

WATER LINE EASEMENT

Deed made this 15th day of August, 2005, by and between Rodney D. Holwell and Linda M. Holwell, husband and wife, of Sheridan County, hereinafter referred to as "Grantors", and the Sheridan Area Water Supply Joint Powers Board (SAWSJPB) and the City of Sheridan, Wyoming hereinafter referred to as "Grantees".

For and in consideration of good and valuable consideration receipt of which is acknowledged and subject to the terms and conditions set forth below, Grantors convey and warrant 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 the property 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 Grantors' 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.

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.

Grantor shall be held harmless from any legal actions or claims of any form that involve the easement conveyed by Grantor to Grantee, unless they are the result of the Grantor's sole negligence. Notwithstanding the above, the Grantor does not waive any rights it may claim with respect to the Wyoming Government Claims Act.

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 Grantors sign this Deed on the date above written.

Rodney D. Holwell
Rodney D. Holwell

Linda M. Holwell
Linda M. Holwell

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Rodney D. Holwell
and Linda M. Holwell
this 15th day of August, 2005.

Witness my hand and official seal.

Rebecca J. Martini
Notary Public

My Commission Expires: 1-5-07



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EXHIBIT "A"

A perpetual water line easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8 and E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 17, Township 55 North, Range 85 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 east quarter corner of said Section 17; thence N24°23'17"W, 1281.67 feet to the **POINT OF BEGINNING** of the herein described easement lying on the south line of a tract of land described in Book 454 of Deeds, Page 32; thence N01°51'53"W, 11.63 feet along said centerline to a point; thence, along said centerline, through a curve to the right having a radius of 500.00 feet, a central angle of 01°48'01", an arc length of 15.71 feet, a chord bearing of N00°57'53"W, and a chord length of 15.71 feet to a point; thence N00°03'53"W, 779.30 feet along said centerline to a point; thence, along said centerline, through a curve to the right having a radius of 500.00 feet, a central angle of 03°17'35", an arc length of 28.74 feet, a chord bearing of N01°34'55"E, and a chord length of 28.73 feet to a point; thence N03°13'42"E, 489.96 feet along said centerline to a point; thence N19°16'18"W, 76.06 feet along said centerline to a point; thence, along said centerline, through a curve to the right having a radius of 500.00 feet, a central angle of 20°41'33", an arc length of 180.58 feet, a chord bearing of N08°55'32"W, and a chord length of 179.60 feet to a point; thence N01°25'15"E, 5.20 feet along said centerline to a point; thence, along said centerline, through a curve to the left having a radius of 500.00 feet, a central angle of 11°28'52", an arc length of 100.19 feet, a chord bearing of N04°19'11"W, and a chord length of 100.03 feet to a point; thence N10°03'37"W, 150.23 feet along said centerline to a point; thence, along said centerline, through a curve to the left having a radius of 500.00 feet, a central angle of 15°15'33", an arc length of 133.16 feet, a chord bearing of N17°41'23"W, and a chord length of 132.77 feet to **THE POINT OF TERMINUS** of said easement; said point lying on the north line of a tract of land described in Book 454 of Deeds, Page 32, and being N52°33'53"W, 804.18 feet from the southeast corner of said Section 8.

The above described perpetual easement contains 1.36 acres, more or less, and are 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 westerly line of said strip being the easterly line of said perpetual thirty (30) foot water line easement.

Said temporary construction easements contain 1.36 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).

EXHIBIT "B"

Δ=15'15"33"
R=500.00'
L=133.16'
CB=N17°41'24"W
CL=132.77'

SE1/4SE1/4

Δ=11'28"52"
R=500.00'
L=100.19'
CB=N04°19'11"W
CL=100.03'

Δ=20°41'33"
R=500.00'
L=180.58'
CB=N08°55'32"W
CL=179.60'

(580')

8 9
17 16

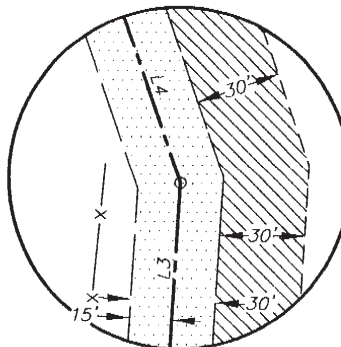
N52°33'53"W
804.18'

SEE
DETAIL

LINE	BEARING	LENGTH
L1	N01°51'53"W	11.63'
L2	N00°03'53"W	779.30'
L3	N03°13'42"E	489.96'
L4	N19°16'18"W	76.06'
L5	N01°25'15"E	5.20'
L6	N10°03'37"W	150.23'

RECORD OWNERS:
RODNEY D. HOLWELL &
LINDA M. HOLWELL
(BK 454, PG 32)

Δ=03°17'35"
R=500.00'
L=28.74'
CB=N01°34'55"E
CL=28.73'



DETAIL
M.F.S.

Δ=01°48'01"
R=500.00'
L=15.71'
CB=N00°57'53"W
CL=15.71'

(580')

(580')

N24°23'17"W
1281.67'

1/4
17 16

N00°12'04"E
2631.58'

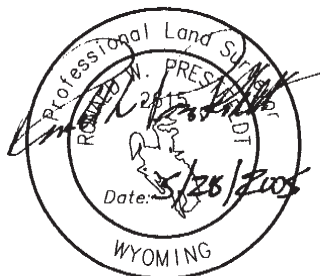
N00°12'04"E
2631.58'

SE1/4NE1/4

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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



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

EXHIBIT "B" FOR

20" WATER LINE EASEMENT

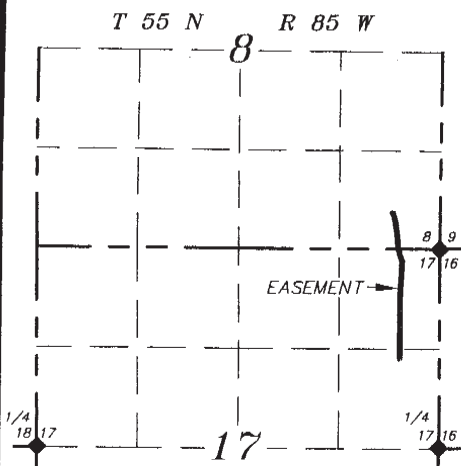
CLIENT: HKM ENGINEERING
LOCATION: E1/2NE1/4, SECTION 17,
SE1/4SE1/4, SECTION 8,
T 55 N, R 85 W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING.

R PRESTFELDT
SURVEYING

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

JN: 2003035
DF: SAWP\HKM-2004\
2003035E10
MARCH 28, 2005

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LOCATION MAP
1"=2000'



NE1/4NE1/4

SCALE: 1"=200'
DATUM: NAD 83(1983), NAVD 88 (U.S. FEET)
PAF: 1.000258652
BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)

LEGEND:

- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- SECTION LINE
- - - INTERIOR SECTION LINE
- PROPERTY LINE
- - - CENTERLINE ACCESS EASEMENT (BK 454, PG. 32)
- - - CENTERLINE WATER LINE EASEMENT
- 30' WATERLINE EASEMENT(±1.36 ACRES)
- TEMPORARY CONSTRUCTION EASEMENT(±1.36 ACRES)