

## DEDICATION OF GENERAL UTILITY EASEMENT

This Dedication of General Utility Easement made effective this 5<sup>th</sup> day of ~~July~~ <sup>Aug</sup> 2013, by John E. Rice & Sons, Inc ("Grantor") in favor of the Public and accepted by the CITY OF SHERIDAN, WYOMING through the City Council for the City of Sheridan ("Grantee").

### RECITALS

- A. Grantor owns the real property described on Exhibit A (the "Utility Easement").
- B. Grantor desires to dedicate an Utility Easement for the purpose of constructing, accessing and maintaining utilities to serve the public.
- C. The City of Sheridan, through the City Council of Sheridan, Wyoming, wishes to accept such dedication.

### DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, including the mutual promise and covenants contained herein, it is agreed by and among the parties as follows:

#### 1. Grant and Dedication of a 30ft by 30 ft Utility Easement

Grantor does hereby dedicate for use by public utility providers forever, a 30 ft by 30 ft general utility easement for the installation, maintenance, repair, and replacement of public utilities including but not limited to storm drainage facilities, water and sewer mains, power and gas lines, phone lines and the like, to provide utility services to and for the benefit of the public. The dedicated route over and across the Real Property encompasses 900 square feet as legally described in the attached Exhibit A and shown on the map attached hereto as Exhibit B.

#### 2. Terms of Use

The Public shall have the perpetual non-exclusive right to use the easement for the benefit of providers of all public utilities and shall have the perpetual non-exclusive right to use the easement to construct and maintain utilities providing service to the Public.

The utilities placed in said easement by public utility providers shall be limited to below ground utilities unless express permission stating otherwise is authorized through a separate, recorded instrument executed by the Grantor, his successors or assigns.

#### 4. Acceptance

Grantee hereby agrees to the terms of this agreement and accepts the dedication of the above-described utility easement on behalf of the Public.

DATED effective this 5<sup>th</sup> <sup>202</sup> day of ~~July~~ <sup>August</sup>, 2013.

John E. Rice and Sons, Inc

By: James Jellis  
Title: V.P.

State of Wyoming } ss  
County of Sheridan }

The foregoing instrument was acknowledged  
before me by Mr. Jackson  
this 5th day of August 2013.

THE CITY OF SHERIDAN, WYOMING

By: [Signature]  
Title: Public Works Director

Witness my hand and official seal.  
[Signature]  
Notary Public  
My commission expires 11/12/2016  
BRENDA K. WILLIAMS - NOTARY PUBLIC  
County of Sheridan State of Wyoming  
My Commission Expires November 12, 2016

STATE OF WYOMING )

:ss

COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, John E. Rice and Sons, Inc ET AL, on behalf of the City of Sheridan, State of Wyoming.

WITNESS my hand and official seal:

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

My commission expires: \_\_\_\_\_

STATE OF WYOMING )

:ss

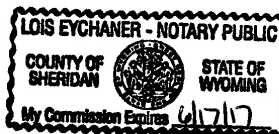
COUNTY OF SHERIDAN )

On this 5th day of August, 2013, before me personally appeared James Tellis, John E. Rice and Sons, Inc ET AL, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of the City of Sheridan.

Given under my hand and official seal this 5th day of August, 2013

[Signature]  
Notary Public

My commission expires: 6/17/17





**EXHIBIT "A"**  
**THIRTY FOOT BY THIRTY FOOT DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a point which is located North 66°14'42" West 2,419.10 feet from the Southeast corner of said Section 9, said point of beginning also being located South 206.25 feet from the South Right Of Way of Yellowtail Drive;

Thence along the West Right Of Way of Hi Tech Drive, South 30.00 feet;

Thence leaving said Right Of Way West, 30.00 feet;

Thence North 30.00 feet;

Thence East 30.00 feet to the point of **BEGINNING**, having an area of 900 square feet.

The above description is based on Wyoming State Plane, NAD 83, East Central Zone with a combined Scale Factor of 1.000235.

STATE OF WYOMING        }  
                                  } ss.  
COUNTY OF SHERIDAN    }

I, WILLIAM E. PUGH do hereby certify that this description was prepared by me on the 14th day of June, 2013.

William E. Pugh  
Wyoming RLS 5300

**EXHIBIT "B"**  
**30 FOOT X 30 FOOT DRAINAGE EASEMENT**

