

WATER LINE EASEMENT

Deed made this 12 day of December, 2008, by and between Garber Agri-Business of Sheridan County, Wyoming, hereinafter referred to as "Grantor", and the Sheridan Area Water Supply Joint Powers Board (SAWSJPB), 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, Grantor conveys and warrants 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 Grantor's 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.

At any time that Grantee must disturb lands within the area of this Easement, 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.

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 Grantor signs this Deed on the date above written.

Ray Gresham

STATE OF WYOMING)

ss

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Susan G. Stewart
 (Name)
 the Adm. Asst of Sheridan Area Water Supply - JPB
 (title) (name of corporation or company)
02 this 12 day of Dec, 2008

Witness my hand and official seal.



Susan G. Stewart

Notary Public

My Commission Expires: 9-15-2012

EXHIBIT "A"

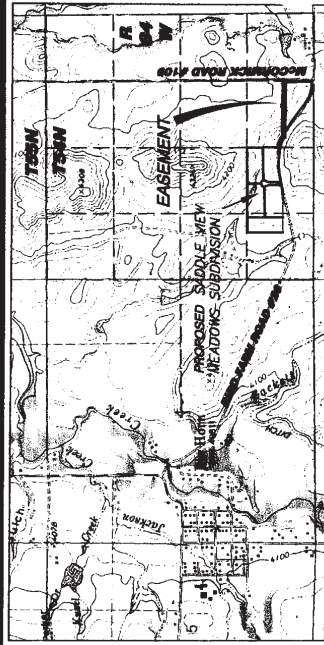
Record Owner: Garber Agri-Business
September 03, 2008

Re: 26' Wide Water Line Easement to Sheridan Area Water Supply Joint Powers Board (SAWS-JPB)

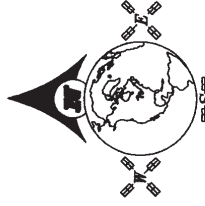
A water line easement being a strip of land twenty-six (26) feet wide when measured at right angles, situated in the SW¼SE¼ of Section 3, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the southerly line of said water line easement being the northerly right of way line of Bird Farm Road (aka County Road No. 28) and the north line of a tract of land described in Book 387 of Deeds, Page 56; the southerly line of said strip being more particularly described as follows:

Commencing at the south quarter corner of said Section 3, thence N00°20'07"W, 661.67 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right of way line of said Bird Farm Road (aka County Road No. 28); thence, along said northerly right of way line, through a curve to the right having a radius of 1430.00 feet, a central angle of 09°06'14", an arc length of 227.22 feet, a chord bearing of S73°06'13"E, and a chord length of 226.98 feet to a point; thence, leaving said northerly right of way line, S89°33'23"E, 108.46 feet to a point, said point being the northwest corner of said tract described in Book 387 of Deeds, Page 56; thence S89°33'23"E, 971.18 feet along the north line of said tract to the **POINT OF TERMINUS** of said easement, said point being the northeast corner of said tract described in Book 387 of Deeds, Page 56 and lying on the west right of way line of McCormick Road (aka County Road No. 109), and being N65°34'08"E, 1420.06 feet from said south quarter corner of Section 3.

Lengthening or shortening the northerly easement line to intersect said boundary lines.
Said water line easement contains **0.78 acres** of land, more or less.
Bearings are Based on the Wyoming Coordinate System NAD 1983, East Central Zone.



LOCATION MAP
SCALE: 1"=3000'



SCALE: 1"=200'
BASIS OF BEARINGS IS THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

EXHIBIT "B"

FOR

26' WIDE WATER LINE EASEMENT

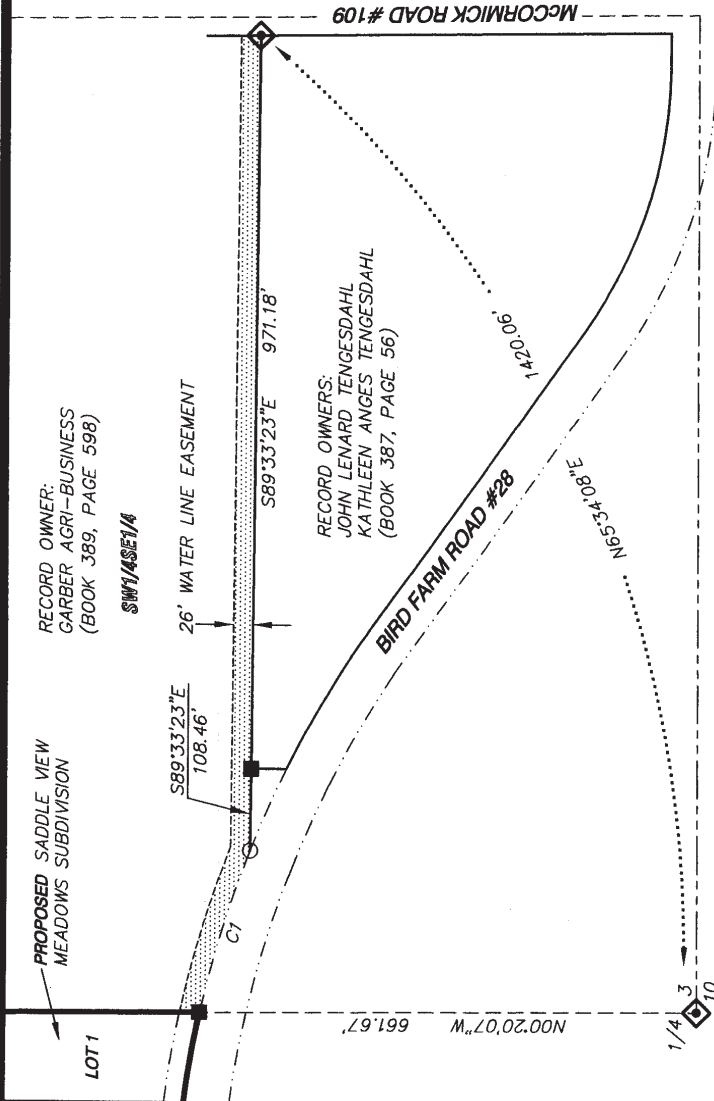
CLIENT: SHERIDAN AREA WATER SUPPLY
JOINT POWERS BOARD
224 SOUTH MAIN STREET, SUITE B8
SHERIDAN, WY 82801
307-672-5280

LOCATION: SW1/4SE1/4, SECTION 3, T54N, R84W,
6TH P.M., SHERIDAN COUNTY, WYOMING.



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

JN: 28083
DN: 2007011D
TAB: SAWS-26FT_ESMT
SEPTEMBER 03, 2008



CURVE TABLE				
CURVE No.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1430.00'	09°06'14"	S73°06'13"E	226.98'

LEGEND

- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- CALCULATED, NOTHING FOUND/NOTHING SET
- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- HIGHWAY/COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT RIGHT OF WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"