

434

RECORDED JULY 12, 1993 BK 359 PG 434 NO 142923 RONALD L. DAILEY, COUNTY CLERK
EASEMENT

Deed made this 8TH day of JUNE, 19____, 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 Dollars
\$ 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. B. [Signature]

TRES.

6/8/93



[Signature]
TRES., SHERIDAN
COMMERCIAL PARK, 6/8/93.

STATE OF WYOMING)

: ss.

County of Sheridan)

On this 8TH day of JUNE, 1993, personally appeared before me, VINCENT PAUL JOHNSTON, 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 Johnston
Notary Public

My Commission Expires

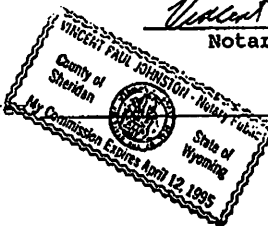


EXHIBIT "A"

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, 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 northeast corner of said Section 2; thence S00°46'39"W, 540.70 feet along the east line of said Section 2 to the POINT OF BEGINNING of the herein described easement, said point being the northeast corner of a tract of land described in Book 260 of Deeds, Page 495; thence S89°41'45"W, 418.44 feet along the north line of said tract described in Book 260 of Deeds, Page 495 to a point; thence S00°18'15"E, 29.92 feet to a point; thence N89°41'45"E, 18.07 feet to a point; thence S00°51'28"W, 277.73 feet to a point on the north line of a tract of land described in Book 129 of Deeds, Page 498; thence N89°41'45"E, 20.00 feet along said north line to a point; thence N00°51'28"E, 287.65 feet to a point; thence N89°41'45"E, 379.78 feet to a point on said east line of Section 2; thence N00°46'39"E, 20.00 feet along said east line to the POINT OF BEGINNING of said easement.

The above described easement contains 0.328 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 situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 55 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 northeast corner of said Section 2; thence S00°46'39"W, 560.70 feet along the east line of said Section 2 to the POINT OF BEGINNING of the herein described easement; thence S89°41'45"W, 379.78 feet to a point; thence S00°51'28"W, 287.65 feet to a point on the north line of a tract of land described in Book 129 of Deeds, Page 498; thence N89°41'45"E, 15.00 feet along said north line to a point; thence N00°51'28"E, 272.65 feet to a point; thence N89°41'45"E, 364.80 feet to a point on said east line of Section 2; thence N00°46'39"E, 15.00 feet along said east line to the POINT OF BEGINNING of said easement.

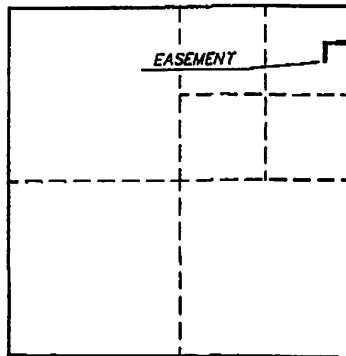
Also a temporary construction easement situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the northeast corner of said Section 2; thence S35°26'08"W, 702.89 feet to the POINT OF BEGINNING of the herein described easement; thence S00°51'28"W, 277.73 feet to a point on the north line of a tract of land described in Book 129 of Deeds, Page 498; thence S89°41'45"W, 15.00 feet along said north line to a point; thence N00°51'28"E, 277.73 feet to a point; thence N89°41'45"E, 15.00 feet to the POINT OF BEGINNING of said easement.

Said temporary construction easements contain 0.320 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).

TOWNSHIP 55 NORTH



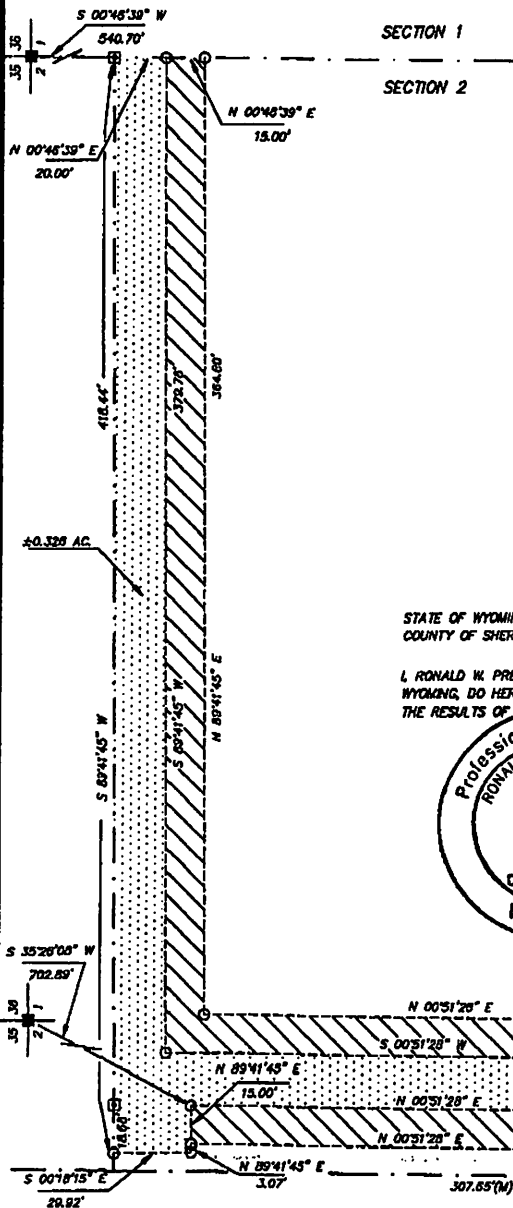
RANGE B4 WEST

EXHIBIT "B" WATERLINE EASEMENT



SCALE: 1"=50'

SECTION 2
LOCATION MAP
1"=2000'



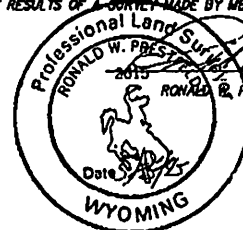
LEGEND

- x — x — FENCE LINE
 - . — . — PROPERTY/ROW LINE
 - — — CENTERLINE OF TWENTY (20) FOOT EASEMENT
 - — — INTERIOR SECTION LINE
 - — — ROW LINE OF PROPOSED EASEMENT
 - FOUND 3-1/4" ALUMINUM CAP PER LS 2615
 - P.O.B./ANGLE PT OF EASEMENT
 - CALCULATED PROPERTY CORNER
 - ⊙ FOUND 1" IRON PIPE
 - ⊠ FOUND #6 REBAR
 - NOTHING SET
- BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)
- PERPETUAL WATER LINE EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 88
COUNTY OF SHERIDAN

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.



RONALD W. PRESTFELDT
2015
RONALD W. PRESTFELDT
WY L.S. 2615
PREPARED BY: PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY
307-672-7415
JN: 91040
DF: SAMP\WDM\87E38
J/93