

EASEMENT

For value received, Larry Abney and Diana Abney, husband and wife, ("Grantors") of Sheridan County, Wyoming grant and convey to the Town of Ranchester, a Wyoming municipal corporation, whose address is P. O. Box 236, Ranchester, Wyoming 82839 ("Town"), its successors and assigns, a perpetual easement to install, construct, reconstruct, alter, operate, maintain, inspect, repair and remove utilities, including, without limitation, water and sewer lines and mains and electric distribution systems, street lighting, communication systems, fire hydrants, and other equipment and appurtenances as may be necessary or convenient for the operation of the utilities, with the right of ingress to and from the same on, over, under, through and across the following described land situate in Sheridan County, Wyoming:

See attached Exhibits "A"1 and "A"2.

The locations of these easements are shown on attached Exhibits "B"1 and "B"2.

Grantors warrant that they have good, marketable title to the lands which are affected by this easement, free and clear of all encumbrances, and that they have full power and authority to grant this easement to the Town.

Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Grantors further convey to the Town all of their right, title and interest in and to any existing water and sewer mains located within the above-described property.

Dated this 8th day of January, 1998.

Larry R. Abney
Larry Abney
Diana L. Abney
Diana Abney

STATE OF WYOMING)

) ss.

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 8th day of January, 1998, by Larry and Diana Abney, husband and wife.

WITNESS my hand and official seal.

Teri L. Laya
Notary Public

My Commission Expires: September 22, 1998



EXHIBIT "A" 1

**Record Owner: Larry & Diana Abney
September 30, 1996**

An easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Lot 4 of Section 18, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 18; thence N80°18'01"W, 1408.38 feet to the POINT OF BEGINNING of said water line easement, said point lying on the easterly line of a tract of land described in Book 355 of Deeds, Page 33; thence N85°08'13"W, 88.38 feet along said centerline to the POINT OF TERMINUS, said point lying on the east line of a tract of land described in Book 380 of Deeds, Page 463, and being N80°35'08"W, 1496.46 feet from said south quarter corner of Section 18.

The above described easement contains 1,767.62 square feet of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "A" 2

Record Owner: Larry & Diana Abney
September 30, 1996

An easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Lot 4 of Section 18, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 18; thence $N80^{\circ}08'21''W$, 1656.30 feet to the POINT OF BEGINNING of said easement, said point lying on the north line of a tract of land described in Book 380 of Deeds, Page 463; thence, twenty (20) feet west of parallel to the east line of a tract of land described in Book 355 of Deeds, Page 33, $N02^{\circ}29'03''E$, 295.96 feet along said centerline to the POINT OF TERMINUS of said easement, said point lying on the south line of Lot 17 Patterson Subdivision to the Town of Ranchester, and being $N84^{\circ}31'57''W$, 20.03 feet from the northeast corner of said tract of land described in Book 355 of Deeds, Page 33.

The above described easement contains 5,919.10 square feet of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

LEGEND

- CENTERLINE OF EASEMENT
- TRACT/ROW LINE
- - - RIGHT OF WAY EASEMENT
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - HIGHWAY RIGHT OF WAY LINE
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- ◆ FOUND 3" ALUMINUM CAP PER LS 2615 (WC)
- FOUND 1-1/2" ALUMINUM CAP UNMARKED
- ⊙ FOUND RIGHT-OF-WAY MONUMENT
- P.O.B./ANGLE PT OF EASEMENT
- CALCULATED PROPERTY CORNER
- NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

20.00' EASEMENT (±1,767.62 SF)

SECTION 18
LOCATION MAP
1" = 2000'

SCALE: 1"=100'

RECORD OWNER: RALPH COVER
(BOOK 334, PAGE 65)

RECORD OWNER: LARRY ABNEY
(BOOK 355, PAGE 33)

RECORD OWNER: DUNN INVESTMENT INC.
(BOOK 380, PAGE 463)

RECORD OWNER: LARRY ABNEY
(BOOK 355, PAGE 33)

SECTION 18

SECTION 19

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

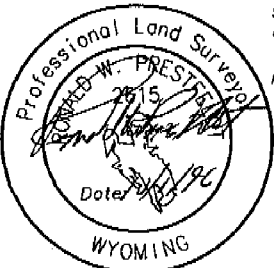
I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS EXHIBIT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. PRESTFELDT

WY L.S. 2615

607

PRESTFELDT
SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000
JN: 96078
DF: 96/96078DW2
SEPTEMBER 14, 1995



TOWNSHIP 57 NORTH

EXHIBIT "B"

LEGEND

- CENTERLINE OF EASEMENT
 TRACT/ROW LINE
 RIGHT OF WAY EASEMENT
 SECTION LINE
 INTERIOR SECTION LINE
 HIGHWAY RIGHT OF WAY LINE
 FOUND 1-1/2" ALUMINUM CAP PER LS 2615
 FOUND 3" ALUMINUM CAP PER LS 2615 (WC)
 FOUND 1-1/2" ALUMINUM CAP UNMARKED
 FOUND RIGHT-OF-WAY MONUMENT
 P.O.B./ANGLE PT OF EASEMENT
 CALCULATED PROPERTY CORNER
 NOTHING FOUND/NOTHING SET
 WC WITNESS CORNER

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

20.00' EASEMENT (5,919.10 SF)

SECTION 18
LOCATION MAP
1" = 2000'

WONDRA SUBDIVISION

22

CARL STREET

PATTERSON SUBDIVISION

20

21



SCALE: 1"=100'

N 02°29'03" E
295.96'N 84°31'58" W
20.03'
10.00'20.00'
10.00'

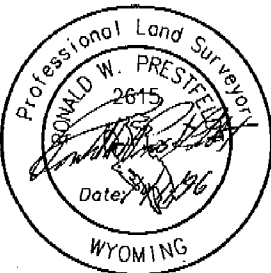
±5,919.10 SF

RECORD OWNER: RALPH COVER
(BOOK 334, PAGE 65)RECORD OWNER: LARRY ABNEY
(BOOK 355, PAGE 33)RECORD OWNER: LARRY ABNEY
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(BOOK 380, PAGE 463)

SECTION 18

SECTION 19

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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

RONALD W. PRESTFELDT

WY L.S. 2615

PRESTFELDT
SURVEYING
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000
 JN: 96078
 DF: 96/96078DS1
 SEPTEMBER 12, 1996