

## DEDICATION OF WATER LINE EASEMENT

This Dedication of Water Line Easement made effective this 5<sup>th</sup> day of February 2016, by Mary F and James McBride ("Grantor") in favor of the Public and accepted by the CITY OF SHERIDAN, WYOMING through the City Council for the City of Sheridan ("Grantee").

### RECITALS

- A. Grantor owns the real property described on Pages 1 and 2 of Easement Exhibit (the "Water Line Easement").
- B. Grantor desires to dedicate a Temporary Construction Easement for the purpose of constructing a water line to serve the public for the duration of three years.
- C. Grantor desires to dedicate a 20 ft Water Line Easement for the purpose of accessing and maintaining a water line to serve the public.
- D. The City of Sheridan, through the City Council of Sheridan, Wyoming, wishes to accept such dedication.

### DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, including the mutual promise and covenants contained herein, it is agreed by and among the parties as follows:

#### 1. Grant and Dedication of a Temporary Construction Easement

Grantor does hereby dedicate for use by Grantee for a period of 3 years, a temporary construction easement for the installation and associated surface reclamation of a water main to provide water service to and for the benefit of the public. The dedicated route over and across the Real Property encompasses +/- 3,485 square feet as legally described on pages 1-2 in the attached Easement Exhibit.

#### 2. Grant and Dedication of a 20 ft Permanent Utility Easement

Grantor does hereby dedicate for use by Grantee forever, a 20 ft water line easement for the installation, maintenance, repair, and replacement of below ground water main to provide water service to and for the benefit of the public. The dedicated route over and across the Real Property encompasses +/- 8,276 square feet as legally described on pages 1-2 in the attached Easement Exhibit.

#### 3. Terms of Use

The Grantee shall have the perpetual exclusive right to use the easement for the benefit of public water service and shall have the perpetual exclusive right to use the easement to construct and maintain water lines providing service to the Public.

The utilities placed in said easement by public utility providers shall be limited to below ground water lines unless express permission stating otherwise is authorized through a separate, recorded instrument executed by the Grantor, his successors or assigns.

#### 3. Compensation

The Grantee, upon full execution of this agreement, hereby agrees to compensate the Grantor in the following ways which shall represent full satisfaction of this Agreement:

- a. Commensurate with the value of the +/- 3,485 square feet temporary easement property taking, and the value of the +/- 8,276 square feet temporary easement property taking be it verified through a formal appraisal, the Grantee will pay the Grantor, upon full execution of this agreement, a lump sum amount of \$2,790.00 as fair satisfaction for the easement dedication.

4. Acceptance

Grantee hereby agrees to the terms of this agreement and accepts the dedication of the above-described utility easement on behalf of the Public.

DATED effective this 5<sup>th</sup> day of February, 2016.

Mary F and James McBride

By: Mary F. McBride  
Title: land owner

THE CITY OF SHERIDAN, WYOMING

By: [Signature]  
Title: MAYOR

STATE OF WYOMING )

:SS

COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 5 day of February, 2016, by Mary F McBride, Mary F. and James McBride.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My commission expires: FEBRUARY 10, 2018

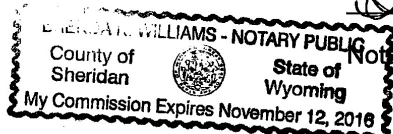
STATE OF WYOMING )

:SS

COUNTY OF SHERIDAN )

On this 23rd day of March, 2016, before me personally appeared John Heath, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me dully sworn, did acknowledge said instrument to be the free act and deed of the City of Sheridan.

Given under my hand and official seal this 23rd day of March, 2016



[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

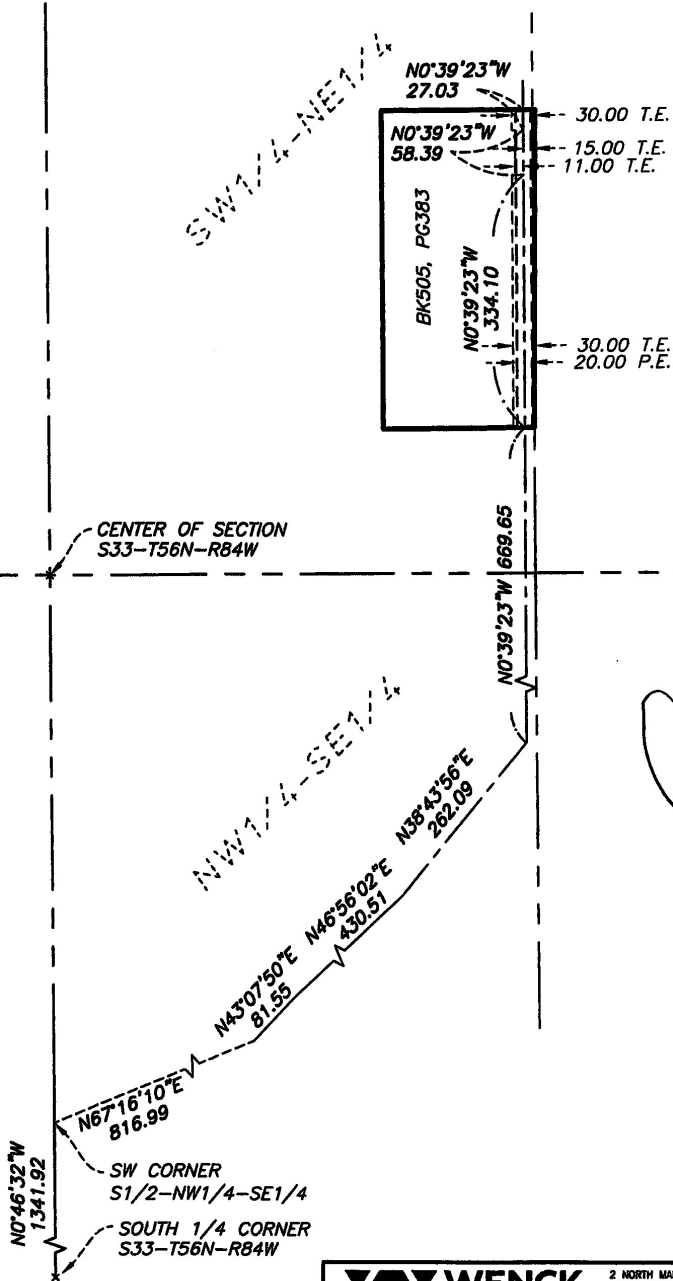


2016-725840 3/31/2016 2:49 PM PAGE: 3 OF 4  
BOOK: 559 PAGE: 85 FEES: \$21.00 PK DEDICATION  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

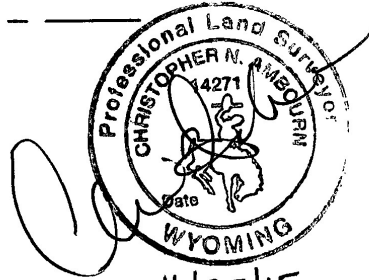
Plot Date & Time: 31 March 2016 11:35 AM

# EASEMENT EXHIBIT

MCBRIDE



PERMANENT EASEMENT AREA= 0.19 AC +/-  
TEMPORARY EASEMENT AREA= 0.08 AC +/-



0 100 200

SCALE: 1 INCH = 200 FEET

BASIS OF BEARING IS GRID NORTH,  
WY EAST CENTRAL STATE PLANE  
COORDINATE SYSTEM

ALL UNITS ARE GROUND DISTANCES

Originally Signed: 11/25/15  
Revised: 3/30/16

|   |   |
|---|---|
|   | 2 NORTH MAIN STREET<br>SHERIDAN, WY 82801<br>Ph: 307-673-1148 |
| Responsive partner. Exceptional outcomes. |   |
| CLIENT NAME<br>CITY OF SHERIDAN           |   |

|                                   |              |                     |                       |
|-----------------------------------|--------------|---------------------|-----------------------|
| PROJECT TITLE<br>EASEMENT EXHIBIT |              |                     |                       |
| DWN BY<br>CNA                     | CHK'D<br>XXX | APP'D<br>XXX        | DWG DATE<br>NOV. 2015 |
| PROJECT NO.<br>2224-0009          |              | SHEET NO.<br>1 OF 2 |                       |

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BOOK: 559 PAGE: 86 FEES: \$21.00 PK DEDICATION  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# EASEMENT EXHIBIT

MCBRIDE

## PROPOSED EASEMENT DESCRIPTION:

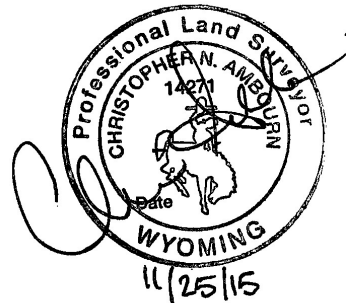
That part of the Southwest Quarter of the Northeast Quarter of Section 33, Township 56 North, Range 84 West, Sheridan County, Wyoming, as described in Book 505 of Deeds, Page 383, and being described as follows:

A permanent easement over a 20.00 foot wide strip of land, and a temporary easement over a 30.00 foot wide strip of land, the centerline of both strips being described as follows: Commencing at the south quarter corner of said Section 33; thence North 00 degrees 46 minutes 32 seconds West, along the west line of said Southeast Quarter, a distance of 1341.92 feet to the southwest corner of the Northwest Quarter of the Southeast Quarter; thence North 67 degrees 16 minutes 10 seconds East a distance of 816.99 feet; thence North 43 degrees 07 minutes 50 seconds East a distance of 81.55 feet; thence North 46 degrees 56 minutes 02 seconds East a distance of 430.51 feet; thence North 38 degrees 43 minutes 56 seconds East a distance of 262.09 feet; thence North 00 degrees 39 minutes 23 seconds West a distance of 669.65 feet, more or less, to the south line of the lands described in said Book 505 of Deeds, Page 383 and the point of beginning of the centerline to be described; thence continuing North 00 degrees 39 minutes 23 seconds West a distance of 334.10 feet to the point of beginning of a line hereinafter described as 'Line A'; thence continuing along said centerline North 00 degrees 39 minutes 23 seconds West a distance of 58.39 feet to the terminus of said 'Line A'; thence continuing along said centerline North 00 degrees 39 minutes 23 seconds West a distance of 27.03 feet, more or less, to the north line of that tract of land described in said Book 505 of Deeds, Page 383 and the centerline there terminating.

Except that the above described temporary easement shall narrow to a strip being 11.00 feet to the left and 15.00 feet to the right of that portion of the above described centerline described as 'Line A'.

The side lines of said strips shall be prolonged or shortened to terminate on said south and north lines of the tract of land described in Book 505 of Deeds, Page 383.

Said temporary easement shall expire on \_\_\_\_\_.



Originally Signed: 11/25/15  
Revised: 3/30/16

|   |  |                       |
|---|--|-----------------------|
| <br>2 NORTH MAIN STREET<br>SHERIDAN, WY 82801<br>Ph: 307-676-1148 | PROJECT TITLE<br><b>EASEMENT EXHIBIT</b> |                       |
|   | CLIENT NAME<br><b>CITY OF SHERIDAN</b>   |                       |
| Responsive partner. Exceptional outcomes.                         | DRN BY<br>CNA                            | CHK'D<br>XXX          |
|   | APP'D<br>XXX                             | DWG DATE<br>NOV. 2015 |
|   | PROJECT NO.<br>2224-0009                 | SHEET NO.<br>2 OF 2   |
|   | SCALE 1" = 200'                          |                       |

## NO. 2016-725840 DEDICATION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN - ENGINEERING P O BOX 848  
SHERIDAN WY 82801

Plot Date & Time: 31 March 2016 11:35 AM

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