

RECORDING INFORMATION ABOVE

**EASEMENT AGREEMENT**

The undersigned Big Horn Properties Group, LLC, herein after referred to as ("Grantor") for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto City of Sheridan, herein after referred to as ("Grantee"), whose address is 55 Grinnell Place, Sheridan, Wyoming a perpetual exclusive easement to construct, modify, add to, maintain, and remove facilities and other appurtenances, including fences, trees, shrubs and bushes as Grantee may deem necessary to remove from upon, over, under and across the said easement area situated in the County of Sheridan, State of Wyoming, which Grantor owns or in which Grantor has an interest in the ("Easement Area"), to wit:

A parcel of land being 50 sq. ft. more or less and being located in South Park Addition being in Block 09, Lots 06 S 12 ½ Lot 7 all, and said addition being in the City of Sheridan, Sheridan County, State of Wyoming. Said easement area is shown on Exhibit "A", which by reference is attached hereto and incorporated herein. The Grantee reserves the right to substitute Exhibit "A", with an as built legal description and location plat for recordation purposes if deemed necessary by the Grantee

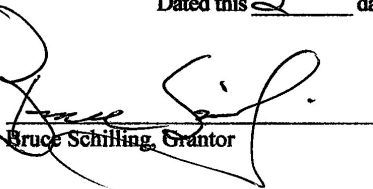
Grantor further conveys to Grantee the right of ingress and egress to and from the Easement Area during all periods of construction, maintenance, installation, reinforcement, repair and removal over and across said easement area being granted to Grantee, the right to clear and keep cleared all any and all trees and shrubs and other obstructions as may be necessary for Grantee's use and enjoyment of the easement Area for the traveling public.

Grantor covenants that Grantor is the fee simple owner of the easement Area or has an interest in the easement area. Grantor will warrant and defend title to the easement area against all claims.

Grantor hereby covenants that no excavation, structure or obstruction will be constructed or permitted on the easement area and no change will be made by grading or otherwise that would adversely affect Grantee's use and enjoyment of the easement area for the traveling public.

The rights, conditions and provisions of this easement shall run with the land and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, representatives, successors and assigns.

Dated this 2nd day of November, 2011.

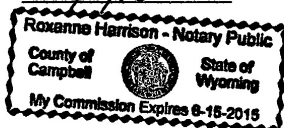
  
Bruce Schilling, Grantor

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 ) ss:  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 2 day of Nov., 2011, by Bruce Schilling.

Witness my hand and official seal:  
My Commission Expires: 6/6/15  
[NOTARY SEAL]



  
Roxanne Harrison  
Notary Public

RECORD OWNER:  
 BIG HORN PROPERTIES GROUP, LLC  
 SOUTH PARK BLOCK 9  
 S 12.5' OF LOT 6,  
 ALL OF LOT 7

BRYANT ST

10.0' 10.0'  
 50.00 SQ. FT.±

COFFEEN AVE.

BEARINGS AND DISTANCES ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM NAD 83/93  
 WYOMING EAST CENTRAL ZONE, AND HAVE  
 BEEN MULTIPLIED BY A PROJECT FACTOR OF  
 1.000235830.

**LEGEND**

- CALCULATED POINT
- STREET RIGHT-OF-WAY
- - - - - PROPERTY LINE
- ▭ AREA OF PERMANENT EASEMENT
- ▨ TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1"=30'



CITY OF SHERIDAN

EXHIBIT "A"

REVISIONS	
Date	By



**WWCENGINEERING**  
 1849 TERRA AVE.  
 SHERIDAN, WY. 82801  
 (307) 672-0761

FILED BY: BH PROP Drawn By: RAW Created By: CDR Date: 02/23/11 Scale: AS SHOWN  
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**NO. 2014-710692 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WORLD WIDE CONSULTANT GROUP LLC 1842 SUGARLAND DR S  
 PMB 198 SHERIDAN WY 82801