

110
RIGHT OF WAY EASEMENT

RECORDED APRIL 19, 1990 BK 334 PG 110 NO 54794 RONALD L. BAILEY, COUNTY CLERK

Know All Men By These Presents:

That for and in consideration of the sum of Ten Dollars (\$10.00) O.V.C. ~~XXXX~~, the receipt of which is hereby acknowledged and confessed, Holly Sugar Corporation

of the County of Sheridan and State of Wyoming, hereinafter called the grantor, hereby grants to THE STATE HIGHWAY COMMISSION OF WYOMING, its assigns or successors, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain a road for the use of the public over and across the following described lands located in the County of Sheridan and State of Wyoming, to-wit: Portions of SE1SW1, SW1SE1 Sec. 21, T. 56 N., R. 84 W., 6th P.M., Wyoming.

The right of way hereby granted being more particularly described as follows:

PARCEL NO. 1: A portion of the SE1SW1 of Section 21, T. 56 N., R. 84 W. of the 6th P.M., Wyoming, lying between the northerly right-of-way boundary of presently existing Fifth Street as established by the Sheridan County Commissioners April 16, 1954 and a parallel right-of-way line of hereinafter stated distances to the left or northerly side when measured at right angles to the following described survey line of highway, said parallel right-of-way line begins on the easterly boundary of a 3.5 acre tract of land described in Book 109 at Page 301 of the Sheridan County Records and ends in said SE1SW1:

Commencing at the southwest corner of said SE1SW1;
thence S.1°35'59.2"E. a distance of 1.72 feet;
thence N.88°24'00.8"E. a distance of 282 feet to the True Point of Beginning;
thence with said parallel right-of-way line 35 feet to the left or northerly side, continuing N.88°24'00.8"E. a distance of 213.68 feet;
thence with said parallel right-of-way line 38 feet to the left or northerly side, continuing N.88°24'00.8"E. a distance of 80.5 feet, more or less, to a point on a west boundary of a tract of land described in Book 96 at Page 447 of the Sheridan County Records, said west boundary being a job in the northerly right-of-way boundary of presently existing West Fifth Street.

The above described parcel of land contains 1,715 square feet, more or less.

PARCEL -NO. 2: A portion of the SW1SE1 Section 21, T. 56 N., R. 84 W. of the 6th P.M., Wyoming, being described as follows:

Commencing at the south quarter corner of said Section 21;
thence S.88°21'04.5"W. a distance of 200.34 feet;
thence N.88°05'02.6"E. a distance of 571.88 feet;
thence N.1°54'57.4"W. a distance of 71.75 feet to a point on the north right-of-way boundary of West Fifth Street as described in Book 96 at Page 447 of the Sheridan County Records said point being the True Point of Beginning;
thence continuing N.1°54'57.4"W. a distance of 10 feet;
thence N.88°05'02.6"E. a distance of 10 feet;
thence S.1°54'57.4"E. a distance of 10 feet to a point on said north boundary;
thence S.88°05'02.6"W. along said north boundary a distance of 10 feet, more or less, to the point of beginning.

The above described parcel of land contains 100 square feet, more or less.

NOTE: All bearings and distances in these descriptions are based on the Wyoming State Plane Coordinate System, East Central Zone, modified to Wyoming Highway Department Coordinate System by an adjustment factor of 1.000237091.

Grantor also grants the right of ingress and egress to and from the said land for any and all purposes necessary and incident to the exercise by the grantee, and the public, of the rights granted by this conveyance.

Grantee agrees to construct culverts of suitable size across such ditches and laterals of grantor as necessary for proper operation of his irrigation system.

Grantors hereto do hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

Grantor will not use, or permit to be used, the conveyed property for any purpose whatsoever; that exclusive use is hereby granted to the grantee.

The grant herein contained is an easement and shall be perpetual so long as the main traveled portion of said land is used for the aforementioned purposes, and whether or not actually fenced or used in its entirety for the aforementioned purposes.

IN WITNESS WHEREOF, the parties have hereunto set its hand this 12th day of March, A.D., 19 90, by Holly Sugar Corporation

Witnessed by President Roger W. Hill
..... Secretary J. F. Schwer



ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF EL PASO } ss.

The foregoing instrument was acknowledged before me this 12 day of March, 19 90, by Roger W. Hill and W. F. Schwer.

Witness my hand and official seal.

My commission expires

My Commission Expires June 29, 1992
P.O. Box 1002
Colorado Springs, CO 80901

