

RECORDED NOVEMBER 21, 1984 BK 289 PG 456 NO. 916598 MARGARET LEWIS, COUNTY CLERK

EASEMENT

We, John A. Quarterman and Erin E. Quarterman, husband and wife, of Sheridan, Sheridan County, Wyoming, owners of land described as:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point on the West right-of-way line of Highway 87, which is S. 8° 56' W. 239.4 feet from the center of said Sec. 35; thence S. 0° 41' E. 315.8 feet, along the West line of said Highway to the North line of Avoca Avenue; thence N. 54° 59' W. 202.1 feet, along the North line of Avoca Avenue to a point; thence N. 30° 36' E. 103.2 feet to the point of curvature of a curve to the left, having a radius of 243.52 feet; thence along said curve for a distance of 4.4 feet to a point; thence N. 60° 26' W. 10 feet, along the radius line of said curve to a point on a curve having a radius of 233.52 feet, and which has a radius point which is the same as the curve hereinbefore described; thence Northerly along the arc of said curve for a distance of 34.6 feet to a point; thence S. 68° 56' E. 10 feet, along a radial line of said curve to a point on a curve having a radius of 243.52 feet; thence Northerly along the arc of said curve for a distance of 79.5 feet; thence S. 87° 38' E. 75.6 feet to a point of beginning. (Containing 0.76 acres, more or less.)

for ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, hereby grant, bargain, sell, convey and warrant to JB's Restaurants, Inc., a Utah Corporation of 1010 West 2610 South, Salt Lake City, Utah, grantee, an easement described as follows:

Beginning at a point which lies on the West right-of-way line of U.S. Highway 87, which is S 8° 56' W 239.4 feet from the center of said Section 35, T 56 N, R 84 W, 6th P.M., Sheridan County, Wyoming;

Thence S 0° 41' E a distance of 315.8 feet more or less to the intersection of Avoca Avenue;

Thence N 54° 59' W along the northerly boundary of Avoca Avenue, a distance of 20 feet to a point;

Thence in a northeasterly direction to a point which lies 45 feet North and 6 feet West of the intersection of the North line of Avoca Avenue and the West right-of-way line of U.S. Highway 87;

Thence N 0° 41' W a distance of 272.9 feet more or less to the North boundary of said property;

Thence S 87° 38' E a distance of 6 feet to the point of beginning.

Said easement lying on the easterly 6 feet of the property described in Book 184, Page 113 of the records of the Sheridan County Clerk. Also including a triangle of property on the south terminus necessary to connect to the existing sanitary sewer manhole lying in Avoca Avenue.

There is attached hereto and marked Exhibit "A" a plat reflecting the easement covered by this conveyance.

This easement includes the right to install, repair, maintain, alter, and operate sewerlines and waterlines in, into, upon, over, across, and under a strip of land not to exceed six feet (6') in width as set forth in the above described easement.

This easement is for the benefit of and appurtenant to that land, or any portion thereof, in the County of Sheridan, State of Wyoming, described as follows:

A parcel of land lying in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, T 56 N, R 84 W, Sixth P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Wyoming Highway 87, said point being S 0° 18' 56" E, 219.70 feet from a Wyoming Highway Department Monument stamped 52+74.07 P.T.;

Thence, N 0° 18' 56" W, 219.70 feet along said right-of-way to said monument;

Thence along said right-of-way through a curve to the left, having a central angle of 0° 43' 19", a radius of 1402.40 feet and a chord bearing S 0° 22' 51" W 17.60 feet to a Highway Department Monument stamped 52+56.33;

Thence, along said right-of-way S 89° 20' 12" W, 10.00 feet to a Highway Department Monument stamped 52+56.33;

Thence, along said Highway right-of-way through a curve to the left having a central angle of 15° 06' 09" a radius of 1392.40 feet and a chord bearing N 8° 36' 08" W, 365.97 feet to the intersection of said Highway right-of-way and the easterly right-of-way line of Little Goose Creek;

Thence, along said creek right-of-way line S 31° 09' 58" W, 216.77 feet to the beginning of a curve;

Thence, along said right-of-way through said curve to the left having a central angle of 78° 21' 45", a radius of 153.73 feet, and a chord bearing S 5° 22' 44" E, 194.25 feet to a point;

Thence, S 44° 34' 01" E, 12.40 feet along said creek right-of-way to a point;

Thence, along said right-of-way through a curve to the right, having a central angle of 51° 50' 10", a radius of 253.52 feet, and a chord bearing S 20° 21' 57" E, 221.62 feet to a point;

Thence, S 87° 15' 50" E, 74.29 feet to the point of beginning.

Said parcel containing 1.60 acres, more or less.

IN WITNESS WHEREOF we have hereunto set our hands this
20th day of November 1984.

GRANTORS:

John A. Quarterman
 JOHN A. QUARTERMAN, Grantor

Erin E. Quarterman
 ERIN E. QUARTERMAN, Grantor

STATE OF WYOMING)
 : ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by
 John A. Quarterman this 20th day of November, 1984.

WITNESS my hand and official seal.

Robert E. Holders
 Notary Public

My commission expires: May 25, 1987.

STATE OF WYOMING)
 : ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by
 Erin E. Quarterman this 20th day of November, 1984.

WITNESS my hand and official seal.

Robert E. Holders
 Notary Public

My commission expires: May 25, 1987.