

WATER SUPPLY LINE UTILITY EASEMENT

This Easement Agreement and Instrument ("Easement") is made effective on the 3rd day of July, 2020, by and between **NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT-SHERIDAN COLLEGE** of 1 Whitney Way, Sheridan Wyoming 82801 ("GRANTOR"), and the **SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD**, a Wyoming joint powers board existing under agreement between the County of Sheridan, Wyoming, and the **CITY OF SHERIDAN**, Wyoming, of Sheridan County Courthouse, 224 South Main St., Ste. 428, Sheridan, WY 82801 ("GRANTEE").

For and in consideration of Ten Dollars (\$10.00 US) and other good and valuable CONSIDERATION BARGAINED FOR AND EXCHANGED, GRANTOR HEREBY CONVEYS UNTO GRANTEE a water supply line utility easement and right-of-way across and under the following-described real property:

See the attached EXHIBIT "A" Easement Legal Description and the Exhibit "B" Diagram, which are expressly incorporated into this instrument by this reference ("Easement Route").

Said water supply line utility easement and right-of-way is a non-exclusive easement to be used by the GRANTEE solely for the purposes of surveying, constructing, installing, inspecting, operating, maintaining, repairing and replacing an underground water supply line for the GRANTEE'S water supply utility, together with all appurtenances that may be reasonably necessary and convenient for the conveyance of water, together with the right of ingress and egress upon and across the real property of GRANTOR at reasonable places and routes for the aforesaid purposes.

Following installation or any subsequent maintenance, the GRANTEE shall regrade and reshape, reseed and restore all areas disturbed during any construction within the easement and right-of-way in a workmanlike manner.

The GRANTOR and the GRANTOR's heirs, successors and assigns reserve all rights not specifically granted herein, including but not limited to:

- a. Surveying, constructing, installing, connecting, inspecting, operating, maintaining, repairing and replacing other utility lines of any kind in the easement route;
- b. Use the surface area of the easement route for signs, roads, driveways and sidewalks over and across the easement route;
- c. Install fencing and gates for the GRANTOR'S use but which may be removed to allow GRANTEE's access for its purposes herein; and/or,



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- d. All other purposes it desires, including granting easement rights to other parties or entities, and any other use that does not materially interfere with the GRANTEE's ongoing reasonable access and use of the easement for the operation, maintenance and repair of the GRANTEE's pipe(s) and associated equipment or fixtures within the Easement Route.

Notwithstanding the rights reserved above, GRANTOR and the GRANTOR's heirs, successors and assigns shall not place or install any permanent structures, fixtures or improvements on the Easement Route that would materially interfere with the GRANTEE's ongoing reasonable access and use of the easement for the operation, maintenance and repair of the GRANTEE's pipe(s) and associated equipment or fixtures. Removal and reinstallation of any improvements from the easement required for GRANTEE'S repair, maintenance or replacement of its water line shall be at the GRANTEE's sole expense.

This grant of easement shall be binding upon GRANTOR's heirs, successors and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

GRANTOR: Northern Wyoming Community College District-Sheridan College

By: Cheryl Heath

Title: Vice President & CFO

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss.
County of Sheridan)

Executed and acknowledged before me by Cheryl Heath, acting as the Vice President & CFO, by and for Northern Wyoming Community College District-Sheridan College, on June 26, 2020.



Sarah Aksamit
Notary Public

My Commission expires: 9-23-2021

EXHIBIT "A"-Legal Description



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LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Northern Wyoming Community College
November 14, 2019

Re: 20.0' Waterline Easement

A waterline easement being a strip of land twenty (20) feet wide when measured at right angles, the west line of said strip being the proposed realigned easterly right-of-way line of Coffeen Avenue (AKA U.S. Highway No.87) situated in the E½NW¼ of Section 11, Township 55 North, Range 84 West, 6th P.M., City of Sheridan, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the westerly line of said strip being more particularly described as follows:

Commencing at the north quarter corner of said Section 11 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S52°34'43"W, 770.09 feet to the **POINT OF BEGINNING** of said easement, said point lying on the proposed realigned easterly right-of-way line of Coffeen Avenue (AKA U.S. Highway No. 87); thence, along said westerly line of said strip and said proposed realigned easterly right-of-way line through a non-tangent curve to the right, having a central angle of 06°48'37", a radius of 2112.20 feet, an arc length of 251.06 feet, a chord bearing of S18°18'41"W, and a chord length of 250.92 feet to a point; thence S25°44'49"W, 432.87 feet along said westerly line of said strip and said proposed realigned easterly right-of-way line to a point; thence, along said westerly line of said strip and said proposed realigned easterly right-of-way line through a curve to the left, having a central angle of 12°08'44", a radius of 1932.20 feet, an arc length of 409.59 feet, a chord bearing of S19°40'27"W, and a chord length of 408.82 feet to the **POINT OF TERMINUS** of said easement, said point lying on the north line of Tract 1, Adams Ranch Subdivision, and being S77°30'49"E, 2028.33 feet from the northwest corner of said Section 11. Lengthening or shortening the side-line of said easement to intersect said boundary lines.

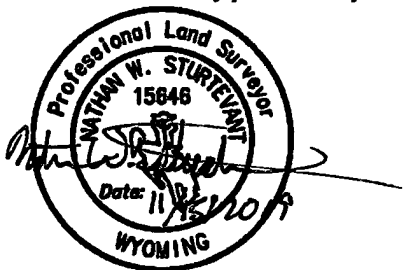
Said waterline easement contains 21,871 square feet of land, more or less.

In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the easterly line of said strip being the westerly line of said twenty (20) foot wide waterline easement. Said temporary construction easement contains 32,806 square feet of land more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

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

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, 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 the surveyor.



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EXHIBIT "B"-Diagram



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