

**GRANT OF EASEMENT**

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HOLLY PONDS, LLC, and SHERIDAN COUNTY MEMORIAL HOSPITAL FOUNDATION, a Wyoming non-profit corporation**, Grantors, hereby grant, bargain, sell and convey unto the **CITY OF SHERIDAN, WYOMING**, whose address is P.O. Box 848, Sheridan, Wyoming 82801, Grantee, a perpetual, non-exclusive easement, thirty (30) feet in width, for purposes of ingress and egress, which easement is more particularly described on Exhibit "A", attached hereto.

The Easement conveyed hereby crosses and burdens certain lands presently owned by Grantors, described as a parcel of land lying in the SE¼ of Section 21, Township 56 North, Range 84 West, in the City of Sheridan, Sheridan County, Wyoming, and is for the benefit of and appurtenant to certain lands which are owned by or will be owned by the City of Sheridan, Wyoming, and are more particularly described in Exhibit "B", attached hereto.

This Easement shall inure to the benefit of Grantees, and shall be binding upon Grantors, and their respective heirs, successors and assigns, forever, and shall be a covenant that shall run with the land, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

DATED effective this 16th day of December, 1999.

GRANTORS:

HOLLY PONDS, LLC

By: Ronald J. Patterson

Title: MANAGING PARTNER

SHERIDAN COUNTY MEMORIAL  
HOSPITAL FOUNDATION, a Wyoming  
non-profit corporation

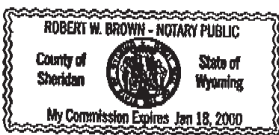
By: Rose Marie Macha

Title: President

STATE OF WYOMING     )  
                                      : ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 16th day of  
December, 1999, by Ronald J. Patterson as managing partner  
of Holly Ponds, LLC.

WITNESS my hand and official seal.



Robert W. Brown  
Notary Public  
My commission expires: Jan. 18, 2000

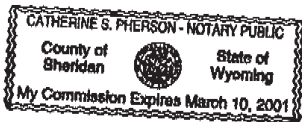
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STATE OF WYOMING     )  
                                      : ss  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 16th day of December, 1999, by Rose Marie Madia as President of **SHERIDAN COUNTY MEMORIAL HOSPITAL FOUNDATION**, a Wyoming non-profit corporation.

WITNESS my hand and official seal.



Catherine S. Pherson  
Notary Public  
My commission expires: 3-10-01

EXHIBIT "A"

LEGAL DESCRIPTION  
ACCESS EASEMENT

A thirty foot (30') wide access easement located in the SE¼ of Section 21, T56N, R84W, in the City of Sheridan, Wyoming, being fifteen feet (15') on each side of the following centerline:

**BEGINNING** at a point which bears N72°43'11"E, 1123.96 feet from the S1/4 Corner of said Section 21;

Thence N18°01'55"W, 17.21 feet to a point;

Thence through a curve to the left having a radius of 188.00 feet, a length of 32.99 feet, a chord bearing of N23°03'33"W and a chord length of 32.95 feet to a point;

Thence N28°05'11"W, 132.51 feet to a point;

Thence through a curve to the right having a radius of 100.00 feet, a length of 95.36 feet, a chord bearing of N00°46'00"W and a chord length of 91.79 feet to a point;

Thence N26°33'11"E, 240.21 feet to the **POINT OF TERMINUS**.

Lengthening or shortening the side lines to intersect the property lines.

EXHIBIT "B"

**LEGAL DESCRIPTION  
HOLLY PONDS  
PLANNED UNIT DEVELOPMENT  
PARKLAND DEDICATION**

A tract of land to be dedicated to the public for usage as an access, drainage, and utility easement, located in the Southeast Quarter (SE¼) of Section 21, Township 56 North, Range 84 West, of the Sixth Principal Meridian, City of Sheridan, Wyoming, being more particularly described as follows:

Beginning at a point on the south right of way of State Highway No. 330 (West Fifth Street), said point located N 80°50'04"E, 327.60 feet from the South Quarter Corner of said Section 21; thence N 1°54'57"W, 330.81 feet; thence N 68°41'48"E, 384.79 feet; thence N 7°04'17"E, 190.00 feet; thence N 55°38'16"W, 62.19 feet; thence S 45°02'42"W, 159.00 feet; thence N 68°12'45"W, 131.50 feet; thence N 74°21'10"W, 98.28 feet; thence N 6°08'04"E, 67.00 feet; thence S 82°07'20"E, 176.65 feet; thence N 41°43'48"E, 182.50 feet; thence N 7°39'34"E, 101.97 feet; thence S 70°29'38"E, 98.82 feet; thence N 43°23'25"E, 89.00 feet; thence N 24°59'42"W, 50.00 feet; thence S 71°25'00"W, 60.21 feet; thence N 67°23'38"W, 419.50 feet; thence N 32°33'14"W, 132.33 feet; thence N 55°40'50"W, 265.09 feet to a point on the east line of Long Drive; thence along said east line N 0°25'08"W, 122.57 feet; thence S 44°21'59"E, 143.54 feet; thence S 61°42'55"E, 330.99 feet; thence S 83°17'05"E, 616.93 feet to the southernmost boundary corner of Holly Ponds Planned Unit Development Unit No. Three; thence along said boundary N 67°46'37"E, 282.98 feet; thence continuing along said boundary N 0°07'56"W, 299.79 feet to the southwest corner of Hill Pond Subdivision; thence along the south line of Hill Pond Subdivision N 89°32'16"E, 482.89 feet; thence S 0°26'47"E, 34.57 feet; thence N 88°33'06"E, 79.65 feet; thence S 0°28'24"E, 492.65 feet to the north line of "Boulevard" (per Mead Addition plat); thence along the north line of said "Boulevard" S 79°53'16"W, 527.70 feet; thence S 53°17'37"W, 299.81 feet; thence S 2°10'53"W, 162.96 feet; thence N 87°48'14"W, 90.61 feet; thence S 26°33'11"W, 216.28 feet; thence S 61°54'49"W, 114.81 feet; thence S 43°32'22"W, 313.70 feet; thence S 25°07'22"E, 127.87 feet to the southwest corner of a tract owned by Montana-Dakota Utilities Co. (Book 158, Page 214); thence along the south line of said tract N 64°52'38"E, 60.00 feet; thence S 25°07'22"E, 29.24 feet to a point on the northerly right of way of State Highway No. 330; thence along said northerly right of way along a curve offset 40.00 feet from a spiral on centerline, the chord of said offset curve being S 61°41'00"W, 2.62 feet; thence continuing along said northerly right of way along a curve to the right having a radius of 532.96 feet, a central angle of 20°00'39", and arc length of 186.14 feet, with chord bearing and distance of S 71°49'28"W, 185.19 feet; thence continuing along said northerly right of way along a curve offset 40.00 feet to the north of a spiral curve on centerline, the chord of said offset curve being S 86°02'05"W, 120.59 feet; thence continuing along said northerly right of way S 88°04'48"W, 89.70 feet to the point of beginning, said tract containing 22.460 acres, more or less.