

EASEMENT

Deed made this 14<sup>TH</sup> day of OCTOBER, 1993, by and between Arthur Clair Argento and Z. Janice Argento, of Sheridan County, Wyoming, hereinafter referred to as "Grantors", and the SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD, a joint powers board existing under agreement between the County of Sheridan, Wyoming and the City of Sheridan, Wyoming, hereinafter referred to as "Grantee".

For and in consideration of ONE HUNDRED FORTY FIVE AND <sup>36</sup>/<sub>100</sub> Dollars (\$145 <sup>36</sup>/<sub>100</sub>), and other good and valuable consideration, Grantors convey to Grantee an easement and right-of-way across and under the following-described real property, described as:

SEE EXHIBITS "A" AND "B"

for the purposes of surveying, constructing, installing, inspecting, operating, maintaining, repairing and replacing an underground water line, together with all appurtenances that may be necessary and convenient for the conveyance of water, together with the right of ingress and egress upon and across the real property of Grantors at reasonable places and routes for the aforesaid purposes. Grantee agrees to reshape, reseed and restore all areas disturbed during construction within the easement and right-of-way in a workmanlike manner.

This deed of easement shall be binding upon Grantors' heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

In witness whereof Grantors sign this Deed on the date above written.

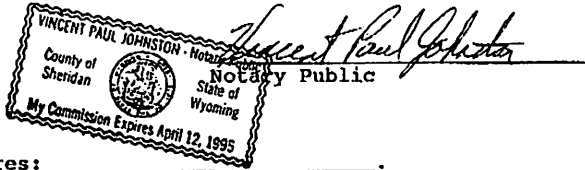
Arthur Clair Argento  
Arthur Clair Argento

Z. Janice Argento  
Z. Janice Argento

STATE OF WYOMING )  
 : ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me by  
ARTHUR CLAIR AND Z. JANICE ARGENTO.  
this 11th day of OCTOBER, 19    .

Witness my hand and official seal.



My Commission Expires: \_\_\_\_\_.

STATE OF WYOMING )  
 : ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me by  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_.

## EXHIBIT "A"

A perpetual water line easement situated in the West  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 23, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the north quarter corner of said Section 23; thence S47°55'50"W, 1978.42 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the south line of a tract of land described in Book 246 of Deeds, Page 479; thence N65°05'30"E, 41.69 feet along said south line to a point, said point being the southeast corner of said tract of land described in Book 346 of Deeds, Page 479, and lying on the west line of Tract 5 of the Lattz Estate Subdivision to Sheridan County; thence S32°13'20"E, 22.14 feet along said west line to a point; thence S60°36'40"W, 17.28 feet to a point; thence N74°23'21"W, 35.89 feet to the POINT OF BEGINNING of said easement.

The above described easement contains 0.016 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

A temporary construction easement situated in the West  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 23, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the north quarter corner of said Section 23; thence S47°55'50"W, 1978.42 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the south line of a tract of land described in Book 246 of Deeds, Page 479; thence S65°05'30"W, 46.17 feet along said south line to a point; thence S74°23'21"E, 83.41 feet to a point; thence N60°36'40"E, 31.20 feet to a point, said point lying on the west line of Tract 5 of the Lattz Estate Subdivision to Sheridan County; thence N32°13'20"W, 30.04 feet along said west line to a point; thence S60°36'40"W, 17.28 feet to a point; thence N74°23'21"W, 35.89 feet to the POINT OF BEGINNING of said easement.

A temporary construction easement situated in the West  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 23, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the north quarter corner of said Section 23; thence S49°57'49"W, 2236.77 feet to the POINT OF BEGINNING of the herein described easement, said point being the southwest corner of said tract of land described in Book 246 of Deeds, Page 479; thence N65°05'30"E, 11.46 feet along the south line of said tract to a point; thence S54°18'34"E, 274.30 feet to a point; thence S34°16'47"E, 266.59 feet to a point, said point lying on the east line of a tract of land described in Book 187 of Deeds, Page 136; thence S22°46'05"E, 75.16 feet along said east line to a point, said point being the southwest corner of said tract described in Book 187 of Deeds, Page 136; thence N34°16'47"W, 352.19 feet along the west line of said tract to a point; thence N54°18'23"W, 263.56 feet along the west line of said tract to the POINT OF BEGINNING of the herein described easement.

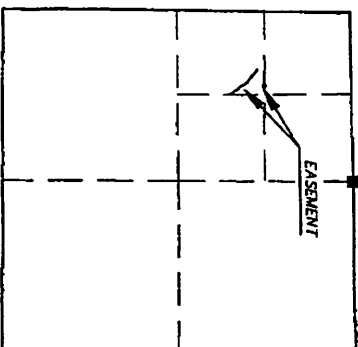
Said temporary construction easements contain 0.226 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

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

TOWNSHIP 55 NORTH

RANGE 84 WEST

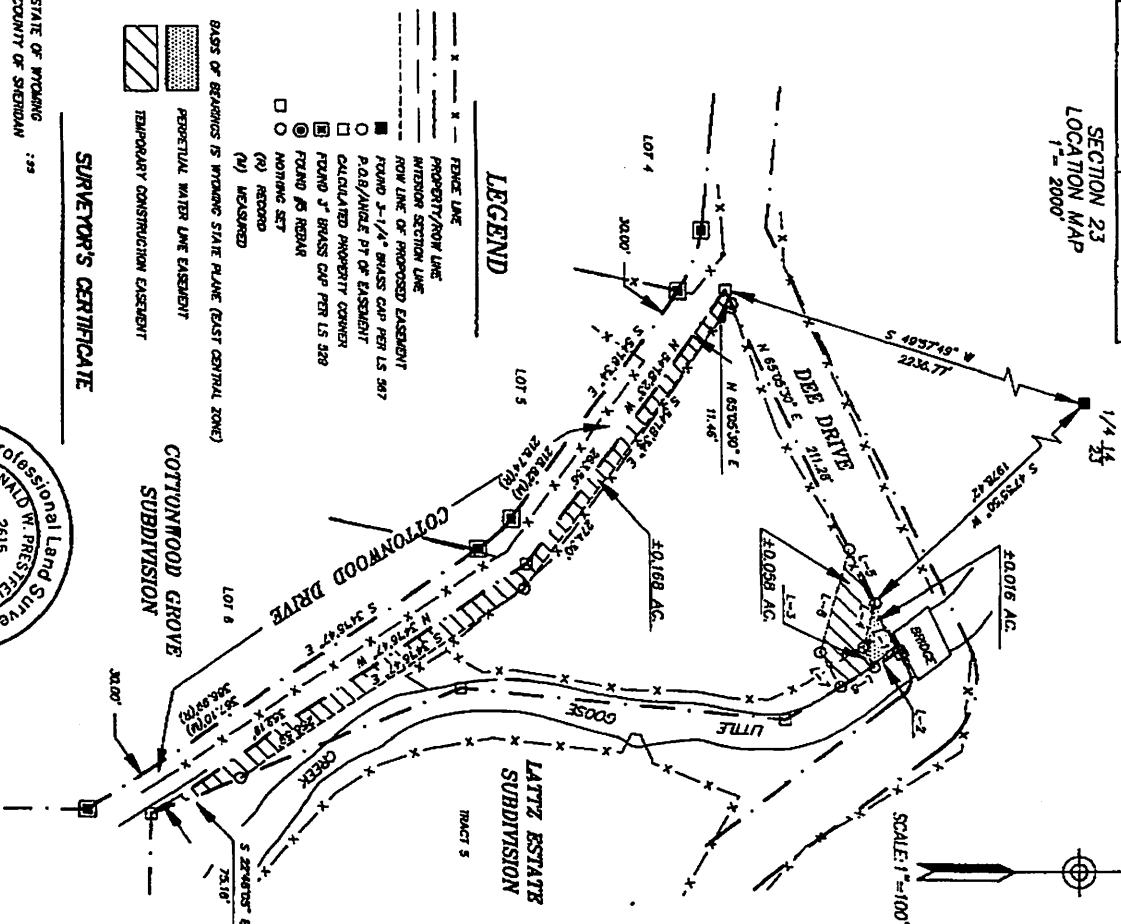
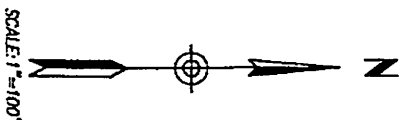
SECTION 23  
LOCATION MAP  
1" = 2000'



# EXHIBIT "B" WATERLINE EASEMENT

BEARING & DISTANCE TABLE

LINE	DIRECTION	DISTANCE
L-1	N 63°53'30" E	23.12
L-2	S 60°18'40" W	12.88
L-3	N 72°23'21" W	15.69
L-4	S 63°08'50" W	48.17
L-5	S 74°23'21" E	63.41
L-6	N 60°18'40" E	31.70
L-7	S 38°13'20" E	30.04



## LEGEND

- FENCE LINE
- PROPERTY/ROW LINE
- INTERIOR SECTION LINE
- ROW LINE OF PROPOSED EASEMENT
- FOUND 3-1/4" BRASS CAP PER LS 567
- P.O.B./MIDDLE PT OF EASEMENT
- CALCULATED PROPERTY CORNER
- ⊗ FOUND 3" BRASS CAP PER LS 582
- ⊗ FOUND 6" REBAR
- MONUMENT SET
- (R) RECORD
- (U) UNRECORDED

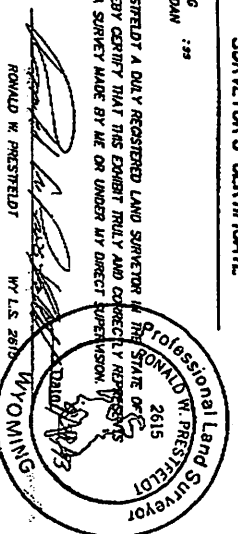
BIAS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

- ▨ PERPETUAL WATER LINE EASEMENT
- ▨ TEMPORARY CONSTRUCTION EASEMENT

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS EXHIBIT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



PREPARED BY: PRESTFELDT SURVEYING

P.O. BOX 3082  
SHERIDAN, WY  
307-672-7415  
JAN 91040  
DE: SAHP/150/0009  
9/93