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597593 EASEMENT
BOOK 492 PAGE 0526
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

# UTILITY EASEMENT

WHEREAS, **Sandra Lee Townsend** (to whom reference is hereinafter made as "Dedicator") owns the following described property:

**Lot 9, Block 2, Sheridan Land Company's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.**

**Said Block is situated in the SW¼SW¼ of Section 23, Township 56 North, Range 84 West of the Sixth Principal Meridian.**

**(Reference is made hereinafter to this property as "Parcel A.")**

AND

**Lot 1 of the TK Subdivision to the City of Sheridan, Sheridan County, Wyoming.**

**(Reference is made hereinafter to this property as "Parcel B.")**

WHEREAS, the Dedicator desires for the owners of Parcel B, their successors in interest and assignees to have a utility and television easement to permit them to enter upon the easement and to erect, construct, operate, maintain, repair, rebuild and otherwise use utility services, including television; and

WHEREAS, the Dedicator desires to dedicate to the present owner and all future owners of Parcel A, a certain utility easement upon Parcel A;

THEREFORE, Dedicator hereby dedicates to the present owner and all future owners of Parcel B:

10 foot Utility Easement

**A tract of land situated in the SW¼SW¼ of Section 23, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract being located upon Lot 9, Block 2, Sheridan Land Company's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, and being a strip of land 10 feet wide beginning at a point which is the Southeast Corner of the said Lot 9; thence along the south boundary of the said Lot 9 for a distance of 90 feet.**

AND THEREFORE the Dedicator does hereby dedicate to the owners of Parcel B, their heirs, successors and assigns, the Utilities Easement described above, for their use, benefit and convenience, it being not intended to make said easement a thoroughfare of any kind.

The owners of Parcel A, their successors in interest and assigns shall have the right to use the above-described easement area. The owners of Parcel B, their heirs, successors in interest and assigns shall hold owners of Parcel A, their successors in interest and assigns harmless from any and all liability for injury, death or property damage sustained by the owners of Parcel B, their heirs, successors in interest and assigns, or their employees or invitees on the easement; and, this easement

and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the owners of Parcel B, their heirs, successors in interest and assigns, binding the owners of Parcel A, their heirs, and successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereto set her hand this 17th day of January 2008.

Sandra Lee Townsend

Sandra Lee Townsend

STATE OF Wyoming )
: SS
COUNTY OF Sheridan

**Sandra Lee Townsend** acknowledged the foregoing instrument before me, this 17th day of January 2008.

WITNESS my hand and official seal.

Kelly Camino
Notary Public

My Commission Expires: 9/7/2011

KELLY CAMINO - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires Sept. 7, 2011

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