



DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Public Right of Way is made effective this 20 day of December, 2021, by John E. Rice & Sons, Inc. ("Grantor") in favor of the Public and accepted by the **CITY OF SHERIDAN, WYOMING** through the **City Council for the City of Sheridan** ("Grantee").

RECITALS

A. Grantor owns the real property on which is situated the right of way described on Exhibit A (the "Real Property").

B. Grantor desires to dedicate the Real Property to the Public for ingress and egress and also for use by utility providers for the purpose of providing utilities to the Public.

C. The City of Sheridan, though the City Council of Sheridan, Wyoming, wishes to accept such dedication.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant and Dedication of Right of Way

Grantor does hereby grant and convey to Grantee, and dedicates for use by the Public and Public utility providers forever, an easement and right-of-way for ingress and egress and for the installation, maintenance, repair and replacement of all public utilities, including but not limited to water and sewer services, power and gas service providers, phone services, and the like, to provide utility services to and for the benefit of the public. The description of the right of way over and across the Real Property, is as shown on Exhibit A and Exhibit B.

2. Terms of Use

The Public shall have the perpetual non-exclusive right to use the easement for ingress and egress and providers of all public utilities shall have the perpetual non-exclusive right to use the easement to provide utility services for the benefit of the Public.

3. Acceptance

Grantee hereby accepts the dedication of the above-described right of way on behalf of the Public.

DATED effective this 23 day of December, 2021.

John E. Rice & Sons, Inc.

By: James Jellis
Title: Vice President

THE CITY OF SHERIDAN, WYOMING

By: Richard Bridger
Title: Mayor

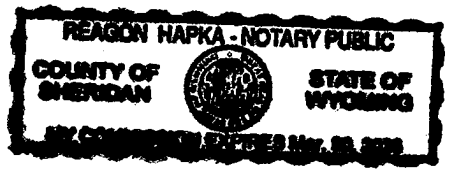
STATE OF WY)
)ss
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me this 23 day of Dec, 2021, by James Jellis, Vice President of John E. Rice & Sons, Inc..

WITNESS my hand and official seal.

[Signature]
Notary Public

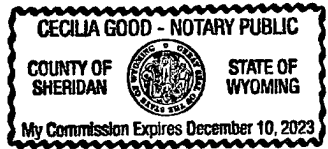
My commission expires: 3/30/25



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On this 3rd day of January, 2022, before me personally appeared Richard Bridger, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of the City of Sheridan.

Given under my hand and official seal this 3rd day of January, 2022.



[Signature]
Notary Public

My commission expires: 12/10/23



EXHIBIT "A"
66 FOOT ROADWAY DEDICATION

A TRACT OF LAND LOCATED IN A PART OF THE NW1/4SW1/4, SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDEAN, SHERIDAN COUNTY, WYOMING and more particularly described as follows;

BEGINNING At A Point Which Is Located North 19°09'20" East, A Distance Of 2573.38 Feet From The Southwest Corner Of Said Section 10, Said Beginning Point Also Being The Northeast Corner Of Lot 2, Wrench Ranch Properties Third Development Phase One, Also Being On The West Right Of Way Of Decker Road;

Thence Said Right Of Way With A Non-tangent Curve Turning To The Right With An Arc Length Of 66.03 Feet, A Radius Of 1125.00 Feet, A Chord Bearing Of South 14°37'17" West, A Chord Length Of 66.03 Feet;

Thence Leaving Said Right Of Way North 76°57'57" West, A Distance Of 567.61 Feet To A Point On The West Line Of Said Lot 2 ;

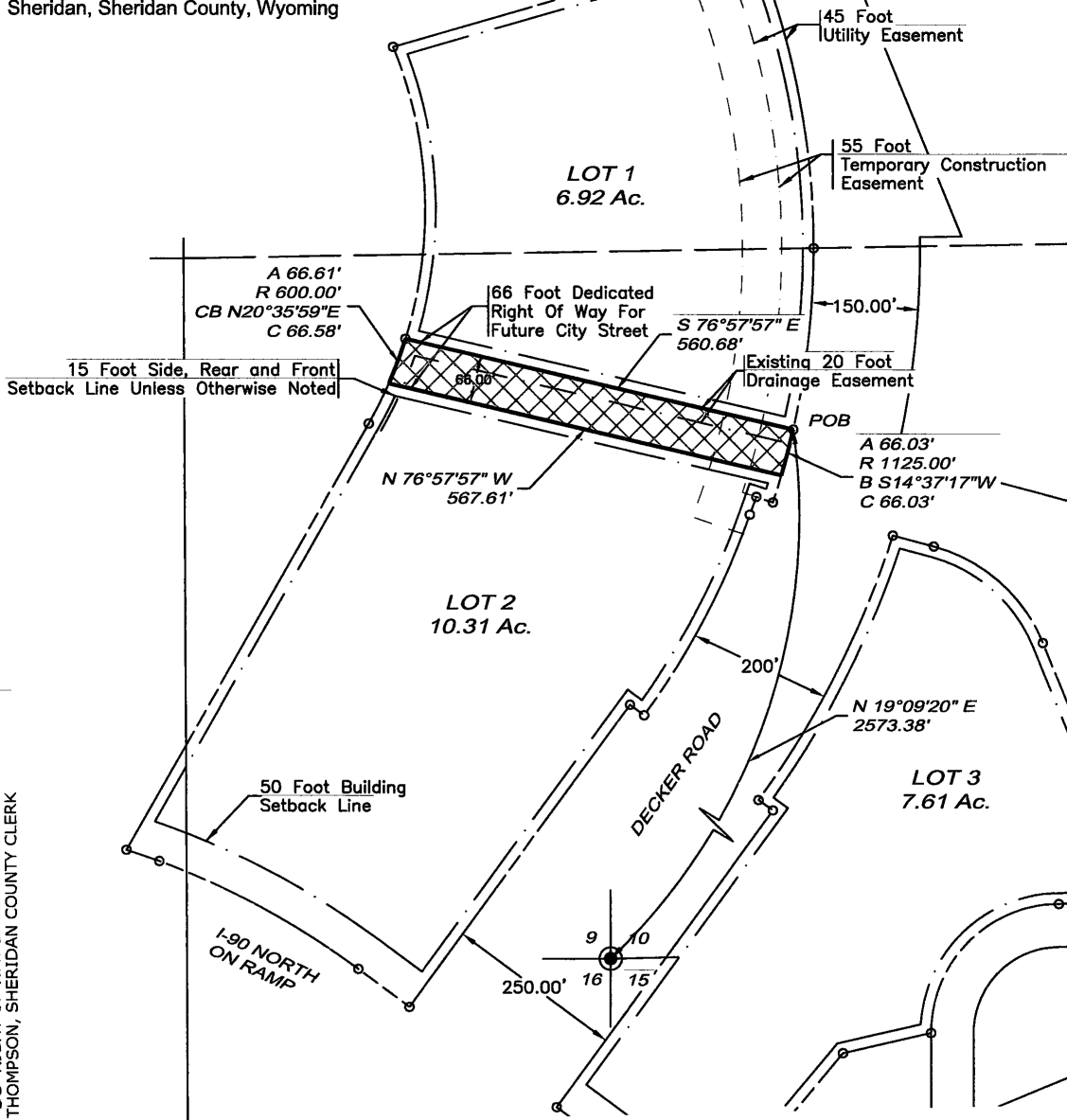
Thence With Said West Line Of Lot 2 With A Non-tangent Curve Turning To The Left With An Arc Length Of 66.61 Feet, A Radius Of 600.00 Feet, A Chord Bearing Of North 20°35'59" East, A Chord Length Of 66.58 Feet To The Northwest Corner Of Said Lot 2;

Thence With The North Line Of Said Lot 2 South 76°57'57" East, A Distance Of 560.68 Feet To A Point To The Point Of **Beginning**, Having An Area Of 0.85 Acres more or less.

EXHIBIT "B"

66 FOOT ROADWAY DEDICATION

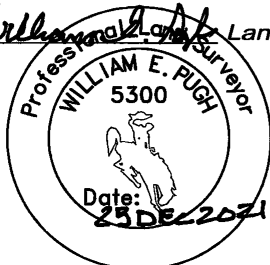
Located In The NW1/4SW1/4, Section 10,
Township 56 North, Range 84 West, 6th P.M.
Sheridan, Sheridan County, Wyoming



CERTIFICATE OF SURVEY

I, William E. Pugh, do hereby certify that I am a Registered Land surveyor, licensed under the laws of the State of Wyoming, that this plat was made from an accurate survey conducted by me or under my supervision and correctly shows the location and dimensions of all line work.

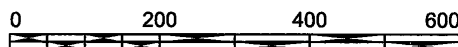
William E. Pugh
Professional Land Surveyor
No. 5300



UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.



SCALE 1" = 200'



If this does not measure 1"
scale is not correct.

Basis of Bearing: NAD 83

Wyoming State East Central Zone

NO. 2022-775391 RIGHT OF WAY EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
JOHN E RICE & SONS INC
SHERIDAN WY 82801