

WATER LINE EASEMENT

511098 EASEMENT
BOOK 464 PAGE 0349
RECORDED 06/16/2005 AT 03:25 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

Deed made this 8th day of March, 2005, by and between Therman
and Johanna Briggs, of Sheridan County, hereinafter referred to as "Grantors",
and the Sheridan Area Water Supply Joint Powers Board (SAWSJPB) and the City of
Sheridan, Wyoming hereinafter referred to as "Grantee".

For and in consideration of good and valuable consideration receipt of which is
acknowledged and subject to the terms and conditions set forth below, Grantors convey
and warrant to Grantee an easement and right-of-way upon, across and under the
following-described real property, described as:

SEE ATTACHED EXHIBITS "A" and "B"

Said easement is for Grantee, its employees, agents, contractors and assigns for entry
upon and use of the premises described and shown on the exhibits for the purposes of
surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping,
repairing, and replacing water lines, and appurtenances as may be necessary or
convenient; including service lines and laterals. This includes the right to operate
machinery upon this property for these purposes. This easement includes the right of
ingress and egress upon and across real property of Grantor at reasonable places and
routes for aforesaid purposes. This deed of easement shall be binding upon Grantors'
heirs and assigns and shall be perpetual so long as the easement is used for the
purposes above recited. The use of this easement is not intended for other purposes.

Grantee agrees to restore the surface to as near as practical to the original contours,
repair trench settlement, re-establish grass growth, repair fences and ditches crossed,
maintain drainage, and repair any buried pipes, electrical wires or other improvements
owned by the Grantor.

Grantor shall be held harmless from any legal actions or claims of any form that involve
the easement conveyed by Grantor to Grantee, unless they are the result of the
Grantor's sole negligence. Notwithstanding the above, the Grantee does not waive any
rights it may claim with respect to the Wyoming Government Claims Act.

Permanent improvements that would hinder future access to the water line cannot be constructed over the easement, but otherwise land use may be similar to current use.

In witness whereof Grantors sign this Deed on the date above written.

Therman Briggs

Joanna Briggs

STATE OF WYOMING)
COUNTY OF SHERIDAN)

ss

The foregoing instrument was acknowledged before me by _____

THERMAN BRIGGS AND JOANNA BRIGGS

this 8th day of March, 2007.

Witness my hand and official seal.

Rebecca J. Martini
Notary Public

My Commission Expires:

January 5, 2007

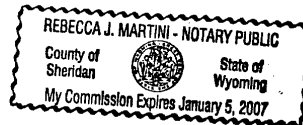


EXHIBIT "A"
December 20, 2004

A perpetual water line easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in Lot B, Perkins Ranch Subdivision, N½NE¼, Section 6, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; shown as **EASEMENT 1** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 6; thence S78°43'31"E, 3619.82 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the west line of said Lot B; thence N57°13'09"E, 599.34 feet along said centerline to the **POINT OF TERMINUS** of said easement lying on the east line of said Lot B, said point being S03°07'33"E, 884.45 feet from the northwest corner of Lot A-1 of said Perkins Ranch Subdivision as described in Book 379 of Deeds, Page 521, and also S84°35'59"E, 4071.93 feet from said northwest corner of Section 6.

Also, a temporary construction easement will be required, being a strip of land twenty (20) feet wide, the northerly line of said strip being the southerly line of said perpetual thirty (30) foot water line easement, and also a strip of land thirty (30) feet wide, the southerly line of said strip being the northerly line of said perpetual thirty (30) foot water line easement.

Also, a perpetual water line easement being a tract of land situated in Lot B, Perkins Ranch Subdivision, NW¼NE¼ of Section 6, Township 55 North, Range 85 West, 6th P.M., Sheridan County Wyoming; shown as **EASEMENT 2** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

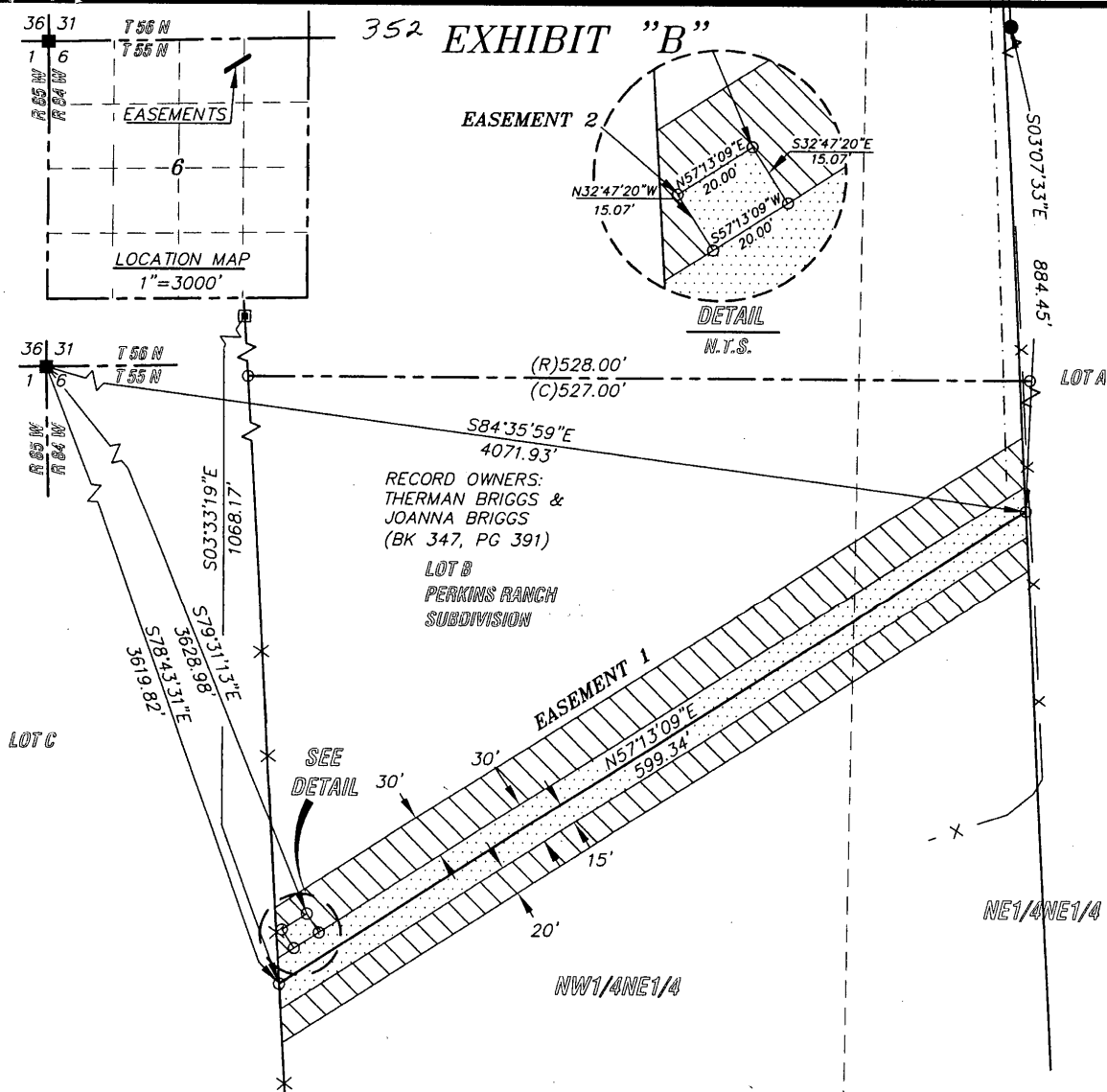
Commencing at the northwest corner of said Section 6; thence S79°31'13"E, 3628.98 feet to the **POINT OF BEGINNING** of the herein described easement; thence S32°47'20"E, 15.07 feet to a point, said point lying on the northerly line of *EASEMENT 1* described above; thence S57°13'09"W, 20.00 feet along said northerly line to a point; thence N32°47'20"W, 15.07 feet to a point; thence N57°13'09"E, 20.00 feet to the **POINT OF BEGINNING** of said easement.

The above described perpetual easements contain 0.42 acres, more or less, and are subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

Said temporary construction easements contain 0.69 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

Basis of Bearings is Wyoming State Plane (East Central Zone).

352 EXHIBIT "B"



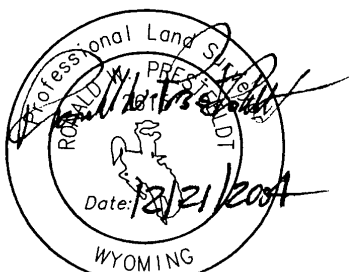
LEGEND:

- FOUND 2" ALUMINUM CAP PER PE & LS 3864
- FOUND #5 REBAR
- FOUND 2" ALUMINUM CAP PER PLS 580
- CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- FENCE LINE
- EASEMENT CENTERLINE
- 30' WATERLINE EASEMENT (±0.42 ACRES)
- TEMPORARY CONSTRUCTION EASEMENT (± 0.69 ACRES)

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"

RESTFELDT
SURVEYING

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

SCALE: 1"=100'
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)
PAF: 1.00025
BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)

EXHIBIT "B" EASEMENT FOR 20" WATER LINE

CLIENT: HKM ENGINEERING
LOCATION: LOT B, PERKINS RANCH SUBDIVISION,
N1/2NE1/4, SECTION 6,
T55N, R84W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING.

JN: 2003035
DF: SAWP\HKM-2004\
2003035E-BRIGGS
DECEMBER 20, 2004