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FEES: \$15.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## ***MUNICIPAL SANITARY SEWER EASEMENT***

System Land, LLC, a Wyoming limited liability company, GRANTOR, 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 grants, and conveys a sanitary sewer line easement being thirty (30.0) feet wide for a Municipal Sanitary Sewer Line. The centerline of said easement being more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Easement Route").

This easement is granted for the purpose of allowing the City of Sheridan, as Grantee, together with its agents, contractors, heirs, and successors to survey for, construct, install, inspect, operate, maintain, repair, and replace a sanitary sewer line and other related appurtenances and improvements within the Easement Route. This easement shall run with the land and is granted in its AS-IS condition.

IN WITNESS WHEREOF, I have hereunto set my hand this 14 day of September, 2021.

System Land, LLC

By: \_\_\_\_\_

Manager

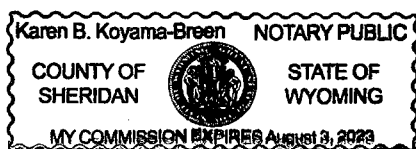
STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by Don Roberts, as Manager of System Land, LLC, a Wyoming limited liability company, on this 14th day of September, 2021.

Witness my hand and official seal.

Karen B. Koyama-Breen  
Notary Public


My commission expires: August 3, 2023



**LEGAL DESCRIPTION  
EXHIBIT "A"**

**Record Owner: System Land, LLC (Donald B. Roberts – Manager)**

August 30, 2021

  
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**Re: 30.0' Sanitary Sewer Line Easement**

A sanitary sewer line easement thirty (30.0) feet wide, being fifteen (15.0) feet, each side of the following described centerline situated in Tract "B", Cloud Peak Ranch 22nd Filing, to the City of Sheridan, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Tract "B" (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°49'29"W, 44.27 feet along the east line of said Tract "B" to the **POINT OF BEGINNING** of said easement; thence N78°42'58"W, 8.49 feet along said centerline to a point; thence S58°53'07"W, 105.00 feet along said centerline to a point; thence N57°11'19"W, 93.15 feet along said centerline to a point; thence S87°27'35"W, 117.22 feet along said centerline to a point; thence S41°46'50"W, 100.42 feet along said centerline to a point; thence S88°51'34"W, 104.54 feet along said centerline to a point; thence S77°34'48"W, 149.08 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of said Tract "B", and being S32°59'20"E, 66.17 feet from the northwest corner of said Tract "B" (Monumented with a 2" Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said sanitary sewer line easement contains 20,340 square feet of land, more or less.

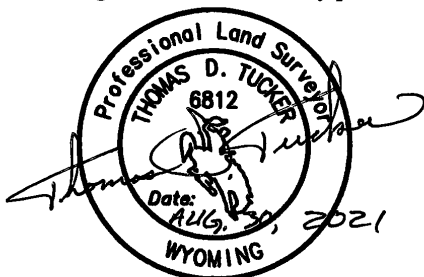
In addition, a temporary construction easement will be required, being a strip of land ten (10.0) feet wide, the southerly line of said strip being the northerly line of said sanitary sewer line easement, and a said strip of land ten (10.0) feet wide, the northerly line of said strip being the southerly line of said sanitary sewer line easement. Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said temporary construction easements contain 13,570 square feet of land, more or less, and will become null and void at the time that the projects contractor's one-year contractual warranty expires.

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.

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**NO. 2021-772401 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801