

ROADWAY ACCESS 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 roadway access easement thirty feet (30') 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 roadway easement is for ingress and egress to Grantee's land, described on **Exhibit "2"** which is attached hereto and incorporated herein by reference.
- B. Grantor and Grantee shall have the right to construct, improve, use, maintain, repair, and rebuild a road within the Easement Area. Grantee shall keep the easement clear of snow and obstructions, at its sole expense. Grantee shall not have the right to enlarge, or relocate said roadway easement, except with the written consent and permission of Grantor.
- C. This roadway 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. The access road within the roadway easement shall be maintained and repaired at the expense of parties using the Easement Area, in proportion to number of users authorized to use the easement area.
- E. This easement is an open roadway easement and shall not be blocked in any manner, whether temporarily or permanently. The easement shall not be used for parking or storage purposes.
- F. 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.

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- G. 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.
- H. This roadway easement shall terminate at such time as the easement area described in Exhibit "1" shall become incorporated as part of or replaced by a dedicated public street right of way that provides Grantee's land equal or better access than this easement route.

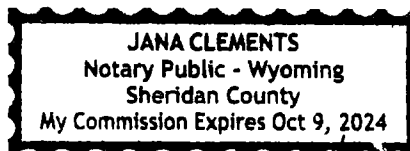
TO HAVE AND TO HOLD said easement and right-of-way forever unto the Grantee, its successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 18 day of February, 2021.

**NORTHERN WYOMING
COMMUNITY COLLEGE DISTRICT**

By: Craig Achord
Title: CFO

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 + CFO 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.

EXHIBIT "1"

Roadway Access Easement description
NWCCD to EBJ

30.0' Access Easement

An access easement being a strip of land thirty (30.0) 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 east 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 N30°38'53"W, 843.21 feet to the **POINT OF BEGINNING** of said easement; thence NOO°29'21"E, 87.00 feet along said east line of said strip to a point; thence, continue NOO°29'21"E, 398.78 feet along said east line of said strip to the **POINT OF TERMINUS** of said easement, said point lying on the north line of a tract of land described in Book 581 of Deeds, Page 565 and the south right-of-way line of Solutions Way, and being N19°21'53"W, 1283.82 feet from said southeast corner of Section 2. Lengthening or shortening the sideline of said easement to intersect said boundary line.

Said access easement contains 14,573 square feet of land, more or less.

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EXHIBIT "2"

EBJ Properties, LLC

Land description Roadway Access Easement

A +/-1.50 Acre Tract

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, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land 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 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.

NO. 2021-766542 EASEMENT

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

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