

RIGHT-OF-WAY DEDICATION

The undersigned, System Land, LLC, a Wyoming limited liability company, being the owner of the following described land in Sheridan County, Wyoming, does hereby grant the following described right-of-way to the City of Sheridan, Wyoming, whose address is P.O. Box 848, Sheridan, WY 82801:

See Attached Exhibit "A"

The Right-of-Way hereby granted is for public use and said Right-of-Way may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, re-installing, replacing and maintaining sewer lines, water lines, gas lines, electric lines and poles, telephone lines and poles, cable television lines and other forms and types of public utilities now or hereafter being generally utilized by the public utilities, together with access by the public for ingress and egress.

Dated this 21 day of March, 2007.

SYSTEM LAND, LLC

By: 
Manager

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Donald B. Roberts, Manager of System Land, LLC, this 21st day of March, 2007.

Witness my hand and official seal.


Notary Public

My Commission expires: Oct 23, 2008

EXHIBIT "A"

A perpetual right-of-way easement sixty (60) feet wide situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said right of way easement being more particularly described as follows:

Commencing at the southwest corner of said Section 21 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 2615); thence N84°05'32"E, 661.77 feet to **POINT OF BEGINNING** of said right of way easement, said point lying on the north right of way line of West Fifth Street; thence Due North, 326.86 feet to a point; thence, through a curve to the left having a radius of 135.00 feet, a central angle of 42°31'26", an arc length of 100.19 feet, a chord bearing of N21°15'43"W, and a chord length of 97.91 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 195.00 feet, a central angle of 42°31'26", an arc length of 144.72 feet, a chord bearing of N21°15'43"W, and a chord length of 141.43 feet to a point; thence Due North, 629.41 feet to a point; thence, through a curve to the right having a radius of 280.00 feet, a central angle of 12°51'34", an arc length of 62.84 feet, a chord bearing of N06°25'47"E, and a chord length of 62.71 feet to a point; thence N12°51'34"E, 36.37 feet to a point; thence, through a curve to the left having a radius of 26.00 feet, a central angle of 90°00'00", an arc length of 40.84 feet, a chord bearing of N32°08'26"W, and a chord length of 36.77 feet to a point; thence N17°37'23"E, 60.21 feet to a point; thence, through a non-tangent curve to the left, having a radius of 26.00 feet, a central angle of 90°00'00", an arc length of 40.84 feet, a chord bearing of N57°51'34"E, and a chord length of 36.77 feet to a point; thence S77°08'26"E, 50.00 feet to a point; thence, through a non-tangent curve to the left, having a radius of 26.00 feet, a central angle of 90°00'00", an arc length of 40.84 feet, a chord bearing of S32°08'26"E, and a chord length of 36.77 feet to a point; thence S77°08'26"E, 92.43 feet to a point; thence S16°07'24"W, 60.10 feet to a point; thence N77°08'26"W, 84.01 feet to a point; thence, through a curve to the left having a radius of 26.00 feet, a central angle of 90°00'00", an arc length of 40.84 feet, a chord bearing of S57°51'34"W, and a chord length of 36.77 feet to a point; thence S12°51'34"W, 36.37 feet to a point; thence, through a curve to the left having a radius of 220.00 feet, a central angle of 12°51'34", an arc length of 49.38 feet, a chord bearing of S06°25'47"W, and a chord length of 49.27 feet to a point; thence Due South, 629.41 feet to a point; thence, through a curve to the left having a radius of 135.00 feet, a central angle of 42°31'26", an arc length of 100.19 feet, a chord bearing of S21°15'43"E, and a chord length of 97.91 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 195.00 feet, a central angle of 42°31'26", an arc length of 144.72 feet, a chord bearing of S21°15'43"E, and a chord length of 141.43 feet to a point; thence Due South, 325.24 feet to a point, said point lying on said north right of way line of West Fifth Street; thence S88°27'23"W, 60.02 feet along said north right of way line to the **POINT OF BEGINNING** of said right of way easement.

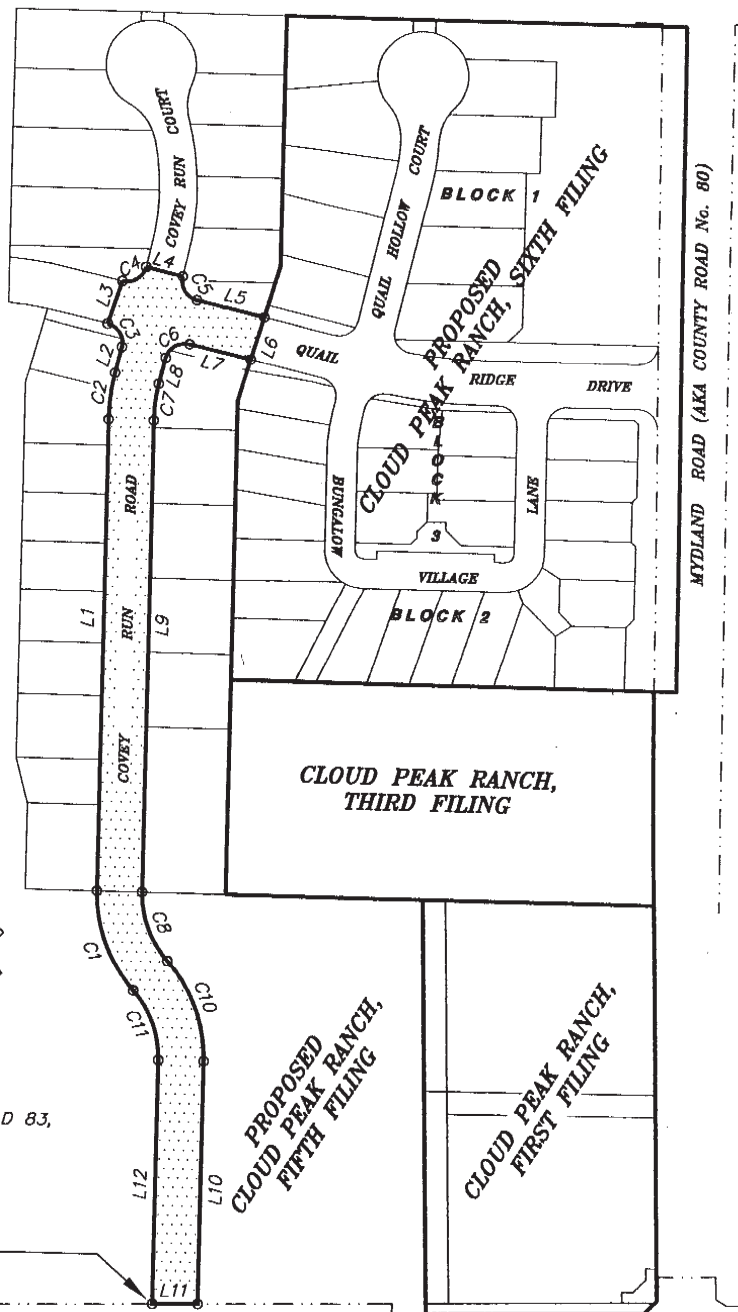
Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.
Distances are surface.



SCALE: 1"=200'

BASIS OF BEARINGS IS THE
WYOMING COORDINATE SYSTEM NAD 83,
EAST CENTRAL ZONE
DISTANCES ARE SURFACE

N84°05'32"E
661.77'



WEST FIFTH STREET

LINE TABLE

LINE	LENGTH	BEARING
L1	629.41	N00°00'00"W
L2	36.37	N12°31'34"E
L3	60.21	N17°37'23"E
L4	50.00	S77°08'26"E
L5	92.43	S77°08'26"E
L6	60.10	S16°02'24"W
L7	84.01	N77°08'26"W
L8	36.37	S12°31'34"W
L9	629.41	S00°00'00"E
L10	325.24	S00°00'00"E
L11	60.02	S88°27'23"W
L12	326.86	N00°00'00"E

LEGEND

- ◆ FOUND 3&1/4" ALUMINUM CAP PER PLS 2615
- SECTION LINE
- RIGHT OF WAY LINE

EXHIBIT "B"

PROPOSED ROAD ACCESS
TO THE
CITY OF SHERIDAN, WYOMING

CLIENT: SYSTEM LAND, LLC
13 CEMETARY ROAD
SHERIDAN, WY 82801

CURVE TABLE

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	195.00'	42°31'26"	144.72'	N21°15'43"W	141.43'
C2	280.00'	12°51'34"	62.84'	N06°25'47"E	62.71'
C3	26.00'	90°00'00"	40.84'	N32°08'26"W	36.77'
C4	26.00'	90°00'00"	40.84'	N57°51'34"E	36.77'
C5	26.00'	90°00'00"	40.84'	S32°08'26"E	36.77'
C6	26.00'	90°00'00"	40.84'	S57°51'34"W	36.77'
C7	220.00'	12°51'34"	49.38'	S06°25'47"W	49.27'
C8	135.00'	42°31'26"	100.19'	S21°15'43"E	97.91'
C10	195.00'	42°31'26"	144.72'	S21°15'43"E	141.43'
C11	135.00'	42°31'26"	100.19'	N21°15'43"W	97.91'

JN: 22101
DF: 2002101ANNEX1
TAB: CPR 6TH ROAD ACCESS
MARCH 15, 2007