

When Recorded Return To:  
Rick A. Thompson  
Hathaway & Kunz, LLP  
P.O. Box 1208  
Cheyenne, WY 82003

**ACCESS AND PARKING EASEMENTS AGREEMENT  
(LCCC Recreation and Athletic Complex)**

**Laramie County Community College District**, State of Wyoming, a community college district and body corporate (the “Grantor”), is the owner of parcels of land (the “Land”) which consist of a parking area and an access route located on the campus of Laramie County Community College (the “Campus”) in Laramie County, Wyoming, which parcels are particularly described on Exhibit B and C, attached hereto and made a part hereof by this reference.

**Laramie County Community College Building Authority**, a Wyoming nonprofit corporation (the “Grantee”), is the owner of leasehold interest in a parcel of land (the “Benefited Land”) located on the Campus, which parcel is particularly described on Exhibit A attached hereto and made a part hereof by this reference.

The Grantor hereby grants and conveys to the Grantee perpetual, nonexclusive easements (the “Easements”) to use the Land (i) for parking in the Parking Area described in Exhibit B; and (ii) for access to and from College Drive and the Benefited Land using the Access Route described in Exhibit C. A survey plat map showing the Benefited Land and the Easements is attached hereto as Exhibit D and made a part hereof. The Grantor shall maintain at its cost and expense the Land for Easement purposes.

The Easements are intended to and shall run with the Benefited Land as an appurtenance thereto, shall inure to the benefit of the Grantee, its successors and assigns, and its licensees, agents, employees, contractors, guests, tenants, and invitees, shall burden the Land, and shall bind the Grantor, and its successors and assigns. The parties agree to give such further assurances of the Easements as may be required. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Witness the hands of the duly authorized agents of the parties effective as of December 15, 2021.

[Signature pages follow]

(Counterpart Signature Page to Access and Parking Easements Agreement)

**LARAMIE COUNTY COMMUNITY  
COLLEGE DISTRICT, STATE OF  
WYOMING**

By: \_\_\_\_\_  
Wendy J. Soto, Chair

ATTEST:

By: \_\_\_\_\_  
Don Erickson, Treasurer

(Counterpart Signature Page to Access and Parking Easements Agreement)

**LARAMIE COUNTY  
COMMUNITY COLLEGE  
BUILDING AUTHORITY**

By: \_\_\_\_\_  
Martin Carroll, President

ATTEST:

By: \_\_\_\_\_  
Edwin Mosher, Secretary

STATE OF WYOMING                    )  
  ) ss.  
COUNTY OF LARAMIE                )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2021 by Wendy J. Soto, as Chair, and by Don Erickson, as Treasurer, of the Board of Trustees of Laramie County Community College District.

WITNESS my hand and official seal.

[SEAL]

\_\_\_\_\_  
Notary Public for the State of Wyoming

My Commission Expires: \_\_\_\_\_

STATE OF WYOMING                    )  
  ) ss:  
COUNTY OF LARAMIE                )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2021, by Martin Carroll, as President and by Edwin Mosher, as Secretary, of Laramie County Community College Building Authority.

WITNESS my hand and official seal.

[SEAL]

\_\_\_\_\_  
Notary Public for the State of Wyoming

My Commission Expires: \_\_\_\_\_

# **LEGAL DESCRIPTION**

## **EXHIBIT "A"**

**Record Owner:** Laramie County Community College District, State of Wyoming

**Re: Description of the BENEFITED LAND (LCCC Recreation and Athletic Complex)**

A tract of land situated a portion of Lot 1, Block 1, LCCC Addition, Laramie County, Wyoming. Said tract of land being more particularly described as follows:

Beginning at a point from which the Southwest Corner of Lot 1 bears S71°48'11"W, a distance of 2061.10 feet (when considering the South line of Lot 1 has a bearing of N89°44'21"W); thence N10°32'35"W, distance of 391.22 feet; thence N79°30'35"E, distance of 235.80 feet; thence S10°38'22"E, distance of 390.66 feet; thence S79°22'28"W, distance of 236.46 feet to the point of beginning.

Said tract contains 2.12 acres (92,319 SQ.FT.) of land, more or less.

## **LEGAL DESCRIPTION**

### **EXHIBIT "B"**

**Record Owner:** Laramie County Community College District, State of Wyoming

**Re: Description of the PARKING AREA (LCCC Recreation and Athletic Complex)**

A tract of land situated a portion of Lot 1, Block 1, LCCC Addition, Laramie County, Wyoming. Said tract of land being more particularly described as follows:

Beginning at a point from which the Southwest Corner of Lot 1 bears S68°41'43"W, a distance of 2319.73 feet (when considering the South line of Lot 1 has a bearing of N89°44'21"W); thence N10°38'22"W, distance of 265.62 feet; thence N86°37'56"E, distance of 281.02 feet; thence S10°31'08"E, distance of 238.16 feet; thence S81°01'44"W, distance of 278.38 feet to the point of beginning.

Said tract contains 1.61 acres (70,160 SQ.FT.) of land, more or less.

# **LEGAL DESCRIPTION**

## **EXHIBIT "C"**

**Record Owner:** Laramie County Community College District, State of Wyoming

**Re: Description of the ACCESS ROUTE (LCCC Recreation and Athletic Complex)**

A 30 foot wide access easement across a portion of Lot 1, Block 1, LCCC Addition, Laramie County, Wyoming. Said easement extending 15 feet on each side of the following described centerline:

Beginning at a point on the south line of said Lot 1, from which the Southwest Corner of Lot 1 bears N89°44'21"W, a distance of 1257.18 feet; thence 97.29 feet along a curve to the right, through an angle of 45°56'23", having a radius of 121.33 feet, and whose long chord bears N.30°16'13"E., a distance of 94.70 feet; thence N42°33'07"E, distance of 58.84 feet; to the beginning of a curve to the left; thence 122.17 feet along said curve, through an angle of 60°27'28", having a radius of 115.78 feet, and whose long chord bears N.0°24'46"E., a distance of 116.59 feet; thence N20°07'29"W, distance of 229.58 feet to the beginning of a curve to the right; thence 978.79 feet along said curve, through an angle of 85°16'34", having a radius of 657.63 feet, and whose long chord bears N.37°13'44"E., a distance of 890.92 feet; thence N89°48'12"E, distance of 497.92 feet; thence S1°59'20"E, distance of 47.42 feet to the North line of parcel "C" and said easement there terminates.

EXHIBIT "D"

