

EASEMENT AGREEMENT

THIS AGREEMENT entered into this day by and between JANE P. CLARK AND PHILLIP D. HUCKINS, wife and husband, JON W. CLARK and CAROL A. CLARK, husband and wife, and FLOYD J. FLEMING AND PHYLLIS J. FLEMING, husband and wife, of Sheridan County, Wyoming, hereinafter GRANTORS, and WHITNEY BENEFITS, a Wyoming Nonprofit Corporation, hereinafter GRANTEE.

WITNESSETH:

For and in, consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grantors shall grant and convey unto the City of Sheridan an easement or dedicated right-of-way ten (10) feet in width located on the north side of Fleming Boulevard as shown on the attached Exhibit plat attached as Exhibit "A" and will construct thereon a concrete bike path and walkway not less than eight (8) feet in width;
2. The bike path shall be constructed as a continuation of the bike path and walkway through the Adams Ranch and Woodland Park Subdivisions and will be of comparable design and structure and include decorative lighting and amenities matching those included in the Adams Ranch and Woodland Park Subdivisions;
3. Grantors agree to escrow construction funds for the bike path and walkway prior to its application for a building permit to construct any building on the property adjacent to the bike path and walk way and described in Exhibit "B"; and
4. Grantors further agree to include in any plat which they may file for development of the land described in Exhibit "B" a dedication to the City of Sheridan a public right-of-way for said eight (8) feet in width bike path and walkway.
5. Failure to comply with the terms of this agreement shall result in liquidated damages equal to One Hundred Dollars (\$100.00) per day from the first day any building permit is issued for the property described in Exhibit "B" and continues each day until compliance with this agreement.

This agreement shall be filed of record in Sheridan County, shall be a covenant attached and running with the land described in Exhibit "B", and shall be binding upon the successors and assigns of the parties.

DATED THIS 15th day of April, 2008.

GRANTORS:


JANE P. CLARK


PHILLIP D. HUCKINS


JON W. CLARK

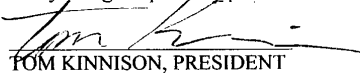

CAROL A. CLARK


FLOYD J. FLEMING


PHYLLIS J. FLEMING

GRANTEE:

WHITNEY BENEFITS
A Wyoming nonprofit corporation

By: 
TOM KINNISON, PRESIDENT

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 15th day of April 2008, by Jane P. Clark and Phillip D. Huckins, wife and husband.

Witness my hand and official seal.

Marjorie L. Carter
NOTARY PUBLIC

My Commission Expires: 9/7/2010



STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 15th day of April 2008, by Jon W. Clark and Carol A. Clark, husband and wife

Witness my hand and official seal.

Marjorie L. Carter
NOTARY PUBLIC

My Commission Expires: 9/7/2010



STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 15th day of April 2008, by Floyd J. Fleming and Phyllis J. Fleming, husband and wife.

Witness my hand and official seal.

Marjorie L. Carter
NOTARY PUBLIC

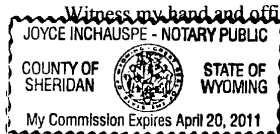
My Commission Expires: 9/7/2010



STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 15th day of April 2008, by Tom Kinnison, President of Whitney Benefits.

Witness my hand and official seal.



My Commission Expires: 4-20-11

Joyce Inchauspe
NOTARY PUBLIC

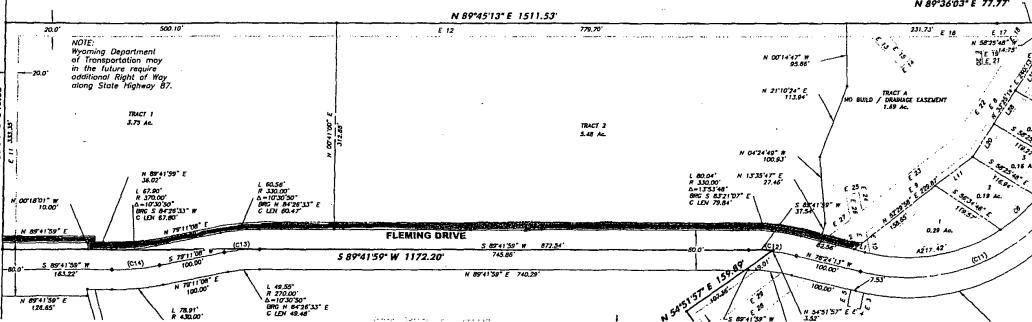
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FINAL PLAT WOODLAND PARK SUBDIVISION - PHASE ONE WOODLAND PARK, LLC. Owner SHEET 2 OF 2

Located in A Part Of The
E1/2NE1/4,NW1/4SE1/4,NE1/4SW1/4,
SE1/4NW1/4, SECTION 14, T6S, R64W,
6TH, P.M., SHERIDAN, WYOMING

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
(C3)	72°31'	570.00'	74.42'	S 75°59'43" E	74.37'
(C4)	87°40'13"	300.00'	93.56'	N 35°53'59" W	484.80'
(C5)	21°44'38"	300.00'	113.85'	S 02°56'08" E	113.17'
(C6)	21°10'47"	300.00'	110.80'	N 03°13'04" W	110.23'
(C7)	22°38'05"	200.00'	78.01'	N 87°30'37" E	78.50'
(C8)	24°14'03"	500.00'	211.48'	S 81°58'24" E	209.91'
(C9)	43°36'07"	200.00'	152.32'	N 21°22'57" E	148.66'
(C10)	21°15'04"	300.00'	111.62'	N 20°54'40" E	110.88'
(C11)	72°01'34"	300.00'	377.13'	N 87°34'59" E	352.78'
(C12)	17°53'48"	300.00'	72.76'	N 83°21'07" W	72.86'
(C13)	10°30'50"	300.00'	55.05'	S 84°28'33" W	54.87'
(C14)	10°30'50"	400.00'	73.40'	N 84°28'33" E	73.30'

EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	E-17-N-89°36'03" E	35.06'	
E 1	N 10°42'58" W	13.42'	E 18	S 33°25'14" W	24.25'
E 2	S 52°29'58" W	15.71'	E 19	S 86°46'13" W	48.49'
E 3	S 13°10'01" E	24.84'	E 20	S 03°13'47" E	20.00'
E 4	N 76°48'59" W	20.00'	E 21	N 86°46'13" E	31.54'
E 5	N 13°10'01" E	24.25'	E 22	S 33°25'14" W	137.40'
E 6	S 33°19'22" W	231.01'	E 23	S 52°29'58" W	177.32'
E 7	S 86°46'13" W	17.87'	E 24	N 10°42'58" W	22.24'
E 8	S 33°25'14" W	144.90'	E 25	S 79°17'02" W	20.00'
E 9	S 52°29'58" W	197.51'	E 26	S 10°42'58" E	37.33'
E 10	N 10°42'58" E	37.33'	E 27	S 52°29'58" W	55.07'
E 11	N 00°36'34" E	323.65'	E 28	S 52°29'58" W	175.42'
E 12	N 89°45'13" E	1797.23'	E 29	S 52°29'58" W	150.57'
E 13	S 45°00'00" E	68.43'	E 30	S 23°03'21" E	58.00'
E 14	N 45°00'00" E	20.00'	E 31	S 23°03'21" E	139.55'
E 15	N 45°00'00" W	45.80'	E 32	S 26°07'15" W	47.08'
E 16	N 89°45'13" E	165.45'	E 33	S 23°03'21" E	58.24'



80
COFFEE AVENUE (aka State Highway 87)

EXHIBIT "B"

A tract of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming. more particularly described as follows:

Beginning at a point on the Easterly right of way line of the State Highway and which point bears S. 0°35' W. 1722.7 feet from a point which bears N. 89°35' E. 1366 feet from the Northwest corner of said Section 14; thence N. 89°42' E. 1511.9 feet, thence S. 36°24' W. 265.9 feet, thence S. 55°00' W. 232.7 feet, thence S. 89°53' W. 982.3 feet, thence N. 0°35' E. 118 feet, thence S. 89°53' W. 184.6 feet to a point on the Easterly right of way line of said State Highway, and thence N. 0°35' E. 224 feet to the point of beginning, containing 10.3 acres, more or less.

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