

## IMPROVEMENT AND UTILITY EASEMENT

That 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, Sugarland Development Company, hereinafter called the grantor, hereby grants to THE TRANSPORTATION COMMISSION OF WYOMING, 5300 Bishop Blvd., Cheyenne, Wyoming, 82009-3340, its assigns or successors, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain improvements and utilities for the benefit of the public, being over, across and upon the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

A parcel of land in Lot 2 of the Replat of Sugarland South, an addition to the City of Sheridan, located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, T.56N., R.84W. of the 6<sup>th</sup> P.M., Wyoming, described as follows:

Beginning at the northwest corner of said Lot 2, from which the northeast corner thereof bears N. 89°38'24.7" E. a distance of 818.19 feet, said corners being monumented by brass survey caps PELS 3864;

thence N. 00°25'21.4" W. a distance of 60.06 feet to the presently existing northerly right-of-way boundary of Sugar Lane;

thence N. 89°42'02.3" E. along said existing right-of-way boundary a distance 39.60 feet to a point on the east boundary of an existing right-of-way easement described in Book 290 at Page 43 of the Sheridan County Records;

thence S. 00°19'20.3" E. along said east boundary a distance of 60.02 feet to the presently existing southerly right-of-way boundary of Sugar Lane;

thence continuing S. 00°19'20.3" E. along said east boundary a distance of 13.63 feet to the southeast corner of said existing easement;

thence S. 89°40'39.8" W. along the south boundary of said existing easement a distance of 10.52 feet;

thence leaving said existing easement S. 54°33'15.1" W. a distance of 35.46 feet to a point on the west boundary of said Lot 2;

thence N. 00°16'00.3" W. along said west boundary of Lot 2 a distance of 34.00 feet to the point of beginning.

The above described parcel of land contains 3,207 square feet, more or less.

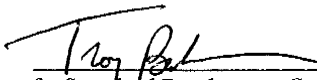
The basis of bearing for the above described parcel of land is N. 89°38'24.7" E. along the north boundary of said Lot 2.

Grantor will not use or permit to be used said land for any purpose which will inhibit use by the grantee for construction, operation and maintenance of said improvements and utilities.

Grantor grants the right of ingress and egress to and from said land for any and all purposes necessary and incident to the exercise by the grantee, of the rights granted by this conveyance.

The grant herein contained is an easement and shall be perpetual so long as the said land is used for the aforementioned purposes.

Dated this, the 11<sup>th</sup> day of October, 2005.



for Sugarland Development Company, Grantor

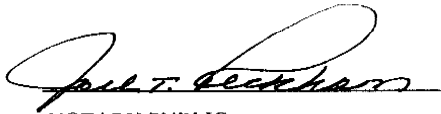
## ACKNOWLEDGMENT

STATE OF WYOMING \_\_\_\_\_)  
 \_\_\_\_\_)§  
 COUNTY OF SHERIDAN \_\_\_\_\_)

The foregoing instrument was acknowledged before me this 11 day of October, 2005,  
 by Troy Baker

Witness my hand and official seal.

My commission expires



NOTARY PUBLIC



529740 EASEMENT  
 BOOK 470 PAGE 0706  
 RECORDED 01/19/2006 AT 08:50 AM  
 AUDREY KOLTISKA, SHERIDAN COUNTY CLERK