

## DRAINAGE EASEMENT

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

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

1. This easement is granted for the purpose of allowing the historical surface water drainage to continue, for water draining across and from the lands historically drained, including but not limited to drainage from Grantee's property described as follows (the "Benefitted Parcel"):

A tract of land situated in the SE1/4SE1/4 of Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 2 (Monumented with a 3 1/4" Aluminum Cap per PE&LS 3159); thence N04°54'20"W, 638.35 feet to the POINT OF BEGINNING of said tract, said point lying on the east line of a tract of land described in Book 581 of Deeds, Page 565; thence N89°37'52"W, 376.00 feet to a point; thence N00°29'21"E, 174.00 feet to a point; thence S89°37'52"E, 375.99 feet to a point lying on said east line of said tract described in Book 581 of Deeds, Page 565; thence S00°29'11"W, 174.00 feet along said east line to the POINT OF BEGINNING of said tract.

Said tract contains 1.50 acres of land, more or less.

2. Grantor and Grantee shall have the right to construct, improve, use, maintain, repair, and rebuild the drainage improvements within the Easement Area. Grantee's rights shall include access across, along, under and upon the Easement Area, to enter upon such easement area at any time to engage in such activities as may be necessary or appropriate in connection therewith and to bring and operate such equipment thereon as may be necessary to effectuate the purpose for which this drainage easement is granted. Should Grantee disturb the easement area for maintenance, repair or replacement of the sewer line, the party disturbing the area shall promptly restore and replace any surface improvements, including the restoring the surface area or repaving any drives disturbed by Grantee's work within the easement area.
3. This easement is non-exclusive. Grantor hereby reserves the right for use the same drainage for its property described in: (a) that Warranty Deed recorded June 26, 2019 in Book 581 at Page 565, and (b) that Quitclaim Deed recorded June 26, 2019, in Book 581 at Page 560 of the Sheridan County Clerk's office, Sheridan County, Wyoming. Grantor further reserves all rights not granted to Grantee. Grantor shall have the right to use said easement area for its own purposes, and to grant other parties the right to use said easement.

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4. The specific location of the existing irrigation improvements and the Easement Area will be more specifically described within one (1) year from the date hereof and supplemented of record with the Sheridan County Clerk's office to further confirm the description thereof, as permitted by W.S. § 34-1-141(c).
5. Grantor reserves the right for it and its successors, in its discretion, to re-route the drainage improvement, and the Easement Area, so long as said relocation does not unreasonably interfere with Grantee's historic drainage.
6. 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.
7. This drainage easement shall terminate in the event its use is discontinued for its stated purposes.

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.

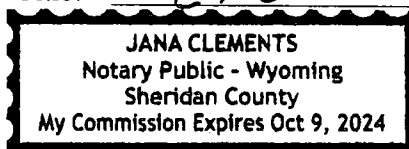
DATED this 18 day of February, 2021.

**NORTHERN WYOMING  
COMMUNITY COLLEGE DISTRICT**

By: Craig Achord

Title: CEO

STATE OF WYOMING     )  
                                  ) ss.  
COUNTY OF SHERIDAN   )



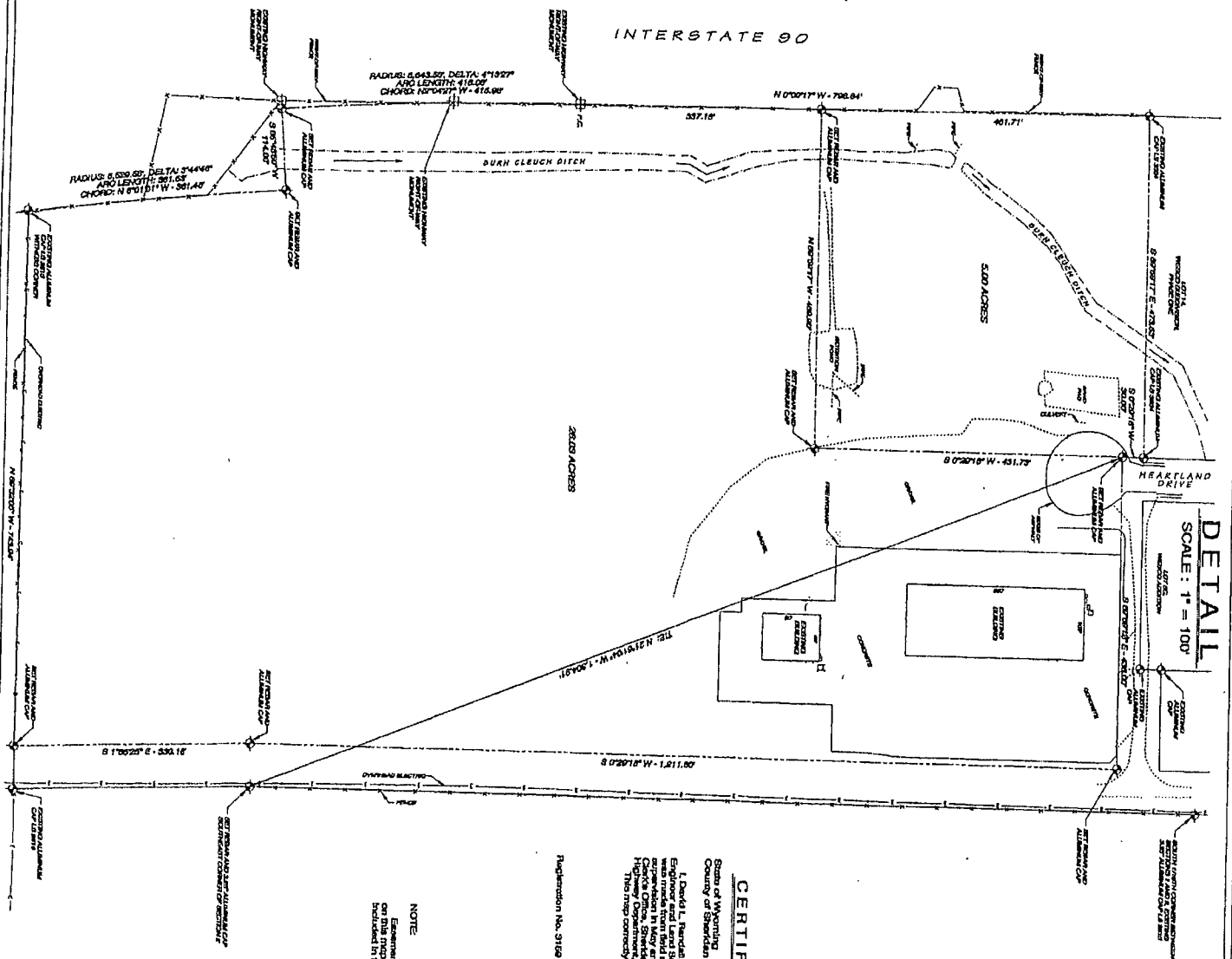
This instrument was acknowledged before me on this 18th day of February, 2021, by Craig Achord as VP for Admin & CEO of Northern Wyoming Community College District.

WITNESS my hand and official seal.

Jana Clements  
Notarial Officer  
Title and Rank: Notary Public

My commission expires: October 9, 2024.

INTERSTATE 90



**DETAIL**  
 SCALE: 1" = 100'

**CERTIFICATE OF SURVEYOR**

State of Wyoming  
 County of Sheridan

I, David L. Randall, of Sheridan, Wyoming, being a duly-licensed Professional Engineer in the State of Wyoming, do hereby certify that this map was made from field notes of an actual survey conducted by me or under my direct supervision in the County of Sheridan, Wyoming, and from records on file in the Sheridan County Highway Department, Sheridan, Wyoming, and from records on file in the Wyoming Highway Department, Cheyenne, Wyoming.

This map correctly represents all of the data shown herein.

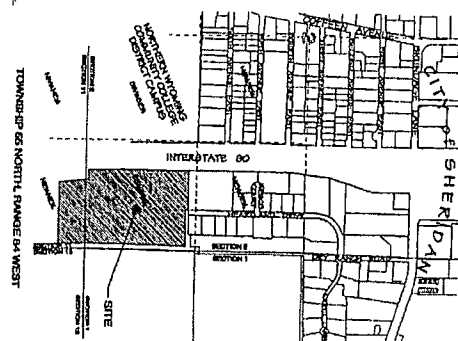
Registration No. 3160 P.E. A.L.S.

DATE: 2/18/2021

**NOTE**

Easements exist on these properties and are not delineated on this map because they are not shown in the public records and are not included in the scope of work for this survey.

**LOCATION**  
 SCALE: 1" = 100'



**MAP**

Showing  
 SURVEY OF TRACTS OF LAND  
 situated in the  
 SE 1/4 of SECTION 2  
 and in the  
 NE 1/4 of SECTION 11  
 all in

TOWNSHIP 66 NORTH, RANGE 84 WEST

SIXTH PRINCIPAL MERIDIAN  
 CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

for the

SHERIDAN ECONOMIC and EDUCATIONAL DEVELOPMENT AUTHORITY  
 JOINT POWERS BOARD  
 1 WARDEN WAY  
 SHERIDAN, WYOMING 82801

DRAWN BY: JESSICA K. DAVIS, 02/18/2021  
 CHECKED BY: EDA SCHUNK THOMPSON, 02/18/2021

**NO. 2021-766541 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SHERIDAN COUNTY TITLE INSURANCE AG - 23 S MAIN STREET

SHERIDAN WY 82801