

## GRANT OF EASEMENT

Travis Weaver, a single person, and Sheridan County School District No. 1 of Sheridan County, Wyoming, as their interests may appear of record, GRANTORS, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grant and convey a non-exclusive easement along that strip of land described in **Exhibit "A"** and illustrated on **Exhibit "B"**, attached hereto and incorporated herein as, (the "Easement Route").

This easement is granted for the purpose of allowing the Town of Ranchester, as Grantee, its agents and contractors to survey construct, install, inspect, operate, maintain, repair, and replace a municipal sewer line or any part thereof and other related appurtenances within the limits of this easement.

Grantee shall not license or permit any other use of this sewer easement without further negotiations with Grantors, or their successor in title. Should Grantee at some future date require replacement of the sewer now installed, it shall replace it with one of the same size, unless permission is otherwise obtained from Grantors or their successors in title. This easement shall run with the land.

IN WITNESS WHEREOF, we have hereunto set our hands this 9 day of 5, 2016.

Travis Weaver  
Travis Weaver

Martin J. Kobza  
Sheridan County School District No. 1  
By: Martin J. Kobza  
Title: Superintendent

STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

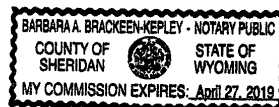
The foregoing Grant of Easement was acknowledged before me by Travis Weaver on this 9 day of May, 2016.

Witness my hand and official seal.

Barbara A. Brackeen-Kepley  
Notary Public

My commission expires: April 27, 2019

STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

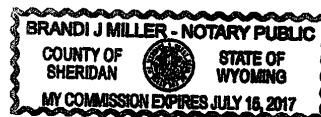


The foregoing Grant of Easement was acknowledged before me by Martin Kobza, for Sheridan County School District No. 1, on this 9<sup>th</sup> day of May, 2016.

Witness my hand and official seal.

Brandi J. Miller  
Notary Public

My commission expires: July 15, 2017



## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owners: Sheridan County School District No. 1 & Travis Weaver**  
April 26, 2016

### Re: Sewer Line Easement

A sewer line easement situated in Block 8, Vacated Portion of Campbell Street lying East of Block 8, Original Town of Ranchester and a portion of the S1/2SE1/4, Section 18, Township 57 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 easement being more particularly described as follows:

Commencing at the southeast corner of said Section 18 (Monumented with a 3-1/4" Brass Cap per PLS 6812); thence N86°35'12"W, 1019.76 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 462 of Deeds, Page 551; thence N89°57'35"W, 60.00 feet along said north line of said tract described in Book 462 of Deeds, Page 551 to a point; thence N00°02'25"E, 117.56 feet to a point; thence, through a non-tangent curve to the right, having a central angle of 87°08'25", a radius of 60.00 feet, an arc length of 91.25 feet, a chord bearing of N16°23'23"W, and a chord length of 82.71 feet to a point; thence S89°23'18"W, 22.38 feet to a point; thence N00°36'42"W, 10.13 feet to a point; thence S89°30'32"W, 174.88 feet to a point, said point lying on the east line of a tract of land described in Book 244 of Deeds, Page 280; thence, continue S89°30'32"W, 76.68 feet to a point; thence S70°09'37"W, 93.54 feet to a point, said point lying on the east line of said Original Town of Ranchester; thence, continue S70°09'37"W, 232.80 feet to a point, said point lying on the east line of a twenty (20) foot wide alley; thence N00°35'59"W, 21.18 feet along said east line of said twenty (20) foot wide alley to a point; thence N70°09'37"E, 232.79 feet to a point, said point lying on said east line of said Original Town of Ranchester; thence, continue N70°09'37"E, 89.98 feet to a point, said point lying on the south line of a tract of land described in Book 448 of Deeds, Page 571; thence N89°30'32"E, 80.04 feet along said south line of said tract described in Book 448 of Deeds, Page 571 to a point; thence, continue N89°30'32"E, 234.89 feet along said south line of said tract described in Book 448 of Deeds, Page 571 to a point; thence, through a non-tangent curve to the right, having a central angle of 165°34'35", a radius of 60.00 feet, an arc length of 173.39 feet, a chord bearing of S22°44'53"E, and a chord length of 119.05 feet to a point; thence S00°02'25"W, 117.56 feet to the **POINT OF BEGINNING** of said easement.

Said sewer line easement contains 30,670 square feet of land, more or less.

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

### SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.

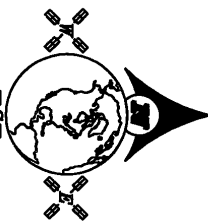


Modification in any way of the above or foregoing legal description terminates liability of surveyor.

# EXHIBIT "B"

- LEGEND:**
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - FOUND 3-1/4" BRASS OR ALUMINUM CAP PER PLS 6812
  - ◆ FOUND 2" ALUMINUM CAP PER PLS 6812
  - ◆ FOUND IRON PIPE/SET 2" ALUMINUM CAP PER PLS 6812
  - CALCULATED: NOTHING FOUND/NOTHING SET
  - PROPERTY/LOT/BLOCK LINE
  - SECTION LINE
  - VACATED RIGHT-OF-WAY LINE (CAMPBELL STREET)
  - ALLEY LINE
  - SEWER EASEMENT LINE
  - SEWER LINE EASEMENT

SCALE: 1"=100'  
 BEARS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83 (U.S. SURVEY FEET)  
 DATE: 10/06/24  
 DISTANCES ARE SURFACE



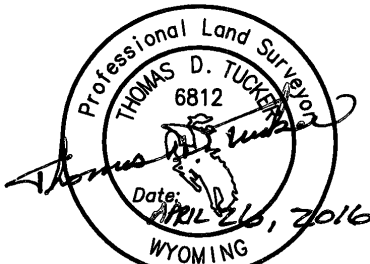
STONERBROOK MEADOWS SUBDIVISION

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°08'25"	60.00'	91.25'	N16°23'23"W	82.71'
C2	165°34'35"	60.00'	173.39'	S22°44'53"E	119.05'

## SURVEYOR'S CERTIFICATE

COUNTY OF SHERIDAN

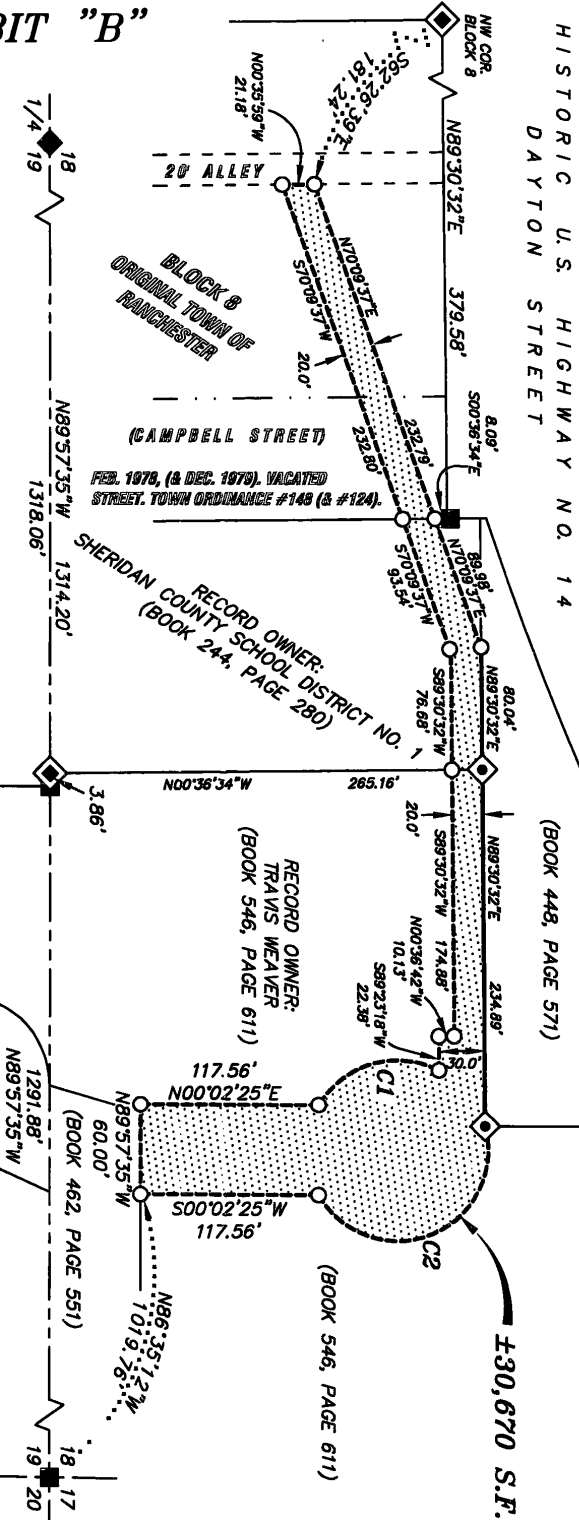
I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

## NO. 2016-727088 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 TOWN OF RANCHESTER PO BOX 695  
 RANCHESTER WY 82839



## EXHIBIT "B"

CLIENT: TOWN OF RANCHESTER

LOCATION: BLOCK 8, VACATED PORTION OF CAMPBELL STREET LYING EAST OF BLOCK 8, ORIGINAL TOWN OF RANCHESTER, S1/2SE1/4, SECTION 18, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415

JN: 2015-053  
 DN: 2015-053-SEWER  
 PF: T2015-053  
 APRIL 26, 2016



2016-727088 5/26/2016 1:27 PM PAGE: 3 OF 3  
 BOOK: 560 PAGE: 56 FEES: \$18.00 SM EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK