

UTILITY EASEMENT AGREEMENT

That for and in consideration of the sum of Ten Dollars (\$10.00) and/or other valuable considerations, the receipt of which is hereby acknowledged and confessed, the undersigned, Karl Bertagnole, Agent for Goose Creek, LLC, a Wyoming Limited liability Company of 110 Richfield Court, Wright, Wyoming 82732, herein referred to as ("Grantor"), does hereby grant and convey unto The City of Sheridan, Wyoming, whose address is 55 Grinnell Plaza, P.O. Box 848, Sheridan, WY 82802, its successors and assigns, herein referred to as ("Grantee") a perpetual exclusive easement to construct, access and maintain a water line, which Grantor owns or in which Grantor has an interest in the following described ("Easement Area"), to wit:

A utility easement for a water line being located and described in a tract of land situated in Lot 4, Block 2, Suburban Homes Company Addition to City of Sheridan, Sheridan County, Wyoming and being more particularly described and the location shown on Exhibit "A", which by this reference Exhibit "A" is attached hereto and incorporated herein.

Grantor further conveys to Grantee the right of ingress and egress to and from the Easement Area for purposes of installing, constructing, and maintaining the water line.

Grantor covenants that Grantor is the fee simple owner of the Easement Area or has an interest in the Easement Area and the Grantor will cooperate with the Grantee to defend title to the Easement Area against all claims and to clear the title if necessary. The Grantor shall be responsible to pay all costs for quiet title actions, court orders, and any similar expenses incidental to conveying the property to the Grantee.

Grantor hereby covenants that no excavation, structure or obstruction will be constructed or permitted on the Easement Area and no change will be made by grading or otherwise that would adversely affect Grantee's use and enjoyment of the Easement Area. Grantee will remain responsible for any and all maintenance of the Easement area.

Grantor hereby grants a Temporary Permit Area that will allow working room for the contractor in which to install/construct the water line. The permit area is temporary in nature and does not constitute any type of conveyance from the Grantor, but is only a permissible use being given to the Grantee to use in conjunction with this project solely and shall be terminated upon the completion of the installation/construction of the water line adjacent to the Grantor's property.

It is further understood by both parties that reclamation of the disturbed areas will be sloped, blended and re-seeded where feasible by the contractor prior to the final acceptance of the project by the City of Sheridan.


Karl Bertagnole, Agent for Goose Creek, LLC

Dated: 2/25, 2010

ACKNOWLEDGEMENT

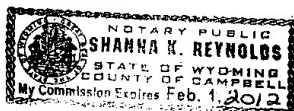
STATE OF WYOMING)
) ss:
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 25 day of February, 2010 by Karl Bertagnole.

Witness my hand and official seal:

My Commission Expires: Feb. 1, 2012
[Notary Seal]

Shanna K. Reynolds
Notary Public



665825 EASEMENT
BOOK 515 PAGE 0256
RECORDED 04/06/2010 AT 10:35 AM
DEPUTY COUNTY CLERK, SHERIDAN COUNTY

LEGAL DESCRIPTION of PERMANENT EASEMENT
to accompany
EXHIBIT "A"

A tract of land situated in Lot 4, Block 2, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, being the Westerly 15 feet of said Lot 4; more particularly described by metes and bounds as follows: Beginning at the Southwest Corner of said Lot 4, thence N 67°30'53" E for a distance of 15.00 feet; thence N 22°29'07" W for a distance of 204.92 feet; thence S 74°10'09" W for a distance of 15.10 feet to the Northwest Corner of said Lot 4; thence S 22°29'07" E for a distance of 206.67 feet to the point of beginning.

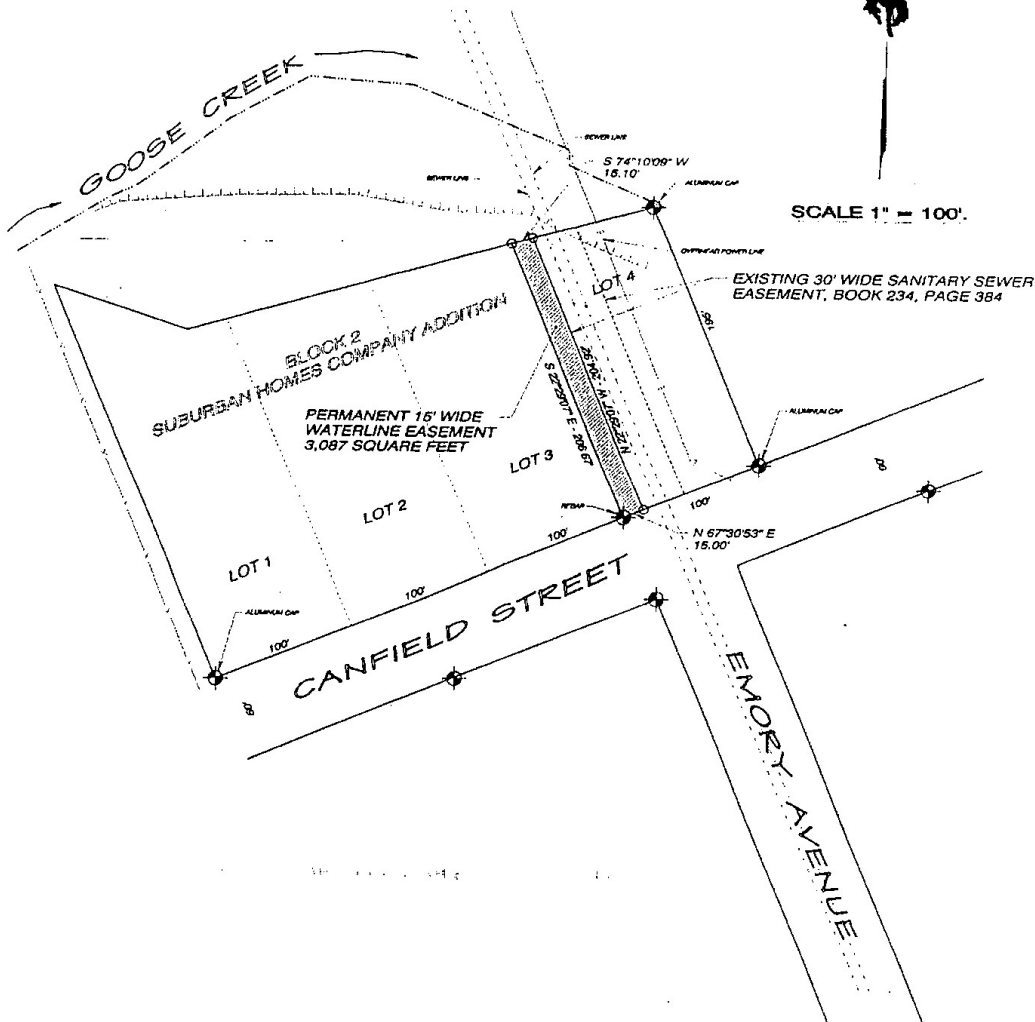
Said tract of land contains 3,087 Square Feet.

Basis of bearing is Wyoming State Plane (East Central Zone).

EXHIBIT "A"

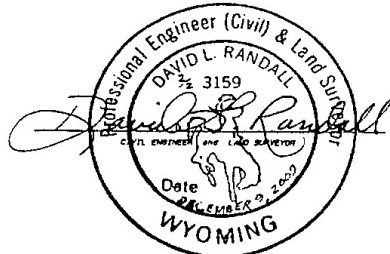
N

SCALE 1" = 100'

**CERTIFICATE of SURVEYOR**State of Wyoming
County of Sheridan

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me in December of 2007 through March of 2008 and from records on file in the County Clerk's Office at the Sheridan County Courthouse.

This map correctly represents all of the data shown hereon.



Registration No. 3159 PE & LS

MAP
showing
LOCATION
of

PERMANENT WATERLINE EASEMENT

situated in

LOT 4, BLOCK 2

of the

SUBURBAN HOMES COMPANY ADDITION

to the

CITY of SHERIDAN

SHERIDAN COUNTY, WYOMING

PROPERTY OWNED BY

GOOSE CREEK, L.L.C.

A WYOMING LIMITED LIABILITY COMPANY

110 RICHFIELD COURT

WRIGHT, WYOMING 82732

for the

CITY of SHERIDAN

55 EAST GRINNELL

SHERIDAN, WYOMING 82801

RANDALL ENGINEERING SURVEYS, SHERIDAN, WYOMING - DECEMBER 8, 2009