

EASEMENT

Deed made this 8th day of July, 1992, by

and between Joseph W. and Katherine M. Fox, 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 FOUR THOUSAND SEVEN HUNDRED TEN AND 76/100 Dollars (\$4,710.76), 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.

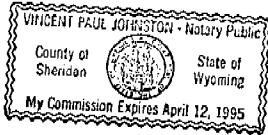
Joseph W. Fox
Joseph W. Fox

Katherine M. Fox
Katherine M. Fox

STATE OF WYOMING)
County of Sheridan) ss. 226

The foregoing instrument was acknowledged before me by
JOSEPH W. and KATHERINE M. FOX
this 8th day of JULY, 1992.

Witness my hand and official seal.



Vincent Paul Johnston
Notary Public

My Commission Expires: April 12, 1995.

STATE OF WYOMING)
County of Sheridan) ss.

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 twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the East 1/4 SW 1/4 of Section 15, 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 centerline more particularly described as follows:

Commencing at the north quarter corner of said Section 15; thence S02°05'42"W, 2545.67 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the north line of said East 1/4 SW 1/4, and said point being ten (10) feet west of the west right of way line of Big Horn Avenue (No. 115); thence, ten (10) feet west of and parallel to said west right of way line, S01°11'41"W, 29.44 feet along said centerline to a point lying on an east-west fence line; thence, ten (10) feet west of and parallel to said west right of way line, S01°11'41"W, 827.38 feet along said centerline to the POINT OF TERMINUS, said point being S01°52'06"W, 3402.41 feet from said north quarter corner of Section 15.

The above described easement contains 0.393 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired. In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the east line of said strip being the west line of said perpetual twenty (20) foot easement. Said temporary construction easement contains 0.590 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

A perpetual water line easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline situated in the East 1/4 SW 1/4 of Section 15, 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 centerline more particularly described as follows:

Commencing at the north quarter corner of said Section 15; thence S01°57'09"W, 3402.47 feet to the POINT OF BEGINNING of the herein described easement, said point being fifteen (15) feet west of the west right of way line of Big Horn Avenue (No. 115); thence, fifteen (15) feet west of and parallel to said west right of way line, S01°11'41"W, 121.78 feet along said centerline to the POINT OF TERMINUS, said point being N00°24'15"W, 1612.78 feet from the south quarter corner of said Section 15.

The above described easement contains 0.084 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired. In addition, a temporary construction easement will be required, being a strip of land twenty (20) feet wide, the east line of said strip being the west line of said perpetual thirty (30) foot easement. Said temporary construction easement contains 0.056 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

A perpetual water line easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the East 1/4 SW 1/4 of Section 15, 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 centerline more particularly described as follows:

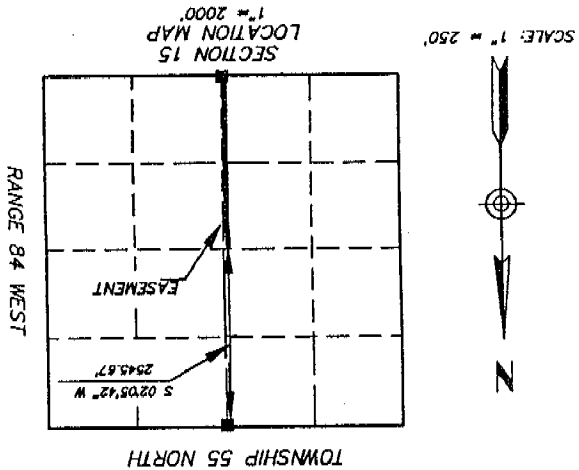
Commencing at the south quarter corner of said Section 15; thence N00°13'36"W, 1612.65 feet to the POINT OF BEGINNING of the herein described easement, said point being ten (10) feet west of the west right of way line of Big Horn Avenue (No. 115); thence, ten (10) feet west of and parallel to said west right of way line, S01°11'41"W, 820.54 feet along said centerline to a point; thence S02°17'52"W, 261.25 feet along said centerline to the POINT OF TERMINUS, said point lying on the north right of way line of Swaim Road (No. 56) and being N58°56'42"W, 56.89 feet from said south quarter corner of Section 15.

The above described easement contains 0.727 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the east line of said strip being the west line of said perpetual twenty (20) foot easement. Said temporary construction easement contains 1.091 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

EXHIBIT "B"

WATERLINE EASEMENT



LEGEND

- X-X-X-X-X-X- FENCE LINE
- SECTION LINE
- PROPERTY LINE
- CENTERLINE OF TWENTY (20) FOOT EASEMENT
- INTERIOR SECTION LINE
- ROW LINE BIG HORN AVENUE
- ROW LINE OF PROPOSED EASEMENT
- CALCULATED TRACT CORNER
- P.O.B./TERMINUS/PI OF EASEMENT
- FOUND 2" COPPER BRASS CAP FOR WITNESS CORNER
- FOUND #5 REBAR
- NOTHING SET
- FOUND #5 REBAR SET 3/4" AL. CAP FOR WITNESS CORNER
- BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)
- ▨ PERPETUAL WATER LINE EASEMENT
- ▨ TEMPORARY CONSTRUCTION EASEMENT

P.O.B.	DIRECTION	DISTANCE	CORNER
THE NO. 1	S 01°52'08" W	3402.41	TO 1/4 10/15
THE NO. 2	S 01°52'08" W	3402.41	TO 1/4 10/15
THE NO. 3	N 00°24'15" W	1612.78	TO 1/4 15/22
THE NO. 4	N 00°33'36" W	1612.65	TO 1/4 15/22

TABLE FOR CORNER TIES

SURVEYOR'S CERTIFICATE

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

RONALD W. PRESTREIDT, WY L.S. 2615

PREPARED BY: PRESTREIDT SURVEYING
P.O. BOX 3062
SHERIDAN, WY
307-672-7415
IN. 91040
DE. SAMP\WKM\OSRE7
8/92

