

Easement

System Land, LLC ("Grantor") grants to the City of Sheridan ("Grantee") whose address is PO Box 848, Sheridan, WY 82801 an easement over the following described land situated in Sheridan County, Wyoming which are hereafter referred to as the "easement area":

See attached Exhibits A and B.

This easement is granted by Grantor and accepted by Grantee subject to the following terms and conditions:

1. Grantee may use the easement area only for a public pathway, and Grantee may construct, repair and maintain a public pathway on easement area.
2. Grantee will keep the pathway in good order and repair. Grantor will have no obligation to remove snow or ice from the pathway. Grantee will fence the pathway on both sides of the easement. The fence will be of a type reasonably acceptable to Grantor and shall consist of T posts and smooth wire and will separate the pathway from Grantees' adjoining land. Grantee will maintain no trespassing signs on the pathway advising users of the pathway not to trespass on Grantee's adjoining lands.
3. Grantee shall promptly restore and reclaim to its original condition all areas within the easement area disturbed by construction or maintenance of the pathway which are not occupied by the constructed pathway. To the maximum extent permitted by law, Grantee will indemnify, defend and hold Grantor, its members, employees and agents harmless from any claims arising out of the use of the pathway by the Grantee or public.
4. This pathway easement may be relocated by the Grantor or its successors, at their cost, at the time or times land adjoining the pathway is platted; provided, however, the Grantee may not require the Grantor to relocate the easement or remove the original pathway.
5. Neither Grantee nor Grantee's agents or contractors shall enter upon, use, or cast any substance upon any portion of the Grantors' land which is not in the easement area.
6. This easement is granted and accepted "AS IS, WHERE IS," without any warranties from Grantor.
7. This easement is binding upon the successors and assigns of the parties.

Dated this 4 day of August, 2011

System Land, LLC

By: [Signature]

Title: Manager

City of Sheridan

By: [Signature]

Mayor

Attest: [Signature]

Clerk

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Donald B. Roberts, the manager of System Land, LLC on this 4th day of August, 2011. Witness my hand and official seal.

My commission expires: July 6, 2015

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by David Kinskey, the mayor of the City of Sheridan on this 11th day of August, 2011. Witness my hand and official seal.

Notary Public

My commission expires: 11/12/12





EXHIBIT "A"

Record Owner: System Land, LLC
June 30, 2011

Re: 20.0' Pathway Easements to the City of Sheridan, and or any of their respective successors and assigns.

A pathway easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the NE¼SW¼ of Section 28, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 28 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N22°07'34"W, 2180.06 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northeasterly right-of-way line of Mydland Road and being N24°33'45"E, 60.00 feet from the northwest corner of Lot 13, Cloud Peak Ranch, Second Filing; thence S65°26'15"E, 604.59 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 20°10'34", a radius of 50.00 feet, an arc length of 17.61 feet, a chord bearing of S75°31'32"E, and a chord length of 17.52 feet to a point; thence S85°36'49"E, 127.73 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 93°16'57", a radius of 85.00 feet, an arc length of 138.39 feet, a chord bearing of N47°44'42"E, and a chord length of 123.60 feet to a point, said point being ten (10) feet west of the west line of the Park Area, Scott Addition; thence N01°06'14"E, 309.00 feet along said centerline, ten (10) feet west of said west line, Scott Addition to the **POINT OF TERMINUS** of said easement, said point being N00°47'13"W, 2146.30 feet from said south quarter corner of Section 28.

Said pathway easement contains 23,946 square feet of land, more or less, and is subject to any right-of-way and or easements, reservations and encumbrances which have been legally acquired.

A pathway easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the NE¼SW¼ of Section 28, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 28 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N01°28'54"W, 1569.73 feet to the **POINT OF BEGINNING** of said easement, said point being ten (10) feet west of the west line of the Park Area, Scott Addition; thence N01°06'14"E, 268.00 feet along said centerline, ten (10) feet west of said west line, Park Area, Scott Addition to the **POINT OF TERMINUS** of said easement, said point being N01°06'17"W, 1837.50 feet from said south quarter corner of Section 28.

Said pathway easement contains 5,360 square feet of land, more or less, and is subject to any right-of-way and or easements, reservations and encumbrances which have been legally acquired.

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

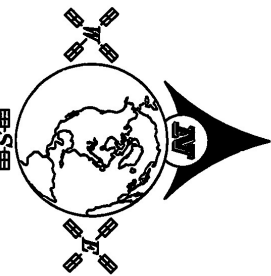
NO. 2011-690099 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN CITY CLERK PO BOX 848
SHERIDAN WY 82801

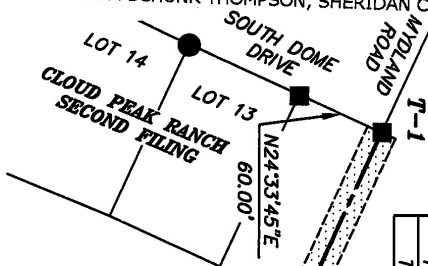
2011-690099

8/22/2011 9:51 AM PAGE: 3 OF 3
BOOK: 527 PAGE: 329 FEES: \$14.00 MD EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SCALE: 1"=100'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983) NAD 88 (U.S. SURVEY FEET)
DMS: 1,000,000
DISTANCES ARE SURFACE



NE1/4SW1/4
SECTION 28



FROM THE 1/4 CORNER OF SECTION 28,
MONUMENTED WITH A 3-1/4" ALUMINUM
CAP PER PLS 2615

TIE	BEARING	DISTANCE
T1	N22°07'34"W	2180.06'
T2	N00°47'13"W	2146.30'
T3	N01°28'54"W	1569.73'
T4	N01°06'17"W	1837.50'



LOCATION MAP
NO TRUE SCALE

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" BRASS CAP PER PLS 537
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (C) CALCULATED

PROPERTY/DEED/LOT LINE
EASEMENT LINE

20' WIDE PATHWAY EASEMENT (TOTAL = ±29,306 S.F.)

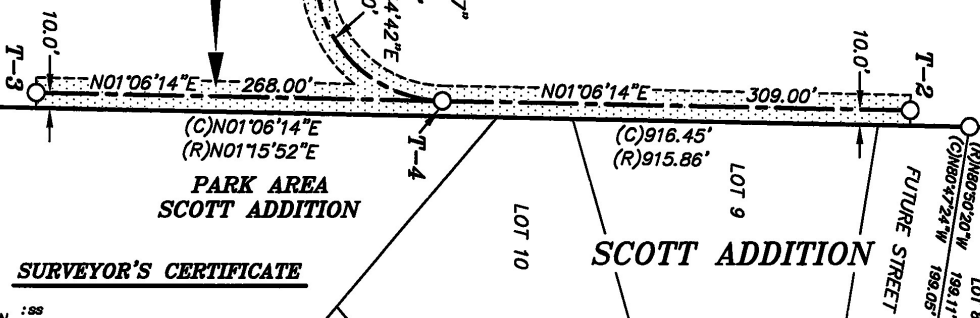
RECORD OWNER:
SYSTEM LAND, LLC
BOOK 442, PAGE 89

4=2010'34"
R=50.00'
L=17.61'
CB=S75°31'32"E
CL=17.52'

±5,360 S.F.

4=9316'57"
R=85.00'
L=138.39'
CB=N47°44'42"E
CL=123.60'

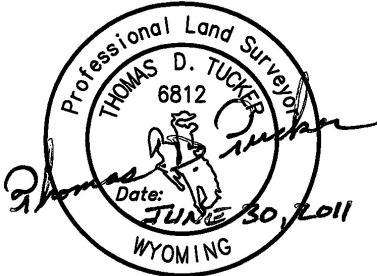
±23,946 S.F.



SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

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"

20' PATHWAY EASEMENT

CLIENT: MC2 ENGINEERING & THE CITY OF SHERIDAN

LOCATION: NE1/4SW1/4, SECTION 28, T56N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING.

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2009-095
DN: 2009095-SJ5
PF: T2009095DOME
JUNE 28, 2011