



GRANT OF EASEMENT

The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming, **GRANTOR**, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys to Sheridan Links, LLC, a Wyoming limited liability company, and to Rabon Enterprises, LLC, a Wyoming limited liability company, **GRANTEES**, an non-exclusive right of access over and across the surface of the land described as follows:

A FIFTY-EIGHT FOOT (58.00') WIDE ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A OF CLOUD PEAK RANCH THIRTEENTH FILING, CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT, THENCE S 89°11'28" W 113.94' ALONG THE SOUTH LINE OF SAID OUTLOT C AND ACROSS SAID OUTLOT A TO A POINT ON THE EAST LINE OF MIDLAND ROAD RIGHT-OF-WAY, THENCE THROUGH AN ARC TO THE LEFT ALONG SAID EAST RIGHT-OF-WAY LINE; HAVING A CHORD BEARING OF N 06°03'38" E, A CHORD LENGTH OF 58.42 FEET, A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 58.42 FEET, AND A DELTA ANGLE OF 2°20'27", THENCE N 89°11'28" E 107.00 FEET TO SAID EAST LINE OF SAID OUTLOT C, THENCE S 00°46'07" E 58.00 FEET ALONG THE EAST LINE OF SAID OUTLOT C TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, SAID EASEMENT HAVING AN AREA OF +/- 6395 SQUARE FEET;

as shown in **Exhibit A**, attached hereto and incorporated herein by reference (the "Easement Route")

The purpose of this grant is to provide the primary route of ingress to and egress, and installation of utilities, from Mydland to the following lands and each portion thereof:

- a. Block 4, Outlot FF, Sheridan Links Planned Unit Development; and
- b. Lot 1, Cloud Peak Ranch, 19th Filing, Sheridan, Wyoming
(collectively the "Dominant Tracts")

Each of the Dominant Tracts has an alternative route of access to 5th Street or Fairway Court, respectively, and those routes may be used as secondary access to a public right-of-way as a supplement to the primary route described herein.

This easement will provide the Dominant Tracts the non-exclusive right of access over and across the surface of the Easement Route, and the Dominant Tracts will use the Easement Route as the primary point of access to the public right of way of Mydland Road. The Grantor shall have no obligation to improve, maintain or repair the Easement Route.



IN WITNESS WHEREOF, we have hereunto set our hands this 2nd day of October, 2023

CITY OF SHERIDAN

Richard Bridger
Mayor

Attest:

[Signature]
City Clerk

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed, sworn to, and acknowledged before me by Mayor Richard Bridger, with the authority to so execute on behalf of the City of Sheridan, a municipal corporation within Sheridan County, Wyoming, this 2nd day of October, _____.

[Signature]
Notary Public

My commission expires: 4/11/24

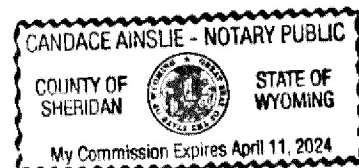
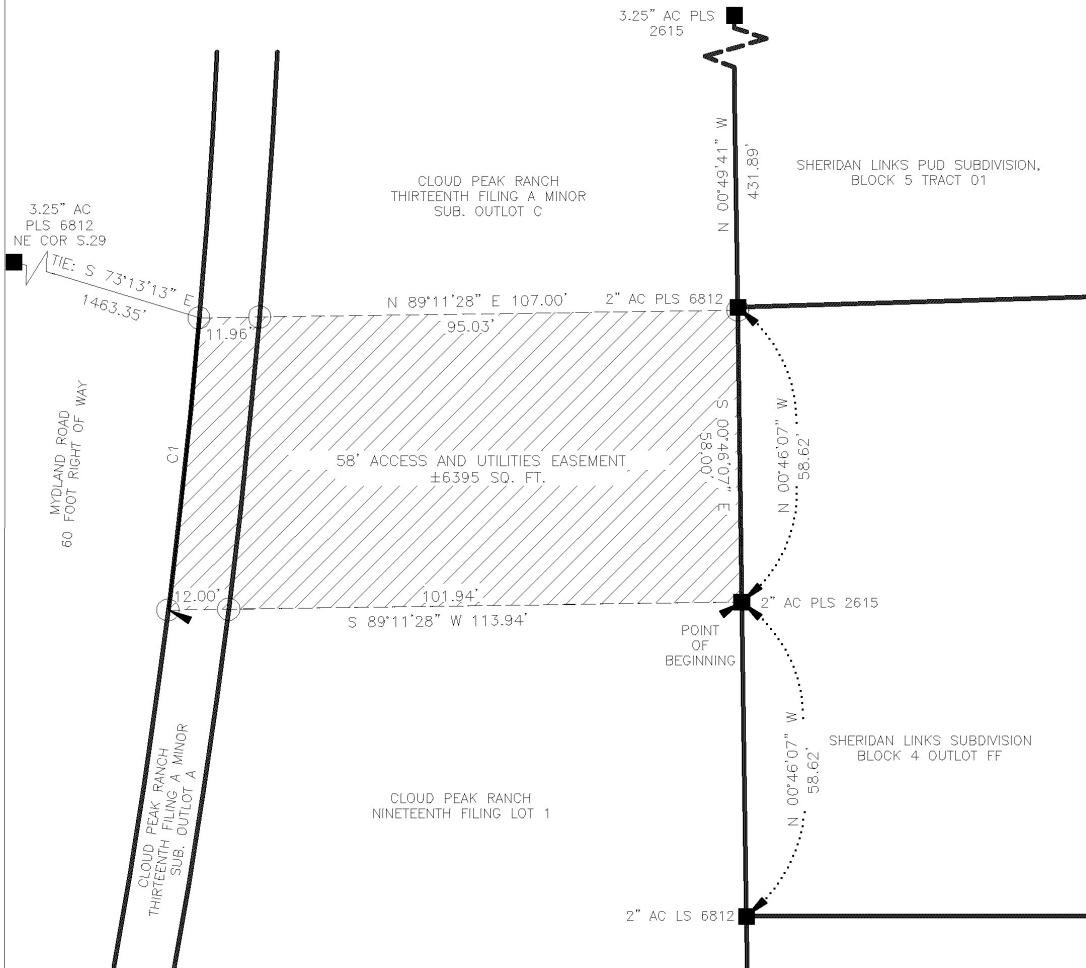


EXHIBIT OF SURVEY

OF ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A, OF CLOUD PEAK RANCH 13TH FILING, CITY OF SHERIDAN, WYOMING,
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1430.00'	58.42'	58.42'	N 06°03'38" E	2°20'27"

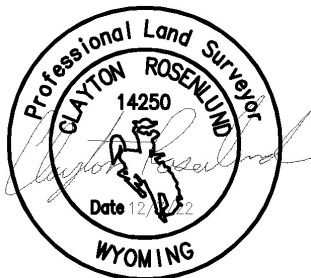
LEGAL DESCRIPTION

A FIFTY EIGHT FOOT (58.00') WIDE ACCESS AND UTILITIES EASEMENT IN OUTLOT C AND OUTLOT A OF CLOUD PEAK RANCH THIRTEENTH FILING, CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS:

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SURVEYOR'S CERTIFICATE:

I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT 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.



SCALE: 1"=30'



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US
SURVEY FEET)
PAF: 1.000235

LEGEND

- FOUND CORNER AS NOTED
- CALCULATED CORNER
- AC ALUMINUM CAP
- LOT LINE
- - - - EASEMENT LINE

NO. 2023-789304 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN 55 GRINNELL PLZ
SHERIDAN WY 82801-3930

FOR:
SHERIDAN LINKS LLC
SHERIDAN, WY

PREPARED BY:

Cannon Consulting LLC (307) 752-0109

Date: 12/7/22