



### SEWER LINE RIGHT OF WAY

This conveyance is made effective the 9 day of August, 2012, by and between City of Sheridan, Wyoming (hereinafter collectively referred to as "Grantors") and the City of Sheridan, Wyoming (hereinafter referred to as "Grantee"). For and in consideration of good and valuable consideration whose receipt is acknowledged, Grantors hereby grant, convey and dedicate in favor of Grantee a dedicated right-of-way over, across and under the following-described real property, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

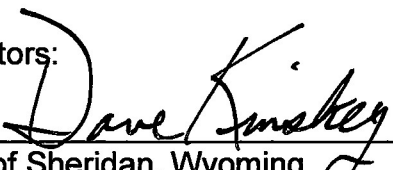
SEE ATTACHED EXHIBITS "A" and "B"  
(referred to hereafter as the "property" or the "easement route")

Grantor does hereby grant to Grantee, its employees, agents, contractors and its invitees, the right to enter upon and use the property described and shown on the attached exhibits for the purposes of surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping, repairing, and replacing a municipal sewer line and the necessary appurtenances thereto. This grant includes the right to operate machinery upon the property for these purposes and the right of ingress and egress upon and across Grantors' property adjacent to the easement route for reasonable access thereto. This easement shall be binding upon Grantors' heirs and successors assigns and shall run with the land.

Grantors shall not hereafter place any permanent improvement, including but not limited to fences or structures, within the right of way area described on the exhibits. Permanent improvements constructed within the right of way area which in any way interfere with or impede Grantee's use of said area shall be removed at the expense of the Grantor upon sufficient notification of Grantee. Grantee agrees to reshape the ground surface to approximately match pre-existing contours, repair trench settlement and replace surface materials to pre-existing conditions.

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

Grantors:

  
City of Sheridan, Wyoming



STATE OF WYOMING     )  
                                  )  
COUNTY OF SHERIDAN   )

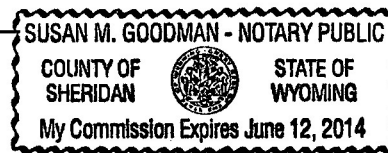
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The foregoing instrument was acknowledged before me by Mayor Dave Kinsley  
this 9th day of August, 2012.

Witness my hand and official seal.

Susan M. Goodman  
Notary Public

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



*Sewer Line  
Right of Way*



## EXHIBIT "A"

**Record Owner: City of Sheridan  
July 9, 2012**

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

A sewer line easement being a tract of land situated in Lot 3, Sheridan Commercial Park, 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 southwest corner of said Lot 3 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N75°41'21"E, 20.64 feet to the **POINT OF BEGINNING** of said easement, said point being the intersection of existing utility easements lying south and west; thence, twenty (20) feet east of and parallel to the west line of said Lot 3, N00°01'39"W, 25.00 feet along said existing utility easement line to a point; thence, thirty (30) feet north of and parallel to the south line of said Lot 3, N89°42'36"E, 351.79 feet to a point, said point lying on an existing utility easement; thence S00°24'41"W, 4.28 feet along said existing utility easement to a point, said point being the intersection of existing utility easements lying north and east; thence, five (5) feet south of and parallel to the north line of said Lot 3, N89°40'32"E, 144.98 feet along said existing utility easement to a point, said point being the intersection of existing utility easements lying north and east; thence, twenty (20) feet west of and parallel to the east line of said Lot 3, S00°23'39"W, 20.81 feet along said existing utility easement to a point, said point being the intersection of existing utility easements lying south and east; thence, five (5) feet north of and parallel to said south line of said Lot 3, S89°42'36"W, 496.58 feet to the **POINT OF BEGINNING** of said easement.

Said sewer line easement contains 11,803 square feet of land, more or less.

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

# EXHIBIT "B"



2012-698436 8/10/2012 2:35 PM PAGE: 4 OF 4  
BOOK: 535 PAGE: 491 FEES: \$17.00 KA RIGHT OF WAY EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



SCALE: 1"=100'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

## TIE TABLE

FROM THE SW CORNER OF LOT 3

TIE	BEARING	DISTANCE
T-1	N75°41'21"E	20.64'

## LINE TABLE

LINE	BEARING	LENGTH
L1	N00°01'39"W	25.00'
L2	N89°42'36"E	351.79'
L3	S00°24'41"W	4.28'
L4	N89°40'32"E	144.98'
L5	S00°23'39"W	20.81'
L6	S89°42'36"W	496.58'

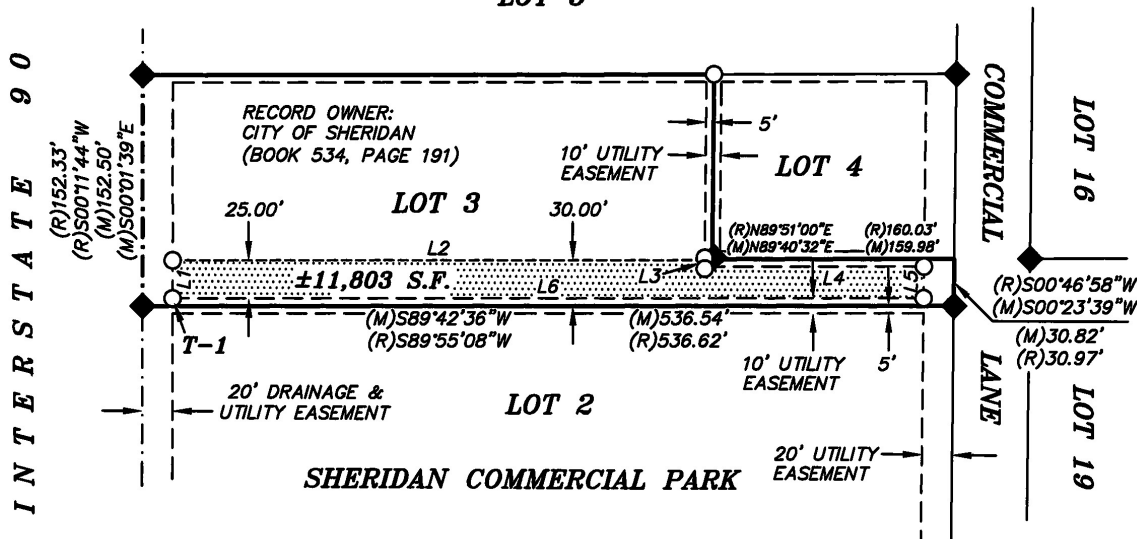
## LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3864
- ⊙ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- PROPERTY/LOT LINE
- LOT LINE
- - - HIGHWAY RIGHT-OF-WAY LINE/PROPERTY LINE
- - - EASEMENT LINE AS DESCRIBED
- - - UTILITY EASEMENT LINE
- ▨ SEWER LINE EASEMENT TO THE CITY OF SHERIDAN

## NO. 2012-698436 RIGHT OF WAY EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
VISTA WEST ENGINEERING PO BOX 785  
SHERIDAN WY 82801

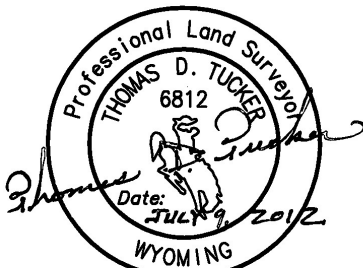
## LOT 5



## 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"

## EXHIBIT "B"

CLIENT: VISTA WEST ENGINEERING & THE CITY OF SHERIDAN

LOCATION: LOT 3, SHERIDAN COMMERCIAL PARK, CITY  
OF SHERIDAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 2011-085  
DN: 2011085\_E6  
PF: T2011085  
JULY 9, 2012