

### SURFACE DRAINAGE EASEMENT

Sheridan County School District No. 1, (hereinafter GRANTOR) for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged does Grant and Convey to Stonemill Construction, LLC, a Wyoming limited liability company, and its successors, (hereinafter GRANTEE) a drainage easement over and across the property more specifically described on Exhibit A and illustrated on Exhibit B, attached hereto (hereinafter the "Drainage Easement")

GRANTEE, its successors, licensees and assigns shall have and hold the benefit of the Drainage Easement over, under, upon and within which to construct, maintain, service, reconstruct, operate, and locate at any time and from time to time a surface storm water drainage for the benefit of its lands described as Lot 2, Spirit Ridge Subdivision. This easement shall run with the land.

At the conclusion of construction and any reconstruction or repair activities within the Drainage Easement, GRANTEE shall restore the surface and any improvements damaged and any adjacent areas disturbed during the construction or repair activities to a condition comparable to the condition of the disturbed or damaged areas before construction within the easement.

MADE EFFECTIVE <sup>April</sup> ~~March~~ 27, 2015.

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

By: *Martin Kobza*



The above and foregoing DRAINAGE EASEMENT was acknowledged to before me on this the 27<sup>th</sup> day of April, 2015, by Martin Kobza for Sheridan County School District No. 1.

WITNESS my hand and official seal.

*Brandi J Miller*  
Notary Public

My Commission expires: July 15, 2017

## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owner: Sheridan County School District No. 1**  
**February 24, 2015**

**Re: Drainage Easement**

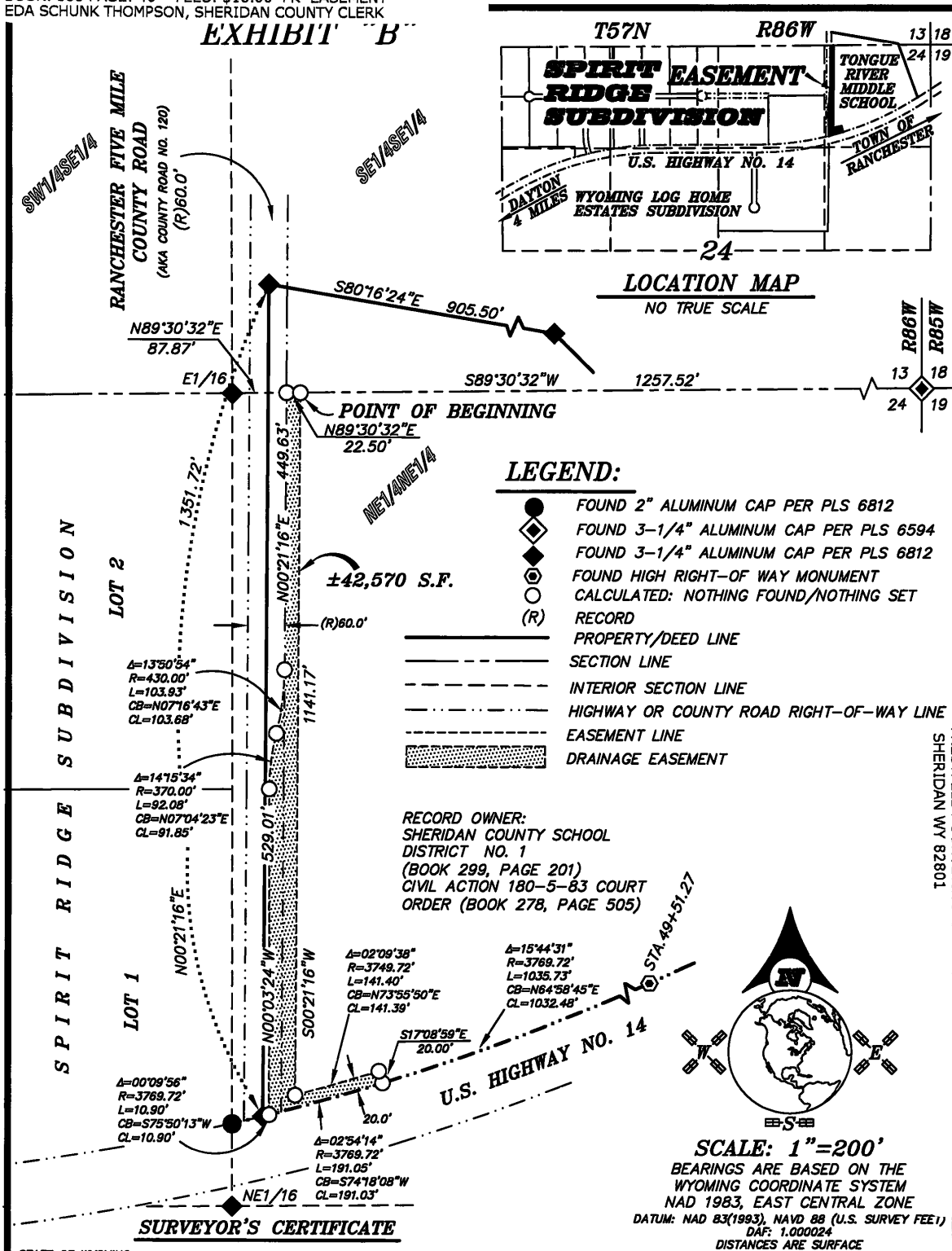
A drainage easement situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said drainage easement being more particularly described as follows:

Commencing at the northeast corner of said Section 24 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594); thence S89°30'32"W, 1257.52 feet along the north line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  to the **POINT OF BEGINNING** of said easement; thence S00°21'16"W, 1141.17 feet to a point, said point being twenty (20) feet north of the northerly right-of-way line of U.S. Highway No. 14; thence, twenty (20) feet north of and parallel to said northerly right-of-way line of U.S. Highway No. 14 through a non-tangent curve to the left, having a central angle of 02°09'38", a radius of 3749.72 feet, an arc length of 141.40 feet, a chord bearing of N73°55'50"E, and a chord length of 141.39 feet to a point; thence S17°08'59"E, 20.00 feet to a point; said point lying on said northerly right-of-way line of U.S. Highway No. 14; thence, along said northerly right-of-way line of said U.S. Highway No. 14 through a non-tangent curve to the right, having a central angle of 02°54'14", a radius of 3769.72 feet, an arc length of 191.05 feet, a chord bearing of S74°18'08"W, and a chord length of 191.03 feet to a point; thence, N00°03'24"W, 529.01 feet to a point; thence, through a curve to the right, having a central angle of 14°15'34", a radius of 370.00 feet, an arc length of 92.08 feet, a chord bearing of N07°04'23"E, and a chord length of 91.85 feet to a point; thence, through a reverse curve to the left, having a central angle of 13°50'54", a radius of 430.00 feet, an arc length of 103.93 feet, a chord bearing of N07°16'43"E, and a chord length of 103.68 feet to a point, said point lying on the east right-of-way line of Ranchester Five Mile County Road, (AKA County Road No. 120); thence N00°21'16"E, 449.63 feet along said east right-of-way line of Ranchester Five Mile County Road, (AKA County Road No. 120) to a point, said point lying on said north line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence, N89°30'32"E, 22.50 feet along said north line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  to the **POINT OF BEGINNING** of said easement.

Said drainage easement contains 42,570 square feet of land, more or less.

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

# EXHIBIT "B"



NO. 2015-719091 EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 PRESTFELDT SURVEYING 2340 WETLANDS DR  
 SHERIDAN WY 82801

## EXHIBIT "B" DRAINAGE EASEMENT

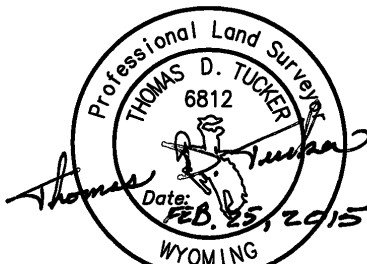
CLIENT: STONEMILL CONSTRUCTION, LLC

LOCATION: NE1/4NE1/4, SECTION 24, TOWNSHIP 57 NORTH,  
 RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY,  
 WYOMING

**RESTFELDT**  
**SURVEYING**

2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415

JN: 2013-042\_SJ7  
 DN: 2013-042\_SJ7  
 PF: T2013-042  
 FEBRUARY 24, 2015



"PLAT IS VALID ONLY IF PRINT HAS  
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"