

From: ellie.dana@att.net
Sent: Thursday, January 5, 2023 6:16 PM
To: clerk@saratogawyo.org
Subject: For next Council: Childcare Easement - Sketch of Property - easement description
Attachments: BK 942 PG 104 Easement (all tracts).pdf; Chain of Title Sketch.pdf

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Reported by the surveyor:

In the sketch, the light pink hatch represents the easement for ingress/egress/parking granted from the Town of Saratoga to Johnson by Book 942, Page 104.

At the time this easement was conveyed, the only property that Johnson owned was the ANCO parcel (per Warranty Deed Book 942, Page 103). As a result, it is assumed that this ingress/egress/parking easement was granted to benefit the ANCO parcel and would not benefit the parcel you are looking at.

Action needed:

An easement on the new Deed, which will be in the name of Valley Village, is needed to give access to the Clinic Building west side parking.

My belief is that the Council would need to agree to this easement being given to Valley Village, which gives nothing more than was already given to ANCO. With Council approval, the easement will be incorporated into the new Deed, and reviewed with Jane France.

Thanks for your help.

Regards,

Ellie

Ellie Dana
214-244-0876

From: Lyle Casciato <Casciato@EAengineers.com>
Sent: Thursday, January 5, 2023 11:44 AM
To: Nicholas Haderlie <nheaderlie@gmail.com>; Ellie Dana <ellie.dana@att.net>
Cc: Levi Wolfe <Levi.Wolfe@EAengineers.com>
Subject: RE: Deed of gift for 1208 S River st page 516

The easement was specifically granted to Johnson by Book 942/104, filed directly after the deed from the Town of Saratoga to Johnson in Book 942/103. At this time, the Town owned everything except for the current ANCO parcel, which is what was deeded to Johnson by Book 942/103.

So it would be my understanding that the easement was only granted to the ANCO property. My plan is to describe the land to be deeded from the town, "TOGETHER WITH AND SUBJECT TO" the entire easement description as contained in Book 942/104 and also in the current ANCO deed Book 1327/160. This way, we can simply use the record description.

EASEMENT

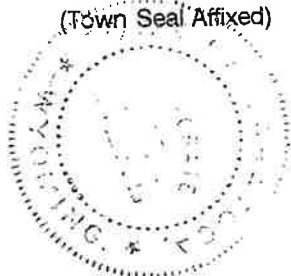
THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, the **TOWN OF SARATOGA**, a Wyoming municipal corporation, hereinafter referred to as "Grantor," whose address is PO Box 486, Saratoga, Wyoming 82331, hereby grants to **John R. Johnson**, a married man, hereinafter referred to as "Grantee", whose address is PO Box 309, Saratoga, Carbon County, Wyoming 82331, his heirs, successors, executors, administrators and assigns, a perpetual non-exclusive easement for ingress, egress and parking of motor vehicles over, across and on that tract of land described in Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the parties have hereunto set their hands this

12 day of May, 1997.

GRANTOR:

(Town Seal Affixed)



TOWN OF SARATOGA,
a Wyoming municipal corporation

By:

Kendall McBride
Mayor

Attest:

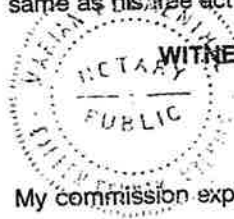
Courtney V. Schlander
Town Clerk

STATE OF CARBON)

: ss.

COUNTY OF WYOMING)

On this 12 day of May, 1997, before me personally appeared **Kendall McBride**, known to me to be the Mayor of the Town of Saratoga who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



WITNESS my hand and official seal.

Marian Schlander
Notary Public

My commission expires: Jan 3, 1999



01/13/97
7416
Town of Saratoga,
Carbon County, Wyoming
(Revised 04/23/97
Ambulance Garage Tract
and Old Medical
Building Tract)

Town of Saratoga Commons Tract

"A tract of land in Block 35, Crawford Highlands Addition to the Town of Saratoga, Carbon County, Wyoming, more particularly described as follows:

Beginning at the Northeast corner of said Block 35;
Thence S 0°00'00"E, 149.28 ft. along the East line of said Block 35 to a point;

Thence N89°31'21"W, 120.37 ft. to a point;

Thence S 0°28'39"W, 18.00 ft. to a point;

Thence N89°31'21"W, 91.21 ft. to the point of beginning of a non-tangent circular curve to the right, said point being on the Easterly right of way line of Wyoming Highway 130/230;

Thence along said curve to the right an arc distance of 167.61 ft. on a radius of 5629.58 ft. with a chord bearing and distance of N 9°02'52"W, 167.60 ft. to a point on the North line of said Block 35, said point being monumented with a 5/8" rebar with 1-1/2" aluminum cap;

Thence N90°00'00"E, 238.08 ft. along the North line of said Block 35 to the point of beginning, excepting the following:

New Medical Building Tract

"A tract of land in Block 35, Crawford Highlands Addition to the Town of Saratoga, Carbon County, Wyoming, more particularly described as follows:

Beginning at a point which bears N90°00'00"W, 21.49 ft., then S 0°00'00"E, 3.13 ft. from the Northeast corner of said Block 35;

Thence the following courses:

S 0°09'32"E, 25.94 ft.;

N89°50'28"E, 6.52 ft.;

S 0°09'32"E, 29.04 ft.;

S89°50'28"W, 32.36 ft.;

S 0°09'32"E, 2.60 ft.;

S89°50'28"W, 12.13 ft.;

S 0°09'32"E, 2.32 ft.;

S89°50'28"W, 15.18 ft.;

N 0°09'32"W, 2.33 ft.;

S89°50'28"W, 17.25 ft.;

S 0°09'32"E, 2.55 ft.;

S89°50'28"W, 29.84 ft.;

N 0°09'32"W, 2.53 ft.;

S89°50'28"W, 6.49 ft.;

Robert Jack Smith & Assoc.
CONSULTING
LAND SURVEYORS
Rawlins, WY. 82301

"Modification in any way of the foregoing description terminates liability of the surveyor"

N 0°09'32"W, 16.91 ft.;
 N89°50'28"E, 1.80 ft.;
 N 0°09'32"W, 6.89 ft.;
 S89°50'28"W, 1.80 ft.;
 N 0°09'32"W, 33.79 ft.;
 Thence N89°50'28"E, 106.73 ft. to the point of beginning,
 said tract containing 6366.14 square feet more or less."

Old Medical Building Tract

"A tract of land in Block 35, Crawford Highlands Addition to the Town of Saratoga, Carbon County, Wyoming, more particularly described as follows:

Beginning at a point which bears N25°10'06"E, 103.93 ft. from the Southwest corner of said Block 35, said point also bears S 0°00'00"E, 167.28 ft., then N89°31'21"W, 150.21 ft. from the Northeast corner of said Block 35;

Thence the following courses:

N 0°28'39"E, 60.03 ft. along the West face of a common wall;

N89°31'21"W, 0.31 ft.;

N 0°28'39"E, 9.97 ft.;

S89°31'21"E, 34.00 ft.;

S 0°28'39"W, 21.00 ft.;

N89°31'21"W, 4.00 ft.;

S 0°28'39"W, 49.00 ft.;

Thence N89°31'21"W, 29.69 ft. to the point of beginning, said tract containing 2163.44 square feet, more or less."

Ambulance Garage Tract

"A tract of land in Block 35, Crawford Highlands Addition to the Town of Saratoga, Carbon County, Wyoming, more particularly described as follows:

Beginning at a point which bears N25°10'06"E, 103.93 ft. from the Southwest corner of said Block 35, said point also being S 0°00'00"E, 167.28 ft., then N89°31'21"W, 150.21 ft. from the Northeast corner of said Block 35;

Thence the following courses:

N89°31'21"W, 24.31 ft.;

N 0°28'39"E, 60.03 ft.;

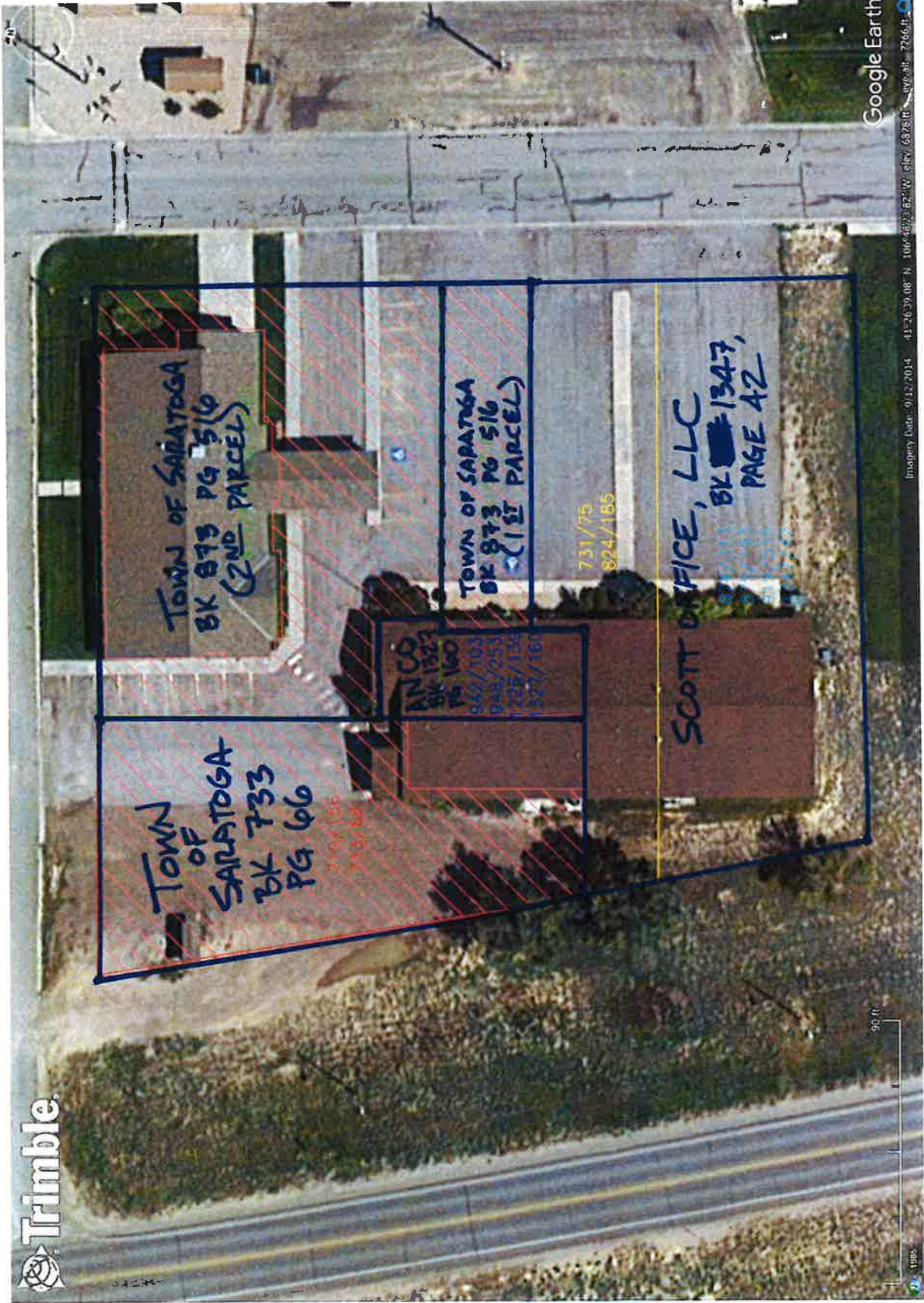
S89°31'21"E, 24.31 ft. to a point on the West face of a common wall;

Thence S 0°28'39"E, 60.03 ft. along the West face of said common wall to the point of beginning, said tract containing 1456.17 square feet more or less."

Said tract contains a net area of 25,351.92 square feet or 0.582 acres more or less."

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 Rawlins, WY 82301

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Google Earth

Imagery (date: 9/12/2014) 41°26'39.08" N 106°45'22.82" W elev: 6878 ft eye alt: 7266 ft