



## GRANT OF STORM SEWER EASEMENT

Harold L. Lydic and Debora M. Lydic, husband and wife, 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 to The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming, GRANTEE, a non-exclusive easement and right of access along that strip of land described in **Exhibit A**, attached hereto and incorporated herein (the "Easement Route").

This storm sewer easement is granted for the purpose of allowing the Grantee, its employees, agents, and contractors to survey for, construct, install, inspect, operate, maintain, repair, and replace a storm sewer or any part thereof and other related appurtenances within the limits of the storm sewer easement. By acceptance of this easement, Grantee agrees that the Easement Route will not be used for other pipes, lines, utilities, wire, tube, fiber optic device or cable (copper or fiber optic) that may be placed inside the sewer pipe. Grantee shall not license or permit any other use of this easement without further negotiations with Grantor, or their successor in title. The scope of this storm sewer easement is exclusive for the above-described purpose and shall not be used for any other purposes. Should Grantee at some future date require replacement of the storm 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. Similarly, the granting of this storm sewer easement does not give the Grantee the authority to install an additional storm sewer within the Easement Route without receiving permission from the Grantors or their successors.

The easement granted herein shall burden the lands described in Exhibit A, and shall run with the land.

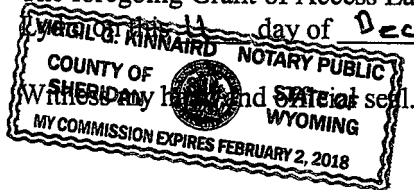
IN WITNESS WHEREOF, we have hereunto set our hands this 11 day of December, ~~2009~~ <sup>2015</sup>.

Harold L. Lydic  
 Harold L. Lydic

Debora M. Lydic  
 Debora M. Lydic

STATE OF WYOMING     )  
   )ss.  
 COUNTY OF SHERIDAN    )

The foregoing Grant of Access Easement was acknowledged before me by Harold L. Lydic and Debora M. Lydic on this 11 day of December, ~~2009~~ <sup>2015</sup>.



Virginia Kinnaird  
 Notary Public

My commission expires: February 2, 2018

**EXHIBIT "A"**

**Record Owners: Harold L. Lydic and Debora M. Lydic**  
**February 14, 2007**

**Re: Access Easement to the City of Sheridan, and or any or their respective successors and assigns.**

An access easement situated in Lot K, Held Addition to the City of Sheridan, 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 northeast or northerly corner of said Lot K (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence S00°57'11"W, 31.52 feet along the east line of said Lot K to the **POINT OF BEGINNING** of said easement; thence, continue S00°57'11"W, 15.42 feet along said east line of Lot K to a point, said point being the northeast corner of a tract of land described in Book 441 of Deeds, Page 590; thence S29°14'59"W, 128.84 feet along the southeasterly line of said tract described in Book 441 of Deeds, Page 590 to a point; thence S28°53'33"W, 154.86 feet along said southeasterly line to a point, said point lying on the south line of said Lot K; thence S88°58'28"W, 21.92 feet along the south line of said Lot K to a point; thence N28°53'33"E, 165.85 feet to a point; thence N29°14'59"E, 129.81 feet to a point; thence, through a non-tangent curve to the left, having a radius of 50.50 feet, a central angle of 19°39'20", an arc length of 17.32 feet, a chord bearing of N71°56'15"E, and a chord length of 17.24 feet to the **POINT OF BEGINNING** of said easement.

Said access easement contains 5,621 square feet of land, more or less, and is subject to any right-of-way and or easements, reservations and encumbrances which have been legally acquired.

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.

**Re: Storm Sewer Easement and 4.0' Temporary Construction Easement to the City of Sheridan, and or any or their respective successors and assigns.**

A storm sewer easement situated in Lot A and Lot K, Held Addition to the City of Sheridan, 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 northeast or northerly corner of said Lot K (Monumented with a 2" Aluminum Cap per PE&LS 3159); thence S31°02'50"W, 43.60 feet along the west line of said Lot K to the **POINT OF BEGINNING** of said easement; thence, through a non-tangent curve to the left, having a radius of 50.50 feet, a central angle of 06°20'53", an arc length of 5.60 feet, a chord bearing of N84°56'21"E, and a chord length of 5.59 feet to a point; thence S29°14'59"W, 129.81 feet to a point; thence S28°53'33"W, 165.85 feet to a point, said point lying on the south line of said Lot K; thence S88°58'28"W, 17.25 feet along said south line of Lot K to a point, said point being the southwest corner of a tract of land described in Book 441 of Deeds, Page 590; thence S89°06'31"W, 5.82 feet along the south line of said Lot A to a point; thence N28°53'33"E, 177.40 feet to a point; thence N29°14'59"E, 60.72 feet to a point, said point lying on the north line of a tract of land described in Book 436 of Deeds, Page 754; thence S89°35'52"E, 15.46 feet along said north line to a point lying on said west line of Lot K, said point also being the southeast corner of a tract of land described in Book 393 of Deeds, Page 599; thence N31°02'50"E, 58.56 feet along the west line of said Lot K to the **POINT OF BEGINNING** of said easement.

Said storm sewer easement contains 5,075 square feet of land, more or less, and is subject to any right-of-way and or easements, reservations and encumbrances which have been legally acquired.



**2016-724724** 1/27/2016 10:49 AM PAGE: 3 OF 4  
BOOK: 557 PAGE: 799 FEES: \$21.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

In addition, a temporary construction easement will be required, being a strip of land four (4) feet wide as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the easterly line of said strip being the westerly line of said storm sewer easement situated between the north and south line of said tract described in Book 436 of Deeds, Page 754. Said temporary construction easement contains 953 square feet of land, more or less, and shall become null and void upon expiration of the warranty period provided by the contractor constructing the storm sewer and related appurtenances.

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.

**NOTE:**

CORNERS AS SHOWN ALONG THE PROPOSED  
RIGHT-OF-WAY LINE TO BE MONUMENTED OR  
REMONUMENTED AFTER COMPLETION OF THE LINDEN  
AREA RECONSTRUCTION PROJECT (2007 - 2008).

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.50'	19°39'20"	17.32'	N71°56'15"E	17.24'
C2	50.50'	6°20'53"	5.60'	N84°56'21"E	5.59'

**CERTIFICATE OF SURVEY  
DRAWER "A", PLAT NO. 87**

RECORD OWNER:  
MARTHA K. KOLDEN  
(BK. 393, PG. 599)

**LEGEND:**

- ACCESS EASEMENT (±5,621 S.F.)
- STORM SEWER EASEMENT (±5,075 S.F.)
- 4.0' TEMPORARY CONSTRUCTION EASEMENT (±953 S.F.)

RECORD OWNERS:  
HAROLD L. LYDIC &  
DEBORA M. LYDIC  
(BK. 436, PG. 754)  
(BK. 441, PG. 590)

RECORD OWNERS:  
WILLIAM D. HEIN, TRUSTEE &  
CHARLOTTE D. HEIN, TRUSTEE  
(BK. 411, PG. 504)

(SEE PLAT SHOWING THE HEIN  
LOT LINE ADJUSTMENT) BEING A  
DIVISION OF LOT K, HELD  
ADDITION FILED IN DRAWER A,  
PLAT No. 299

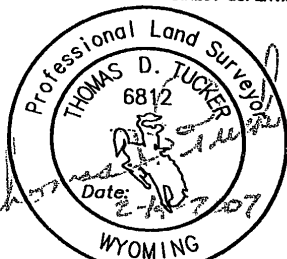
**LEGEND:**

- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ▣ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ PROPOSED 2" ALUMINUM CAP PER PLS 6812 (SEE NOTE)
- ○ NOTHING FOUND/NOTHING SET
- (\*) RECORD PER CERTIFICATE OF SURVEY
- (R) RECORD PER LOT LINE ADJUSTMENT PLAT
- (M) MEASURED
- LOT/BLOCK OR DEED LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- x - x - x - EXISTING FENCE LINE

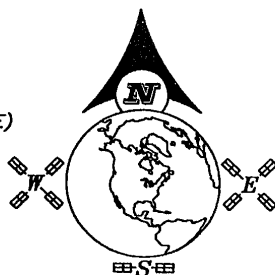
**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING :ss  
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"



SCALE: 1"=50'

BASIS OF BEARINGS IS THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

**EXHIBIT "B"**

**ACCESS & STORM SEWER EASEMENTS**

CLIENT: CITY OF SHERIDAN & ENTECH INC.

LOCATION: A PORTION OF LOT A & LOT K, HELD ADDITION  
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 25083  
DN: 2005/2005083E16  
PF: T2005083  
FEBRUARY 14, 2007