

WATER PIPELINE EASEMENT

DENNIS L. NELSON and NANCY L. NELSON, husband and wife (herein referred to as "Grantors"), hereby grant and convey unto **RODNEY D. HOLWELL and LINDA M. HOLWELL, husband and wife**, (herein referred to as "Grantees"), whose address is 910 Big Goose Road, an easement for the purpose of installing a water pipeline, said easement being more particularly described as follows:

An underground water pipeline easement being twenty (20) feet wide, ten (10) feet each side of the following described centerline of an existing pipeline situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; Record of Survey filed in Drawer "A" of Plats, Number "439", County Clerk's Office, Sheridan County Courthouse; the centerline of said underground irrigation pipeline being more particularly described as follows:

Commencing at the southeast corner of said Section 8, (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N59°57'22"W, 864.81 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly line of tract of land described in Book 501 of Deeds, Page 153; thence S19°54'08"E, 341.08 feet along said centerline to a point; thence S18°47'19"E, 162.55 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of a tract of land described in Book 501 of Deeds, Page 155, and being S85°53'46"W, 581.64 feet from said southeast corner of Section 8.

Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Said easement shall inure to the benefit of, and run with, the following described lands, which are owned by the Grantees, to-wit:

Tract 2:

A tract of land situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 8, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in Drawer "A" of Plats, Number "439", County Clerk's Office, Sheridan County Courthouse said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of said Section 16 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N89°56'40"E, 1319.04 feet along the north line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615), said point being the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16; thence S00°07'00"W, 930.10 feet along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N89°51'34"W, 1900.39 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N00°12'04"E, 927.14 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615) lying on the centerline of a 20 foot wide access road and utility easement, said point also lying on the south line of said Section 8; thence N02°21'09"W, 190.90 feet along said centerline of said 20 foot wide road and utility easement to a point; thence N23°17'41"W, 204.80 feet along said



centerline to a point; thence N02°35'22"W, 54.69 feet along said centerline to a point; thence N15°18'50"W, 39.43 feet along said centerline to a point, said point lying on the centerline of Big Goose Creek; thence, leaving said 20 foot wide access road and utility centerline, N54°00'48"E, 5.41 feet along the centerline of Big Goose Creek to a point; thence N72°32'25"E, 154.51 feet along said centerline of Big Goose Creek to a point; thence N77°11'24"E, 64.74 feet along said centerline to a point; thence N47°52'17"E, 57.64 feet along said centerline to a point; thence N22°50'59"E, 56.32 feet along said centerline to a point; thence N36°12'53"W, 39.93 feet along said centerline to a point; thence N18°27'51"W, 41.40 feet along said centerline to a point; thence N11°24'43"E, 49.42 feet along said centerline to a point; thence N36°33'38"E, 124.16 feet along said centerline to a point; thence N50°31'00"E, 53.71 feet along said centerline to a point; thence N65°41'00"E, 37.99 feet along said centerline to a point; thence N54°00'25"E, 126.82 feet along said centerline to a point; thence N89°51'25"E, 30.42 feet along said centerline to a point; thence, leaving said centerline of Big Goose Creek, N00°14'12"E, 27.59 feet to a point (Witnessed N00°14'12"E, 40.00 feet with a 2" Aluminum Cap per PLS 2615), and also being the northwest corner of the east 150 feet of the south 1000 feet of said SE¼SE¼ as described in Book 454 of Deeds, Page 32; thence N00°14'12"E, 127.67 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N89°42'07"W, 521.65 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S53°13'19"W, 102.26 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S76°05'01"W, 153.00 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence S86°08'05"W, 19.07 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N00°13'17"W, 280.83 feet to a point, said point lying on the southerly right-of-way line of said Wyoming Highway #331 (AKA Big Goose Highway) (Monumented with a 2" Aluminum Cap per PLS 2615); thence N89°45'08"E, 458.85 feet along said southerly right-of-way line to a point (Monumented with a highway right-of-way monument, sta.103+85.38, 40' Rt.); thence, along said southerly right-of-way line through a non-tangent curve to the left, having a central angle of 11°22'57", a radius of 1677.02 feet, an arc length of 333.16 feet, a chord bearing of N84°05'34"E, and a chord length of 332.61 feet to a point (Monumented with a highway right-of-way monument, sta.107+10.62, 40' Rt.); thence N78°17'21"E, 136.36 feet along said southerly right-of-way line to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the west line of said N½SW¼ of Section 9; thence, leaving said southerly right-of-way line, N00°14'12"E, 1236.04 feet along the west line of said N½SW¼ of Section 9 to a point (Monumented with a 3¼" Aluminum Cap per PLS 2615), said point being the west quarter corner of said of said Section 9; thence N89°33'07"E, 1406.86 feet along the north line of said N½SW¼ to a point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N00°00'41"W, 1313.14 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the north line of said SE¼NW¼; thence N89°16'23"E, 1203.31 feet along said north line of said SE¼NW¼ to a point, said point being the northeast corner of said SE¼NW¼; thence S00°15'18"E, 1318.96 feet along the east line of said SE¼NW¼ to a point (Monumented with a 3¼" Aluminum Cap per PLS 2615), said point being the southeast corner of said SE¼NW¼ of Section 9; thence S00°15'18"E, 520.75 feet along the east line of said N½SW¼ of Section 9 to a point lying on the centerline of Wyoming Highway #331 (AKA Big Goose Highway), (said point Witnessed N00°15'18"W, 43.56 feet with a 2" Aluminum Cap per PLS 2615); thence S67°12'52"W, 625.66 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 11°08'59", a radius of 1637.02 feet, an arc length of 318.57 feet, a chord bearing of S72°43'51"W, and a chord length of 318.06 feet to a point; thence S78°22'53"W, 756.98 feet along said

centerline to a point (Witnessed S00°14'05"W, 41.12 feet with a 2" Aluminum Cap per PLS 2615); thence, leaving said centerline, S00°14'05"W, 927.98 feet to a point, (Witnessed N00°14'09"E, 5.00 feet with a 2" Aluminum Cap per PLS 2615 and also Witnessed N89°56'40"E, 55.00 feet with a 2" Aluminum Cap per PLS 2615); thence S89°56'40"W, 1000.01 feet to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the west line of said SW¼SW¼ of Section 9; thence S00°14'02"W, 694.01 feet along said west line of the N½SW¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains **167.17 acres** of land, more or less.


Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.


Grantees shall have the right to install, maintain, and replace a pipeline for the transmission of agricultural or household water within said easement. The cost of maintenance of the pipeline shall be born by Grantees, their successors and assigns. Grantees shall not litter or dispose of debris along the easement. In addition, each party shall immediately repair any damage to the surface resulting from the installation or maintenance of said pipeline. Grantees shall be liable for any damage to the servient estate resulting from Grantees' use of the easement, whether caused by Grantees' negligence or from any other cause. The Grantees hereby release, waive discharge the Grantors, their successors and assigns, from any and all liability, loss or damages, and further agrees to indemnify, defend and hold Grantors harmless against such liability, whether or not caused by the Grantors' negligence, arising from Grantees' use of the easement across the servient estate.

Grantors do not warrant that they have clear or marketable title to the servient estate. This Easement is granted "as is, where is".

The Easement set forth above shall be binding upon the parties hereto, their tenants, successors and assigns. It is the intent of the parties that this Easement shall run with the lands and be binding upon the lands and that it not be personal to the owners of the land.

Dated this 13th day of December, 2011.


Dennis L. Nelson


Nancy L. Nelson



2011-692968 12/19/2011 10:50 AM PAGE: 4 OF 4
BOOK: 530 PAGE: 459 FEES: \$17.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Water Pipeline Easement was subscribed, sworn to and acknowledged before me this 13th day of December, 2011, by Dennis L. Nelson and Nancy L. Nelson, husband and wife.

Carole A. Tarver

Notary Public

My Commission expires: March 10, 2013



NO. 2011-692968 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801