

ACCESS EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **EBJ Properties, LLC, a Wyoming limited liability company**, whose address is P.O. Box 6045, Sheridan, Wyoming 82801 ("Grantor"), does hereby grant to **Northern Wyoming Community College District**, whose address is 1 Whitney Way, Sheridan, Wyoming 82801 ("Grantee"), a non-exclusive access easement ten feet (10') in width, as described on **Exhibit "1"** which is attached hereto and incorporated herein by reference.

This access easement is granted subject to the following terms and conditions:

- A. This access easement is for Grantee's travel across the surface of Grantee's land, described on **Exhibit "2"** which is attached hereto and incorporated herein by reference.
- B. Grantor and Grantee shall have the right, but not the obligation, to construct, improve, use, maintain, repair, and rebuild the surface within the Easement Area. Grantee shall not have the right to enlarge, or relocate said access easement, except with the prior written consent and permission of Grantor.
- C. This access easement is non-exclusive. Grantor hereby reserves all rights not granted to Grantee and shall have the right to use said easement for its own purposes, and to grant other parties the right to use said easement, so long as said uses do not unreasonably interfere with Grantee's right to use said easement. In the event Grantor grants additional easements on said easement, all future Grantees shall be bound by the terms and conditions set forth in this easement.
- D. This easement is an open surface easement and shall not be blocked in any manner, whether temporarily or permanently. The easement shall not be used for parking or storage purposes.
- E. This easement shall be construed as an easement running with the land and shall inure to the benefit of and be binding upon each of the parties, their heirs, personal representatives, successors and assigns.
- F. This easement is appurtenant to and shall benefit the land owned by Grantee, which is described on **Exhibit "2"** which is attached hereto and incorporated herein by reference.

G. This easement shall terminate in the event that: (i) Grantee conveys its property to an unrelated party and/or (ii) the use the Easement Area as a turnaround is discontinued.

TO HAVE AND TO HOLD said easement and right-of-way forever unto the Grantee, its successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this ____ day of February, 2021.

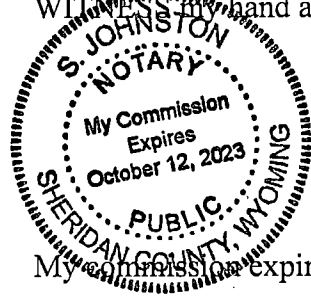
EBJ Properties, LLC

By: [Signature]
Title: Partner

STATE OF WYOMING)
) ss.
County of Sheridan)

This instrument was acknowledged before me on this 18th day of February, 2021, by Kevin A. Jennings and Clifford C. Jennings as Partner/Members of EBJ Properties, LLC.

WITNESSES my hand and official seal.



[Signature]
Notarial Officer
Title and Rank: Notary Public

My commission expires: 10/12/23

EXHIBIT "1"
Access Easement description
EBJ to NWCCD

10' Access Easement

An access easement being a strip of land ten (10.0) feet wide when measured at right angles, situated in the SE1/4SE1/4 of Section 2, Township 55 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; the north line of said strip being more particularly described as follows:

Commencing at the southeast corner of said Section 2 (Monumented with a 3¹/₄" Aluminum Cap per PE&LS 3159); thence N23°30'12"W, 885.39 feet to the **POINT OF BEGINNING** of said easement; thence S89°37'52"E, 221.99 feet along said north line of said strip to the **POINT OF TERMINUS** of said easement, said point being N09°18'22"W, 811.18 feet from said southeast corner of Section 2.

Said access easement contains 2,220 square feet of land, more or less.

EXHIBIT "2"

NWCCD Property

Land description for Access Easement

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 and in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, all in Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being more particularly described as follows:

Beginning at a point which bears N 21°51'04" W a distance of 1,304.91 feet from the Southeast Corner of said Section 2; thence S 89°59'12" E for a distance of 436.00 feet; thence S 0°29'18" W for a distance of 1,211.60 feet; thence S 1°55'25" E for a distance of 330.18 feet; thence N 89°32'05" W for a distance of 743.94 feet to a point on a non-tangent curve on the Easterly boundary of Interstate 90; thence along said curve to the right, this curve having a Radius of 5,529.58 feet, a Central Angle of 3°44'46", an Arc Length of 361.53 feet and a Chord that bears N 6°01'01" W for a distance of 361.46 feet; thence following along said Right-of-Way of Interstate 90 and leaving said curve on a bearing of S 85°48'50" W for a distance of 114.00 feet to a point on a non-tangent curve; thence along said curve to the right and being on the Easterly Right-of-Way of said Interstate 90, this curve having a Radius of 5,643.58 feet, a Central Angle of 4°13'27", an Arc Length of 416.08 feet and a Chord that bears N 2°04'27" W for a distance of 415.98 feet to a point of tangency on said Interstate 90 Right-of-Way; thence along said Right-of-Way on a bearing of N 0°02'17" E for a distance of 337.13 feet; thence leaving said Interstate 90 Right-of-Way on a bearing of S 89°59'17" E for a distance of 469.90 feet; thence N 0°29'18" E for a distance of 431.73 feet to the point of beginning.

Said tract of land contains 26.03 acres, more or less.

Basis of bearing is Wyoming State Plane (East Central Zone, NAD 83).

NO. 2021-766540 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801