

# EASEMENT DONATION CERTIFICATE

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BOOK: 581 PAGE: 786 FEES: \$18.00 MFP EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Project: 0901091  
Road: Sheridan Marginal  
Section: North Sheridan Interchange  
County: Sheridan  
Parcel No.: 21

I, Khalid Khan, of Powder Horn Hospitality, LLC, am the owner of land situated in Sheridan County, Wyoming, more particularly described as:

## Parcel 21C

A parcel of land situate in Lots 6 and 7, Block 17, Suburban Homes Company Addition, Sheridan County, Wyoming. Located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 15, T.56N., R.84W., 6th P.M., Sheridan County, Wyoming,

## THIS IS TO CERTIFY THAT:

I have been informed by the representative of the Wyoming Department of Transportation for the need to secure an easement for landscaping purposes across the above described parcel;

I have discussed the proposed project with the representative of the Wyoming Department of Transportation and have been apprized to my satisfaction concerning the proposed construction details;

I have been informed by the representative of the Wyoming Department of Transportation of my legal right to just compensation in money for the above described parcel and of my right to just compensation for damages, if any, occurring as a result of said construction;

I release the Wyoming Department of Transportation from its obligation to have the property appraised pursuant to 49 CFR Part 24-102(2)(i);

I agree to sign and execute all necessary instruments conveying easement interests of the above described parcel to the City of Sheridan, Wyoming;

Notwithstanding the above recited facts, I deem to donate free of cost the above described parcel to the City of Sheridan and waive any damage claims relative to this action.

Dated this 9 day of Jul, 2019.

Khalid Khan  
Khalid Khan  
Powder Horn Hospitality, LLC, (Grantor)

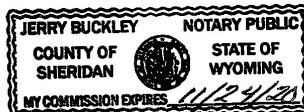
## ACKNOWLEDGMENT

STATE OF Wyoming )  
 ) ss.  
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me by Khalid Khan,  
on this 9<sup>th</sup> day of July, 2019.

Witness my hand and official seal.

My Commission Expires: 11/24/20



Jerry Buckley  
Notary Public

## LANDSCAPE 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, **Powder Horn Hospitality, LLC**, a Wyoming limited liability company, hereinafter called the grantor, hereby grants to **The City of Sheridan**, 55 Grinnell Place, Sheridan, Wyoming 82801 its assigns or successors herein called the grantee, the right of ingress and egress for construction, maintenance and operation of beautification appurtenances, such as, art pad, bench or planter being over, across and upon the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

### Parcel No. 21C

A parcel of land situate in Lots 6 and 7, Block 17, Suburban Homes Company Addition, Sheridan County, Wyoming. Located in the NE¼SE¼ Section 15, T.56N., R.84W., 6th P.M., Sheridan County, Wyoming;

Commencing at a point of intersection of the presently existing northeasterly right-of-way boundary of US highway 14/87 and the northwesterly right-of-way boundary of Seymour Street, monumented by a 3¼" Aluminum cap, PLS 6594, from which the southwest corner of Lot 34, Block 17, bears N. 67° 15' 13.5" E. a distance of 122.01 feet, as shown on record of survey Plat Book A, Page 429;

thence along said northeasterly right-of-way boundary N. 22° 45' 25.4" W. a distance of 349.63 feet to a point being monumented by a 5/8" rebar;

thence continuing along said northeasterly right-of-way boundary N. 22° 42' 56.0" W. a distance of 151.11 feet to the point of beginning of a non-tangent circular curve, concave northeasterly, the radius of which is 3,234.00 feet, and a line tangent to said curve bears N. 22° 46' 48.1" W., said point being monumented by a 1½" Aluminum cap, PLS 2615;

thence northwesterly along said northeasterly right-of-way boundary and along said curve through a central angle of 0° 32' 51.5", a distance of 30.92 feet, to the point of ending of said curve, the chord being N. 22° 29' 59.9" W. a distance of 30.92 feet, the **TRUE POINT OF BEGINNING**;

thence continuing along said northeasterly right-of-way boundary and along said curve through a central angle of 0° 53' 09.0", a distance of 50.00 feet to the point of ending of said curve, the chord being N. 21° 47' 22.1" W. a distance of 50.00 feet, said point being on a proposed easement line;

thence leaving said northeasterly right-of-way boundary along said proposed easement line N. 68° 39' 12.4" E a distance of 6.00 feet to a point on a proposed easement line;

thence continuing along said proposed easement line S. 21° 47' 22.3" E. a distance of 49.91 feet to a point on an existing easement line as recorded in Book 553 at page 485 of the Sheridan County records;

thence S. 67° 46' 25.8" W. along said existing easement lines a distance of 6.00 feet to the point of beginning.

The above described parcel contains 303 square feet, more or less.

Grantor agrees to allow the grantee, its contractors and agents ingress and egress to said property for construction and maintenance purposes. Grantee agrees to maintain the sprinkler system only.

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.

Grantor will not use, or permit to be used, said land for any purpose which would inhibit the rights hereby granted to the grantee.

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

Dated this, the Jul day of 9, 2019

Khalid Khan  
Khalid Khan  
Powder Horn Hospitality, LLC, (Grantor)

ACKNOWLEDGMENT

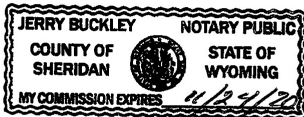
STATE OF Wyoming)  
COUNTY OF Sheridan)§

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2019,  
by Khalid Khan.

Witness my hand and official seal.

My commission expires 11/24/19

Jerry Buckley  
NOTARY PUBLIC



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**NO. 2019-751209 EASEMENT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MORRISON MAIERLE 1470 SUGARLAND DR SUITE 1  
SHERIDAN WY 82801