

RECORDED JULY 12, 1993 BK 359 PG 430 NO 142922 RONALD L. DAILEY, COUNTY CLERK  
EASEMENT

Deed made this 8<sup>TH</sup> day of JUNE, 1993, by  
 and between Sheridan Commercial Park, Inc., of Sheridan County,  
Wyoming, hereinafter referred to as "Grantor", and the SHERIDAN  
 AREA WATER SUPPLY JOINT POWERS BOARD, a joint powers board existing  
 under agreement between the County of Sheridan, Wyoming and the  
 City of Sheridan, Wyoming, hereinafter referred to as "Grantee".

For and in consideration of One Dollar \$ 1.00, and  
 other good and valuable consideration, Grantor conveys to Grantee  
 an easement and right-of-way across and under the following-  
 described real property, described as:

SEE EXHIBITS "A" AND "B"

for the purposes of surveying, constructing, installing,  
 inspecting, operating, maintaining, repairing and replacing an  
 underground water line, together with all appurtenances that may  
 be necessary and convenient for the conveyance of water, together  
 with the right of ingress and egress upon and across the real  
 property of Grantor at reasonable places and routes for the  
 aforesaid purposes. Grantee agrees to reshape, reseed and restore  
 all areas disturbed during construction within the easement and  
 right-of-way in a workmanlike manner.

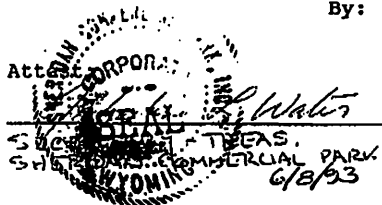
This deed of easement shall be binding upon Grantor's heirs  
 and assigns and shall be perpetual so long as the easement is used  
 for the purposes above recited.

In witness whereof Grantor signs this Deed on the date above  
 written.

SHERIDAN COMMERCIAL PARK, INC.

By:

B. Bruff Waters  
 PRESIDENT 6/8/93



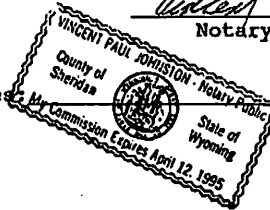
STATE OF WYOMING )  
 : ss.  
County of Sheridan )

On this 8<sup>TH</sup> day of JUNE, 1993, personally appeared before me, VINCENT PAUL JOHNSON, a Notary Public within and for the aforesaid County and State, B. BRADFORD WATERS, being known to me to be the said B. BRADFORD WATERS, and after being duly sworn upon oath, did acknowledge that HE was the PRESIDENT of Sheridan Commercial Park, Inc., a Wyoming corporation, that the seal affixed hereto is the corporate seal of Sheridan Commercial Park, Inc., a Wyoming corporation, that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof, and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal.

Vincent Paul Johnson  
Notary Public

My Commission Expires



## EXHIBIT "A"

A perpetual water line easement situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 2, Township 55 North, Range 84 West and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence S89°41'45"W, 378.98 feet along the north line of a tract of land described in Book 334 of Deeds, Page 322 to the POINT OF BEGINNING of the herein described easement; thence N00°38'18"E, 138.58 feet to a point; thence N89°46'13"E, 177.86 feet to a point; thence S00°34'42"E, 20.07 feet to a point; thence N89°46'13"E, 34.88 feet to a point; thence N00°13'47"W, 40.07 feet to a point; thence S89°46'13"W, 212.55 feet to a point; thence N00°38'18"E, 149.60 feet to a point on the south line of a tract of land described in Book 332 of Deeds, Page 456; thence S89°41'45"W, 20.00 feet along said south line to a point; thence S00°38'18"W, 308.18 feet to a point on said north line of a tract of land described in Book 334 of Deeds, Page 322; thence N89°41'45"E, 20.00 feet along said north line to the POINT OF BEGINNING of said easement.

The above described easement contains 0.255 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

In addition a temporary construction easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence N43°41'32"W, 238.45 feet to the POINT OF BEGINNING of the herein described easement; thence S00°13'47"E, 15.00 feet to a point; thence S89°46'13"W, 212.55 feet to a point; thence N00°38'18"E, 149.60 feet to a point on the south line of a tract of land described in Book 332 of Deeds, Page 456; thence N89°41'45"E, 15.00 feet along said south line to a point; thence S00°38'18"W, 134.61 feet to a point; thence N89°46'13"E, 197.32 feet to the POINT OF BEGINNING of said easement.

In addition a temporary construction easement situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 2, Township 55 North, Range 84 West and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

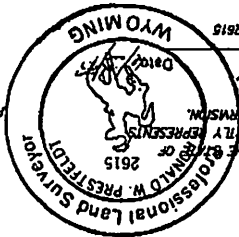
Commencing at southeast corner of said Section 35; thence S89°41'45"W, 378.98 feet along the north line of a tract of land described in Book 334 of Deeds, Page 322 to the POINT OF BEGINNING of the herein described easement; thence N00°38'18"E, 138.58 feet to a point; thence N89°46'13"E, 177.86 feet to a point; thence S00°34'42"E, 15.00 feet to a point; thence S89°46'13"W, 163.17 feet to a point; thence S00°38'18"W, 123.56 feet to a point on said north line of a tract of land described in Book 334 of Deeds, Page 322; thence S89°41'45"W, 15.00 feet along said north line to the POINT OF BEGINNING of said easement.

In addition a temporary construction easement situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 2, Township 55 North, Range 84 West and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence S89°41'45"W, 398.98 feet along the north line of a tract of land described on Book 334 of Deeds, Page 322 to the POINT OF BEGINNING of the herein described easement; thence S89°41'45"W, 15.00 feet along said north line to a point; thence N00°38'18"E, 308.18 feet to a point on the south line of a tract of land described in Book 332 of Deeds, Page 456; thence N89°41'45"E, 15.00 feet along said south line to a point; thence S00°38'18"W, 308.18 feet to the POINT OF BEGINNING of said easement.

Said temporary construction easements contain 0.330 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).



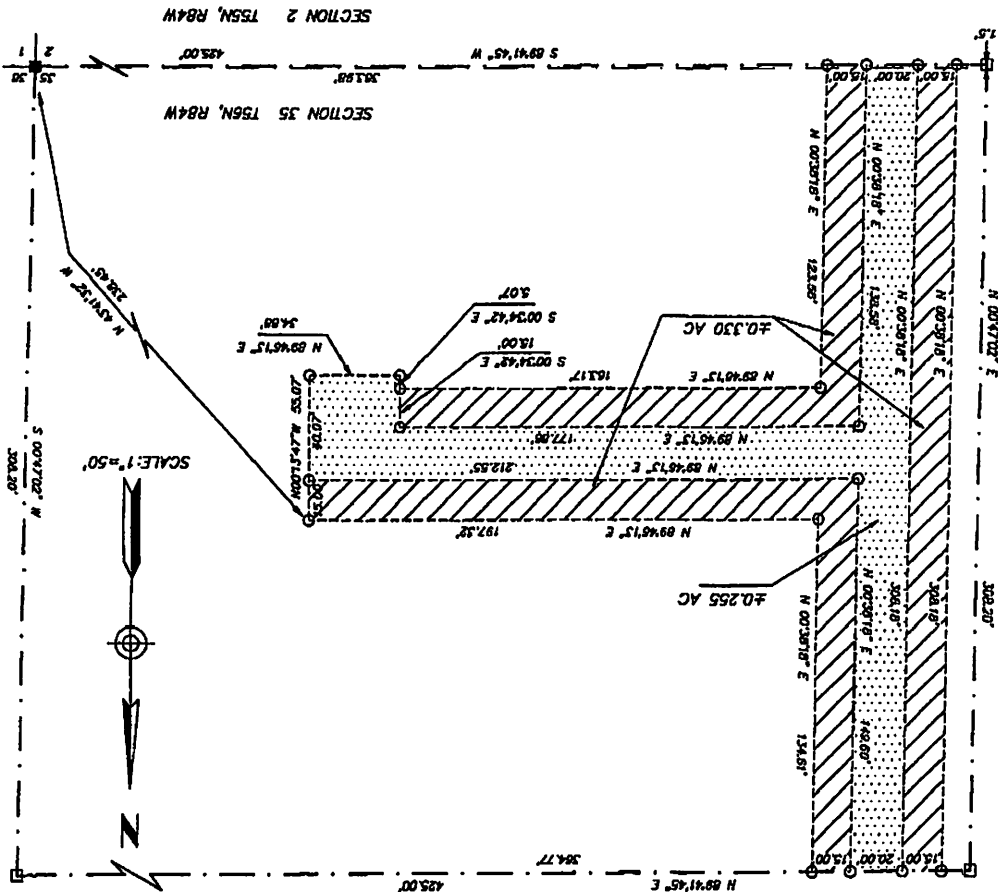
PREPARED BY: PRESTFELDT SURVEYING  
SHERIDAN, WY  
P.O. BOX 3082  
307-872-7415  
DH: 91040  
DR: SAMP/WHM/07539  
5/93

RONALD W. PRESTFELDT  
WY L.S. 2615

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS EXHIBIT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING  
COUNTY OF SHERIDAN

### SURVEYOR'S CERTIFICATE



- LEGEND
- WATERLINE EASEMENT
  - PERPETUAL WATER LINE EASEMENT
  - TEMPORARY CONSTRUCTION EASEMENT
  - BASES OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)
  - NOTHING SET
  - FOUND RIGHT-OF-WAY MONUMENT
  - CALCULATED PROPERTY CORNER
  - P.O.B./W.A.G.E. PT. OF EASEMENT
  - FOUND 3-1/4" ALUMINUM CAP PER L.S. 2615
  - ROW LINE OF PROPOSED EASEMENT
  - INTERIOR SECTION LINE
  - SECTION LINE
  - PROPERTY/ROW LINE
  - FENCE LINE

SECTION 35  
LOCATION MAP  
1" = 2000'

