

**WATER LINE EASEMENT**

Deed made this 9 day of September, 2005, by and between Normative Services, Inc., a Wyoming non-profit Corporation, 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 "Grantees".

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 the property 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 Grantor and Grantee do 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.

**NORMATIVE SERVICES, INC.**

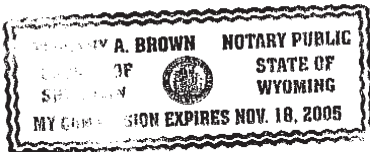
By \_\_\_\_\_

*[Signature]*

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN )

On this 9 day of September, 2005, before me personally appeared Lance Moyer to me personally known, who, being by me duly sworn did say that he is the Administrator of **Normative Services, Inc.**, and that said instrument was signed on behalf of said Corporation by authority of its Board of Directors and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Corporation.

Given under my hand and notarial seal the 9 day of September, 2005.



*[Signature]*  
Notary Public

My Commission Expires: November 18, 2005

**EXHIBIT "A"**  
December 23, 2004  
Revised August 10, 2005

A perpetual water line easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in vacated Lots D and E, Guy Wood Ranch Subdivision (Book 421 of Deeds, Page 120), SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 31, and SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; shown 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 32; thence S01°44'15"E, 4963.74 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the west line of said vacated Lot E (Book 421 of Deeds, Page 120), and being S03°58'06"E, 1057.85 feet from the northwest corner of said vacated Lot E (Book 421 of Deeds, Page 120); thence N54°00'00"E, 667.64 feet along said centerline to the **POINT OF TERMINUS** of said easement lying on the east line of said vacated Lot D (Book 421 of Deeds, Page 120), said point being N03°58'25"W, 559.25 feet from the southeast corner of said vacated Lot D (Book 421 of Deeds, Page 120), and N80°28'18"W, 4851.60 feet from the southeast corner of said Section 32.

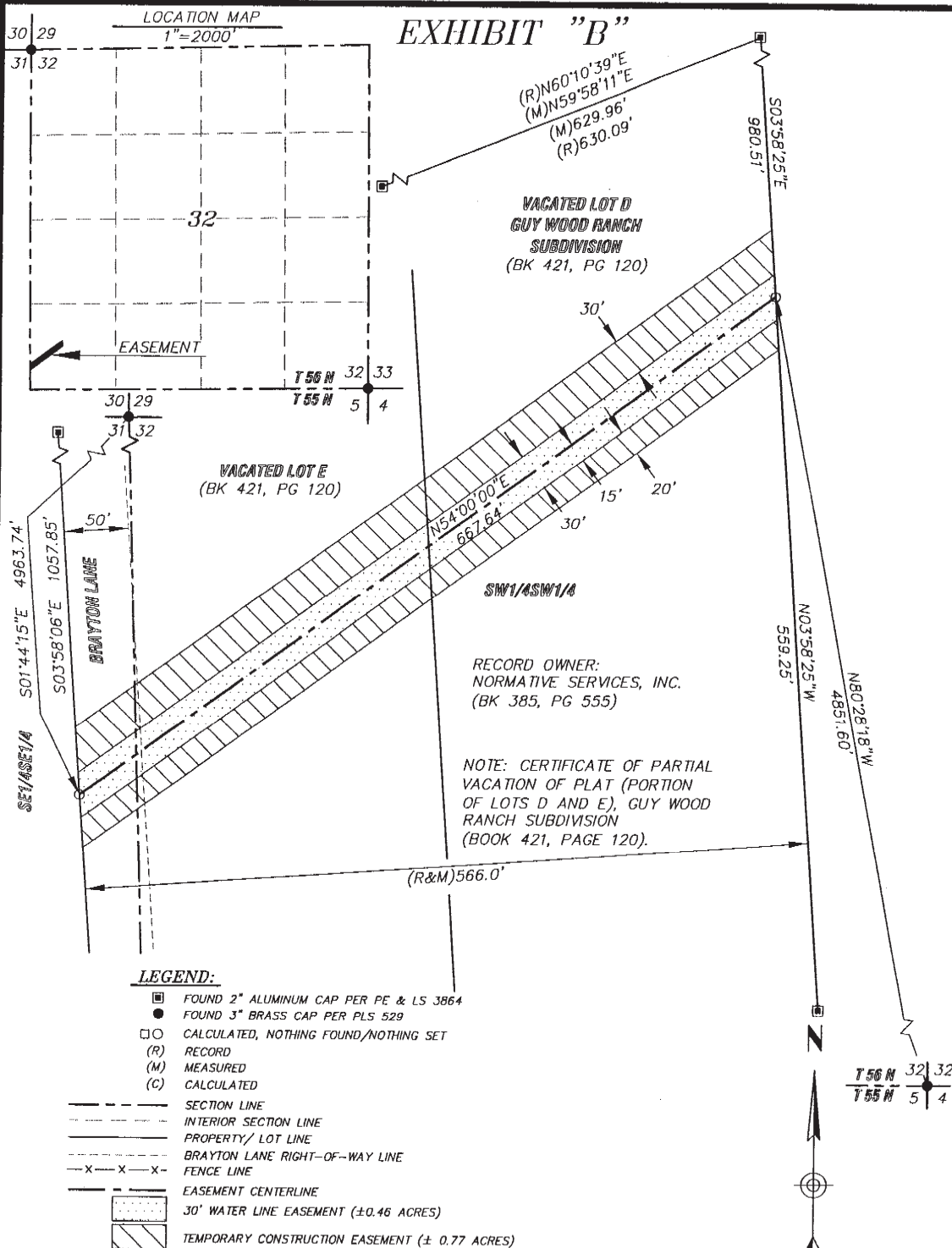
The above described perpetual water line easement contains 0.46 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

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.

Said temporary construction easements contain 0.77 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).

## EXHIBIT "B"



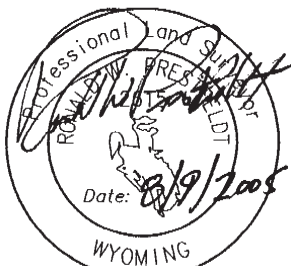
## LEGEND:

- FOUND 2" ALUMINUM CAP PER PE & LS 3864
- FOUND 3" BRASS CAP PER PLS 529
- ○ CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- SECTION LINE
- - - INTERIOR SECTION LINE
- PROPERTY/ LOT LINE
- BRAYTON LANE RIGHT-OF-WAY LINE
- x - x - FENCE LINE
- EASEMENT CENTERLINE
- 30' WATER LINE EASEMENT (±0.46 ACRES)
- TEMPORARY CONSTRUCTION EASEMENT (± 0.77 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"

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: VACATED LOTS D & E, GUY WOOD RANCH  
SUBDIVISION, SW 1/4 SW 1/4, SECTION 32,  
T55N, R84W, 6TH P.M., SHERIDAN COUNTY,  
WYOMING.

**PRESTFELDT**  
SURVEYING

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

JN: 2003035  
DF: SAWPKM-2004\  
2003035E-NS14  
DECEMBER 23, 2004  
REV: AUGUST 10, 2005