

## SANITARY SEWER EASEMENT

Country Club Estates LLC, a Wyoming limited liability company, ("Grantor"), for and in consideration of the sum of Thirty Five Thousand and NO/100 Dollars (\$35,000.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant a sanitary sewer easement across that Twenty Foot (20') wide strip of land more specifically described on **Exhibit "A"** and shown on **Exhibit "B"**, both of which are attached hereto and incorporated herein (herein the "Easement Route"), as follows:

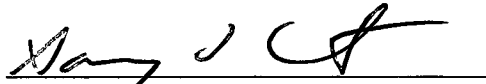
**Grant of Easement For Benefit of Dominant Parcels.** The Grantor grants this easement across said Easement Route to and for the benefit of the property known as Block 4 and Block 5 of Sheridan Links P.U.D., as described by that Plat recorded in the Sheridan County Clerk's office in Book S of Plats at Page 143.

**Intent and Purpose of Easement.** Grantor's intent and purpose by this grant is to provide the non-exclusive right of access over and across the Easement Route for access to, and the installation, maintenance, repair and replacement, of municipal sewer line and related underground appurtenances to and for the benefit of connecting Blocks 4 and 5 of Sheridan Links P.U.D. to Long Drive.

Neither Grantor, nor its successors, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. None of the costs associated with the installation, maintenance or repair of any sewer within the Easement Route shall be borne by Grantor. This easement shall run with the land.

Provided Further, in the event the City of Sheridan wishes to locate a pedestrian walking path over and across the Easement Route to connect Long Drive to Sheridan Links PUD, Grantor agrees to sell a pathway easement at a fair market value determined by Grantor so long as Grantor shall not be required to pay any portion of the cost of such pathway and Grantor has no liability for any users thereof.

DATED this 20<sup>th</sup> day of August, 2013.



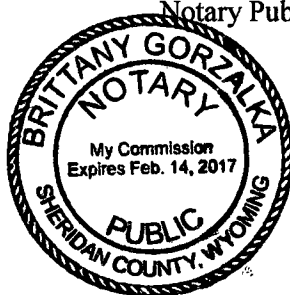
By: Gary Carter  
Title: Manager/Member

STATE OF WYOMING        )  
                                      ) ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged to before me on August 20<sup>th</sup>, 2013, by Gary Carter of Country Club Estates, a Wyoming LLC

WITNESS my hand and official seal.

My Commission expires



2013-707202 8/22/2013 10:40 AM PAGE:1 OF 3  
BOOK: 542 PAGE: 428 FEES: \$18.00 KA EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**Record Owners: Country Club Estates, LLC**  
**May 31, 2013**

**Re: 20.0' Sanitary Sewer Line Easement**

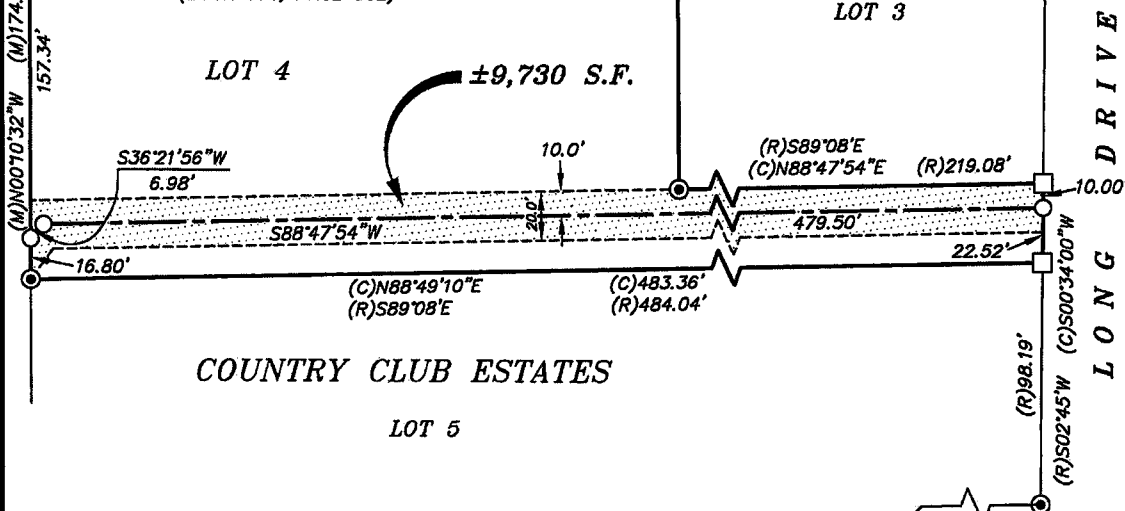
A sanitary sewer line easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Lot 4, Country Club Estates, City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Lot 4; thence S00°34'00"W, 10.00 feet along the west line of Long Drive and the east line of said Lot 4 to the **POINT OF BEGINNING** of said easement; thence S88°47'54"W, 479.50 feet along said centerline to a point; thence S36°21'56"W, 6.98 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of said Lot 4, and being N00°10'32"W, 16.80 feet from the southwest corner of said Lot 4 (Monumented with a 5/8" rebar). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said sanitary sewer line easement contains 9,730 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

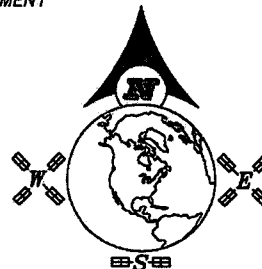
# EXHIBIT "B"

RECORD OWNER:  
COUNTRY CLUB ESTATES, LLC  
(BOOK 378, PAGE 382)



## LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PE&LS 3159
- FOUND 5/8" REBAR
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY/LOT LINE
- EASEMENT LINE
- CENTERLINE OF 20.0' SANITARY SEWER LINE EASEMENT



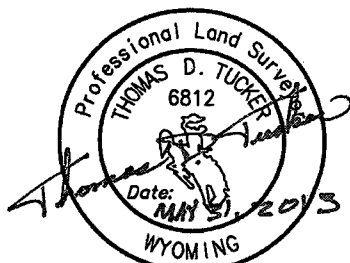
SCALE: 1"=60'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN :ss

I, THOMAS D. TUCKER, 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"

## EXHIBIT "B"

### 20.0' SANITARY SEWER LINE EASEMENT

CLIENT: RIDGEPOINT CONSULTING, LLC  
LOCATION: LOT 4, COUNTRY CLUB ESTATES, CITY  
OF SHERIDAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 2013-006  
DN: 2013-006E  
PF: T2013-006  
MAY 31, 2013

NO. 2013-707202 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801



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BOOK: 542 PAGE: 430 FEES: \$18.00 KA EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK