

420

EASEMENT

The undersigned, Sheridan Heights Ranch LLC, a Wyoming limited liability company, grants to the City of Sheridan, Wyoming whose address is P.O. Box 848, Sheridan, Wyoming 82801 an easement over the following described property:

See attached Exhibits A and B

This easement may be used by the City of Sheridan as a turn around area for vehicles and to construct, operate, maintain and repair such turn around area.

Dated this 12 day of April, 2010.

Sheridan Heights Ranch LLC

By: [Signature]
Manager

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Donald B. Roberts, the manager of Sheridan Heights Ranch LLC this 12th day of April, 2010.

Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: Nov. 2011

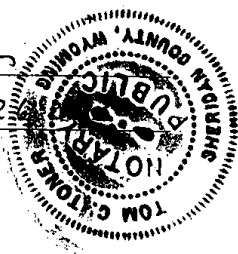


EXHIBIT "A"

Record Owner: Sheridan Heights Ranch, LLC
March 4, 2010

Re: Access Easement to the CITY OF SHERIDAN

An access easement situated in the NE¼SE¼ of Section 20, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said access easement being more particularly described as follows:

Commencing at the east quarter corner of said Section 20 (Monumented with a 3-1/4" Aluminum Cap per PE&LS 551); thence S00°14'28"E, 804.80 feet along the east line of said Section 20 to the **POINT OF BEGINNING** of said access easement, said point also being S00°14'28"E, 90.14 feet from the northwest corner of Lot 1, Cloud Peak Ranch Twelfth Filing to the City of Sheridan; thence S00°14'28"E, 75.79 feet along said east line of Section 20 and the west line of said Lot 1, Cloud Peak Ranch Twelfth Filing to a point; thence, through a non-tangent curve to the left, having a radius of 70.00 feet, a central angle of 06°10'25", an arc length of 7.54 feet, a chord bearing of S37°19'28"W, and a chord length of 7.54 feet to a point; thence, through a reverse curve to the right, having a radius of 55.00 feet, a central angle of 240°47'27", an arc length of 231.14 feet, a chord bearing of N25°22'01"W, and a chord length of 94.88 feet to a point; thence S84°58'18"E, 45.07 feet to the **POINT OF BEGINNING** of said access easement.

Said access easement contains 9,694 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"



SCALE: 1"=30'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

NE1/4SE1/4
SECTION 20
T56N, R84W

RECORD OWNER:
SHERIDAN HEIGHTS RANCH, LLC
(BOOK 500, PAGE 388)

±9,694 S.F.

Δ=240°47'27"
R=55.00'
L=231.14'
CB=N25°22'01"W
CL=94.88'

Δ=06°10'25"
R=70.00'
L=7.54'
CB=S37°19'28"W
CL=7.54'

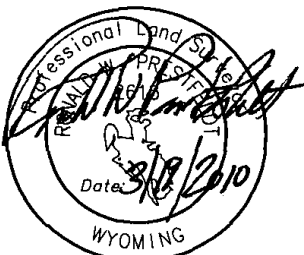
LEGEND

- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PE&LS 551
- SET 2" ALUMINUM CAP PER PLS 2615
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (M) MEASURED
- (C) CALCULATED
- (R) RECORD
- LOT LINE
- - - ACCESS EASEMENT LINE
- - - SECTION LINE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

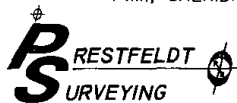


"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"
ACCESS EASEMENT

CLIENT: ALTERNATIVE ELDER LIVING, INC. &
VISTA WEST ENGINEERING

LOCATION: NE1/4SE1/4, SECTION 20, T56N, R84W, 6TH
P.M., SHERIDAN COUNTY, WYOMING.



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 29005
DN: 2009005_E2
PF: T2002101 CPR12
MARCH 1, 2010

CLOUD PEAK RANCH TWELFTH FILING

QUAIL RIDGE DRIVE

LOT 1

1/4
20 21
804.80'
714.66'
S00°14'28"E
90.14'
500°14'28"E
75.79'
88.07'
1550.44'
60.00'
N00°14'28"W
1402.37'
20 21
29 28