ingress & Egress to SHERIDAN COUNTY

A right-of-way easement situated in the NE¼NE¼ of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the northeast corner of said Section 24 (Monumented with a 31/4" Aluminum Cap per PLS 6594); thence S89°30'32"W, 1367.89 feet along the north line of said NE¼NE¼ to a point, said point being the northwest corner of said NE¼NE¼ and the northeast corner of Spirit Ridge Subdivision (Monumented with a 31/4" Aluminum Cap per PLS 6812); thence S00°03'24"E, 643.05 feet along the west line of said NE1/4NE1/4 and the east line of said Spirit Ridge Subdivision to the POINT OF BEGINNING of said easement, said point being the northeast corner of Lot 1, Spirit Ridge Subdivision (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°40'42"E, 23.24 feet to a point, said point lying on the west right-of-way line of Ranchester Five Mile County Road (AKA County Road No. 120); thence S00°21'16"W, 539.02 feet along said west line of Ranchester Five Mile County Road to a point, said point lying on the northerly right-of-way line of U.S. Highway No. 14; thence, along said northerly right-of-way line of U.S. Highway No. 14 through a non-tangent curve to the right, having a central angle of 00°18'10", a radius of 3769.72 feet, an arc length of 19.92 feet, a chord bearing of S76°32'29"W, and a chord length of 19.92 feet to a point, said point lying on said west line of the NE¼NE¼ and being the southeast corner of said Lot 1, Spirit Ridge Subdivision (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°03'24"W, 543.52 feet along said west line of the NE1/4NE1/4 and said east line of Lot 1, Spirit Ridge Subdivision to the POINT OF BEGINNING of said easement.

Said right-of-way easement contains 11,529 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S CERTIFICATE

State of Wyoming)) ss County of Sheridan

I, Thomas D. Tucker, do hereby state that this document was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing document terminates liability of surveyor. H:\WP\LD\T57N\2013\2013-076-SJ8-A.rtf

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK 2016-725152 2/23/2016 9:36 AM PAGE: 3 OF 3 BOOK: 558 PAGE: 330 FEES: \$0.00 SM CORRECTED EASEMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK COUNTY PUBLIC WORKS - ANGIE 1367.89 R86W T57N 13 18 13 18 <u>589°30'32"W</u> E1/16 24 19 24 19 TONGUE SITE • RIVER SPIRIT RIDGE MIDDLE R86W SUBDIVISION SCHOOL TOWN RANCHESTER 0 U.S. HIGHWAY NO. 14 643. Ø WYOMING LOG HOME ESTATES SUBDIVISION -24 a LOCATION MAP B NO TRUE SCALE N89°40'42"E D 23.24 Ø ROAD POB **COUNTY** NO. 120)— LEGEND: Ç FOUND 2" ALUMINUM CAP PER PLS 6812 a _ FOUND 3-1/4" ALUMINUM CAP PER PLS 6594 K FOUND 3-1/4" ALUMINUM CAP PER PLS 6812 ROAD FOUND HIGHWAY RIGHT-OF-WAY MONUMENT ۱ 0 CALCULATED: NOTHING FOUND/NOTHING SET POB POINT OF BEGINNING 2 PROPERTY/DEED LINE SECTION LINE RANCHESTER d INTERIOR SECTION LINE Ø HIGHWAY OR COUNTY ROAD RIGHT-OF-WAY LINE RECORD OWNER: 9 SHERIDAN COUNTY SCHOOL DISTRICT NO. 1 50021 (BOOK 299, PAGE 201) CIVIL ACTION 180-5-83 COURT ORDER (BOOK 278, PAGE 505) STA.49+51.7 (R)60 ∆=18°48'41" R=3769.72' U.S. HIGHWAY NO. 14 L=1237.69 CB=S66°30'50"W CL=1232.13 Δ=00°28'13" R=3769.72' Δ=0018'10' R=3769.72 1 = 30 95 S00°03'24"E \ 134.84' CB=N76"09'18"E L=19.92 CL=30.95 CB=S76'32'29"W CL=19.92' **₩**S## SCALE: 1"=100' BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NE1/16 NAD 1983, EAST CENTRAL ZONE DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000024
DISTANCES ARE SURFACE SURVEYOR'S CERTIFICATE "B" *EXHIBIT* 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. RIGHT-OF-WAY EASEMENT sessional Land TO SHERIDAN COUNTY CLIENT: SHERIDAN COUNTY SCHOOL DISTRICT NO.1 LOCATION: NE1/4NE1/4, SECTION 24, TOWNSHIP 57 NORTH,
RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY,
WYOMING RESTFELDT URVEYING 2340 WETLANDS DR., SUITE 100 WYOMING JN: 2013-076 PO BOX 3082 DN: 2013-076-SJ8 SHERIDAN, WY 82801 "PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED" TAB: A 307-672-7415 APRIL 24, 2015

NO. 2016-725152 CORRECTED EASEMENT