

EASEMENT

Deed made this 5th day of OCTOBER, 1994, by  
and between Lee-Behrent Company, Inc., of BOZEMAN, MT  
\_\_\_\_\_, hereinafter referred to as "Grantor", and the SHERIDAN  
AREA WATER SUPPLY JOINT POWERS BOARD and the CITY OF SHERIDAN,  
WYOMING, hereinafter referred to jointly as "Grantees".

For and in consideration of \_\_\_\_\_  
Dollars \$ 1,869<sup>33</sup>, and other good and valuable consideration,  
receipt which is hereby acknowledged, Grantor conveys to Grantees  
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. Grantees agree 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.

David C. Behrent Pres  
LEE-BEHRENT CO. INC.

10/21/94

State of MONTANA ) 342 ACKNOWLEDGEMENT  
County of GALLATIN ) ss. (For use by Corporation)

On this 22 day of NOVEMBER  
A.D. 1994, before me personally appeared DARREL C. BEHRENT  
\_\_\_\_\_, to me personally known, who, being by me duly  
sworn, did say that he is the PRESIDENT of \_\_\_\_\_  
LEE-BEHRENT CO. INC. and  
that the ~~seal~~ affixed to said instrument is the corporate seal of said  
corporation and that said instrument was signed and sealed in behalf of said  
corporation by authority of its Board of Directors, and said \_\_\_\_\_  
LEE-BEHRENT CO. INC. acknowledged said instrument to be the free act  
and deed of said corporation.

Witness my hand and seal this 22nd day of November,  
A.D. 1994.

Sharon D. Shunda  
Notary Public



Commission expires June 14, 1995

\* No seal available at this time

**EXHIBIT "A"**

*A perpetual water line easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Tract 2 of the Anderson Minor Subdivision to Sheridan County, NW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 25, 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 centerline being more particularly described as follows:*

*Commencing at the west quarter corner of said Section 25; thence S89°25'05"E, 1294.79 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the north line of said Tract 2 of the Anderson Minor Subdivision and the south right of way line of KROE Lane; thence, ten (10) feet west of and parallel to the east line of said Tract 2, S00°34'12"W, 467.58 feet along said centerline to the POINT OF TERMINUS of said easement, said point lying on the north line of Tract 1 of said Anderson Minor Subdivision, and being S69°33'48"E, 1376.72 feet from said west quarter corner of said Section 25.*

*The above described easement contains 0.215 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 will be required, being a strip of land thirty (30) feet wide, the easterly line of said strip being the westerly line of said perpetual twenty (20) foot wide easement.*

*Said temporary construction easement contains 0.322 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.*

*In addition a perpetual water line easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Tract 2 of the Anderson Minor Subdivision to Sheridan County, W $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 25, 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 centerline being more particularly described as follows:*

*Commencing at the west quarter corner of said Section 25; thence S32°58'30"E, 1588.06 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the west line of Tract 1 of said Anderson Minor Subdivision; thence S81°04'36"W, 277.16 feet along said centerline to a point; thence S38°46'19"W, 35.18 feet along said centerline to a point; thence S00°00'00"E, 14.19 feet along said centerline to the POINT OF TERMINUS of said easement, said point lying on the south line of said Tract 2 of the Anderson Minor Subdivision, north right of way line of C.B. and Q. Railroad, and being S21°51'46"E, 1526.65 feet from said west quarter corner of Section 25.*

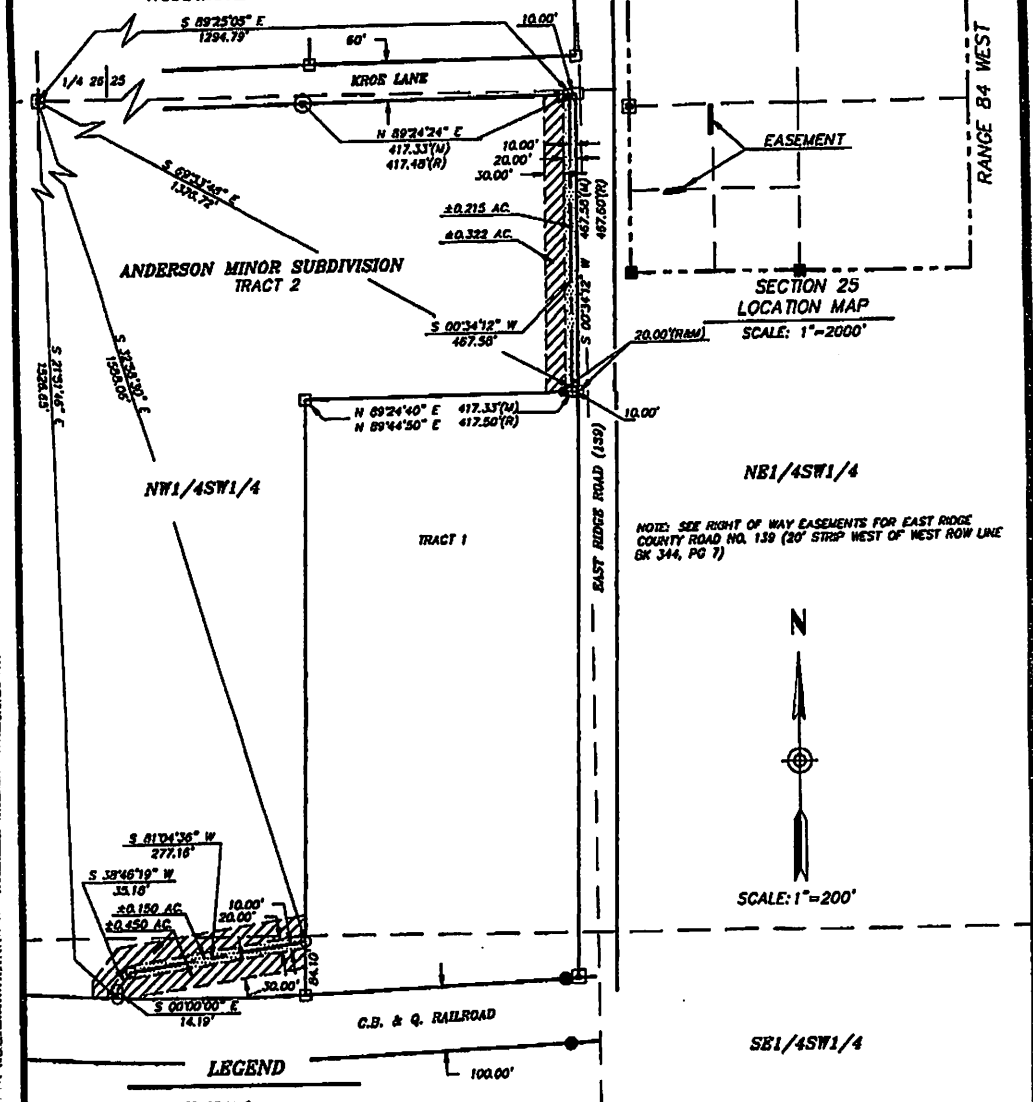
*The above described easement contains 0.150 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.*

*In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the southerly and easterly line of said strip being the northerly and westerly line of said perpetual twenty (20) foot wide easement, and also a strip of land thirty (30) feet wide, the northerly and westerly line of said strip being the southerly and easterly line of said perpetual twenty (20) foot wide easement.*

*Said temporary construction easement contains 0.450 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.*

# EXHIBIT "B"

## WATERLINE EASEMENT



### LEGEND

- x — x — FENCE LINE
- — — — — PROPERTY/ROW LINE
- — — — — SECTION LINE
- — — — — INTERIOR SECTION LINE
- — — — — ROW LINE OF PROPOSED EASEMENT
- — — — — CENTERLINE OF TWENTY (20) FOOT WIDE EASEMENT
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- P.O.B./ANGLE PT OF EASEMENT
- CALCULATED PROPERTY CORNER
- FOUND PLASTIC CAP PER LS 5300
- FOUND PLASTIC CAP PER LS 5329
- FOUND 3/8" REDAR
- FOUND 1-1/2" ALUMINUM CAP PER LS 529
- NOTHING SET
- (R) RECORD
- (M) MEASURED

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)



PERPETUAL WATER LINE EASEMENT

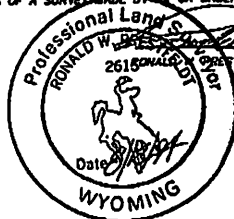


TEMPORARY CONSTRUCTION EASEMENT

### SURVEYOR'S CERTIFICATE

STATE OF WYOMING 188  
COUNTY OF SHERIDAN

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



PO BOX 3022  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000  
RE 91040  
CNS SAMP/1004/DP08  
AUGUST, 1994