

SEWER EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration which is hereby acknowledged, **SHERIDAN COUNTY LIBRARY BOARD OF TRUSTEES**, whose address is 335 West Alger Street, Sheridan, WY 82801 ("Grantor"), hereby grants a private, non-exclusive sewer easement ten (10) feet wide situated in the SW1/4SW1/4 of Section 8, Township 53 North, Range 83, West, 6th P.M., Sheridan County, Wyoming, as described in **Exhibit "A,"** which is attached hereto and incorporated by reference, to **STORY COMMUNITY LIBRARY, INC.,** a Wyoming non-profit corporation, whose address is P.O. Box 188, Story, WY 82842 ("Grantee"), its agents, administrators, successors, assigns, and legal representatives, pursuant to the following terms and conditions:

This easement is granted for the purpose of using and maintaining a single sewer line within the easement described in **Exhibit "A"** and any other underground utilities which Grantee, its successors or assigns may require for the land described in **Exhibit "B,"** which is attached hereto and incorporated by reference.

Grantor and Grantee shall have the right to construct, improve, use, maintain, repair, and rebuild the sewer line within the easement described on **Exhibit "A."** Grantee's rights shall include access across, along, under and upon the easement described in **Exhibit "A,"** to enter upon such easement area at any time to engage in such activities as may be necessary or appropriate in connection therewith and to bring and operate such equipment thereon as may be necessary to effectuate the purpose for which this sewer line easement is granted. Should Grantor or Grantee disturb the land within the easement described in **Exhibit "A"** for maintenance, repair or replacement of the sewer line, the party disturbing the area shall promptly restore and replace any surface improvements, including the restoring the surface area or repaving any drives disturbed within the easement area.

This easement shall be construed as an easement running with the land and shall inure to the benefit of and be binding upon each of the parties, their heirs, personal representatives, successors and assigns.

This easement shall be deemed appurtenant to and shall benefit the land described in **Exhibit "B."**

TO HAVE AND TO HOLD said easement forever unto the Grantee, its successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

[Signatures and acknowledgment on following page]

Sheridan County Library Board of Trustees

By: Julie Davidson
Name: Julie Davidson
Title: Board of Trustees - Chair

STATE OF WYOMING)
) ss.
County of Sheridan)

The instrument was acknowledged before me on this 25th day of March, 2022, by
Julie Davidson.

WITNESS my hand and official seal.



Jennifer E. Aksent
Notarial Officer
Title and Rank: Notary

My commission expires: 11/5/2024.



Exhibit A

A Sanitary Sewer Easement to Benefit the land described on Exhibit "B":

A sanitary sewer easement situated in the SW¼SW¼ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3½" Brass Cap per PLS 102); thence N07°50'59"E, 826.46 feet to the **POINT OF BEGINNING** of said easement; thence S83°28'53"E, 14.00 feet to a point; thence S06°31'07"W, 22.63 feet to a point; thence N37°13'59"W, 17.23 feet to a point; thence, through a curve to the right, having a central angle of 43°45'07", a radius of 7.50 feet, an arc length of 5.73 feet, a chord bearing of N15°21'26"W, and a chord length of 5.59 feet to a point; thence N06°31'07"E, 5.00 feet to the **POINT OF BEGINNING** of said easement.

Said sanitary sewer easement contains 213 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

And a Sanitary Sewer System to Benefit the land described on Exhibit "B":

A sanitary sewer line easement being a strip of land ten (10.0) feet wide when measured at right angles, situated in the SW¼SW¼ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; the westerly line of said strip being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3½" Brass Cap per PLS 102); thence N08°08'09"E, 774.11 feet to the **POINT OF BEGINNING** of said easement; thence N08°28'57"E, 19.29 feet along said westerly line of said strip to the **POINT OF TERMINUS** of said easement, said point being N08°08'39"E, 793.40 feet from said southwest corner of Section 8. Lengthening or shortening the sideline of said easement to intersect boundary and easement lines.

Said sanitary sewer line easement contains 137 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Exhibit B

A tract of land situated in the SW¼SW¼ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3½" Brass Cap per PLS 102); thence N12°34'54"E, 767.24 feet to the **POINT OF BEGINNING** of said tract, said point being the southwest corner of a tract of land described in Book 386 of Deeds, Page 372, and lying on the west line of a tract of land described in Book 507 of Deeds, Page 674; thence S00°35'52"W, 89.65 feet along said west line of said tract described in Book 507 of Deeds, Page 674 to a point, said point being the southwest corner of said tract described in Book 507 of Deeds, Page 674, and lying on the north line of a separate tract of land also described in Book 507 of Deeds, Page 674; thence N89°44'45"W, 93.10 feet along said north line of said separate tract described in Book 507 of Deeds, Page 674, and the north line of a tract of land described in Document Number 2021-765960 to a point, said point being the southeast corner of a tract of land described in Book 550 of Deeds, Page 518; thence N00°46'04"E, 106.74 feet along the east line of said tract described in Book 550 of Deeds, Page 518 to a point; thence N90°00'00"E, 92.78 feet to a point, said point lying on the west line of said tract described in Book 386 of Deeds, Page 372; thence S00°35'52"W, 17.50 feet along said west line of said tract described in Book 386 of Deeds, Page 372 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9,939 square feet or 0.23 acres of land, more or less.

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

NO. 2022-777463 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAVIS & CANNON LLP P O BOX 728
SHERIDAN WY 82801