



2022-777097 3/17/2022 8:44 AM PAGE: 1 OF 4
 FEES: \$21.00 PK EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PUBLIC ACCESS AND UTILITY EASEMENT

Sheridan Grand Central, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant to City of Sheridan, GRANTEE a private access and utility easement across that Sixty Foot (60') wide strip of land more specifically described on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. The Grantor grants this easement across said Easement Route to and for the benefit of all of that real property owned by Grantee(s) and described on **Exhibit "B"** and all portions thereof.

Intent and Purpose of Easement. Grantors' intent and purpose by this instrument is to provide the right of ingress and egress for the benefit of public access, if and when developed and deemed necessary by Grantor, and the right to install, repair, replace and maintain public utilities, across the Easement Route to the lands adjacent to the Easement Route.

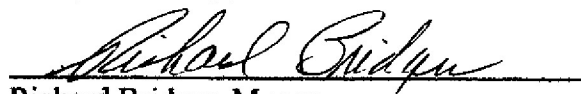
Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

WITNESS my hand this 3 day of March, 2022.

Sheridan Grand Central, LLC



 Clayton Rosenlund, Member

ACCEPTED BY:


 Richard Bridger, Mayor

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 03rd day of March, 2022 by Clayton Rosenlund, as Member of Sheridan Grand Central, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal NOTARY PUBLIC
 COUNTY OF SHERIDAN  STATE OF WYOMING
 MY COMMISSION EXPIRES DEC. 1ST, 2024

My Commission expires: 12/01/2024


 Signature of Notarial Officer
 Title: Notary Public



2022-777097 3/17/2022 8:44 AM PAGE: 2 OF 4
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 14th day of March, 2022 by
Richard Bridger, as Mayor of the City of Sheridan, Wyoming.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 4/11/24

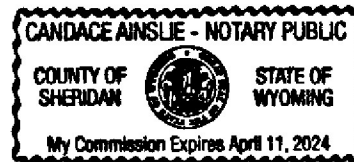


EXHIBIT FOR PUBLIC ACCESS AND UTILITIES EASEMENT

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

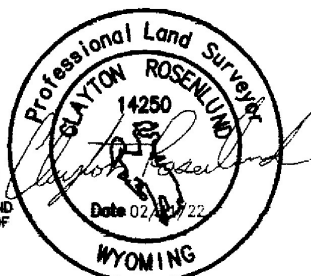
LEGAL DESCRIPTION

AN ACCESS AND UTILITIES EASEMENT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, THROUGH THE TRACT OF LAND DESCRIBED IN DEED # 2020-760504 OF SHERIDAN COUNTY RECORDS, SUBJECT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), THENCE N 33°51'29" W, 502.77 FEET TO THE EAST LINE OF SAID TRACT OF LAND AND THE TRUE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE THROUGH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 152.59 FEET, A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 48°34'19", A CHORD BEARING OF N 28°28'44" W AND A CHORD LENGTH OF 148.06 FEET; THENCE N 03°27'37" W, 76.16 FEET; THENCE THROUGH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 72.55 FEET, A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 34°38'28", A CHORD BEARING OF N 20°46'51" W AND A CHORD LENGTH OF 71.45 FEET; THENCE N 38°06'05" W, 148.19 FEET; THENCE THROUGH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 109.64 FEET, A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 52°21'01", A CHORD BEARING OF N 64°16'36" W AND A CHORD LENGTH OF 105.87 FEET TO THE NORTHEAST CORNER OF LOT 3, NORTHERN HILLS SUBDIVISION; THENCE N 00°41'55" W, 60.00 FEET ALONG THE EAST LINE OF SAID NORTHERN HILLS SUBDIVISION TO THE SOUTHEAST CORNER OF SHINING MOUNTAIN SUBDIVISION; THENCE THROUGH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 164.65 FEET, A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 52°24'36", A CHORD BEARING OF S 64°18'23" E AND A CHORD LENGTH OF 158.97 FEET; THENCE S 38°06'05" E, 231.21 FEET TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S 00°29'35" E, 244.68 FEET ALONG SAID EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF SUBJECT EASEMENT CONTAINING 35,228 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS EXHIBIT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



FOR: SHERIDAN GRAND CENTRAL
LLC AND CITY OF SHERIDAN

EXHIBIT FOR PUBLIC ACCESS AND UTILITIES EASEMENT

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

SHINING MOUNTAIN
SUBDIVISION

LINCOLN LANE
(60' RIGHT-OF-WAY)

NORTHERN HILLS
SUBDIVISION

LEGEND

- FOUND 2" AC-LS10287 OR AS NOTED
- CALCULATED CORNER
- AC ALUMINUM CAP

A: 164.65'
R: 180.00'
D: 52°24'36"
CB: S 64°18'23" E
CL: 158.97'

A: 109.64'
R: 120.00'
D: 52°21'01"
CB: N 64°16'36" W
CL: 105.87'

A: 72.55'
R: 120.00'
D: 34°38'28"
CB: N 20°46'51" W
CL: 71.45'

TRACT OF LAND RECORDED IN DEED #
2020-760504 OF SHERIDAN COUNTY RECORDS
(SERVIENT ESTATE)

A: 152.59'
R: 180.00'
D: 48°34'19"
CB: N 28°28'44" W
CL: 148.06'

CENTERLINE OF
PROPOSED ROAD
REQUIRED TO BE
WITHIN 8% SLOPE
FROM ELEVATION
3800' AT THIS
POINT

UNPLATTED LAND
(DOMINANT ESTATE)

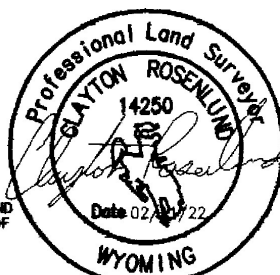


SCALE: 1"=80'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1,000235

SURVEYOR'S CERTIFICATE:

I, CLAYTON P. ROSENBLIND DO HEREBY CERTIFY THAT THIS
EXHIBIT WAS MADE FROM AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND
THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF
MY KNOWLEDGE.



SE CORNER OF
SERVIENT ESTATE
2" AC-PLS 5612

SE CORNER OF
NE1/4NW1/4,
3-1/4"
AC-PLS 3189

FOR: SHERIDAN GRAND CENTRAL
LLC AND CITY OF SHERIDAN