

CORRECTIVE MAINTENANCE 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, **Peerless Tyre Co.**, hereinafter called the grantor, hereby grants to the **City of Sheridan**, 55 Grinnell, Plaza., Sheridan, WY 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 an art pad, planter, or bench being over, across and upon the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

Parcel No. 9B

A parcel of land situate in Lots 9 and 10, Block 28, Suburban Homes Company Addition, located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22, T.56N., R.84W., 6th P.M., Sheridan County, Wyoming, being described by metes and bounds as follows:

Commencing at the northeast corner of Section 22 being monumented by a 3 $\frac{1}{4}$ inch Aluminum cap, PLS 6812 from which the north quarter corner being monumented by a 3 $\frac{1}{4}$ inch Aluminum cap, PLS 2615, bears S. 88° 20' 21.3" W. a distance of 2,635.45 feet as shown on records of survey recorded in Plat Book A at Page 429 and 482;

thence S. 86° 00' 22.3" W. a distance of 679.61 feet to a point on the existing easterly right-of-way boundary of U.S. Highway 14/87, said point being monumented by a 3 $\frac{1}{4}$ inch Aluminum cap, PLS 6594, said point being a point on a non-tangent curve, concave westerly, the radius of which is 612.96 feet, and a line tangent to said curve bears S. 0° 29' 11.3" W.;

thence along said right-of-way and along said curve through a central angle of 0° 18' 02.8", a distance of 3.22 feet, the chord being N. 0° 20' 09.9" E., a distance of 3.22 feet, the **TRUE POINT OF BEGINNING**;

thence leaving said existing right-of-way boundary and along a proposed right of way boundary line S. 44° 59' 40.5" E. a distance of 24.72 feet;

thence continuing along said proposed line S. 86° 28' 04.7" E. a distance of 23.67 feet to a point;

thence leaving said proposed right-of-way line and along the proposed easement line N. 3° 31' 55.3" E. a distance of 18.00 feet;

thence continuing along said proposed easement line N. 86° 28' 04.7" W. a distance of 42.29 feet to a point on the existing northeasterly boundary of U.S. Highway 14/87, being a point on a non-tangent curve concave westerly, having a radius of 612.96 feet, and a line tangent to said curve bears S. 00° 01' 58.6" W.;

thence continuing along said existing northeasterly right-of-way boundary and along said curve through a central angle of 0° 09' 09.9" a distance of 1.63 feet to the point beginning, the chord being S. 0° 06' 33.6" W. a distance of 1.63 feet.

The above described parcel of land contains 608 square feet, more or less.

This Corrective Maintenance Easement supersedes and replaces that certain Easement Agreement recorded August 13, 2014 in Book 548 at Page 507 of the Sheridan County Records.

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

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 5th day of JUNE, 2015

Jeff E Forbes

Peerless Tyre Co.
(Grantor)

ACKNOWLEDGMENT

THE STATE OF COLORADO)
COUNTY OF DENVER)§

The foregoing instrument was acknowledged before me this 5th day of JUNE,

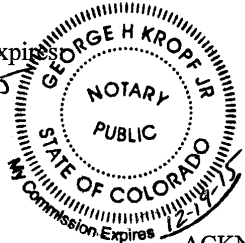
2015, by (name) JEFFERY E FORBES

as (title) REAL ESTATE MANAGER of Peerless Tyre Co.

Witness my hand and official seal.

My commission expires:

12-19-15



George H Kropf Jr
NOTARY PUBLIC

ACKNOWLEDGMENT

THE STATE OF _____)
COUNTY OF _____)§

The foregoing instrument was acknowledged before me this ____ day of _____,

2015, by (name) _____

as (title) _____ of Peerless Tyre Co.

Witness my hand and official seal.

My commission expires: