



EASEMENT FOR STORM SEWER

COMES, NOW, **Alternative Elder Living, Inc., a Wyoming corporation, System Land, LLC, a Wyoming limited liability company, Jeffery L. Olson and Julie A. Olson, trustees of the Olson Family Trust, a revocable trust dated August 28, 2002 and Sheridan Heights Ranch, LLC, a Wyoming limited liability company,** hereinafter referred to as Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other good, valuable and legal consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the **City of Sheridan, Wyoming, a Municipal Corporation,** located in Sheridan County, Wyoming, hereinafter referred to as Grantee, an easement for a storm sewer, together with necessary appurtenances thereto, over, through and under the following described lands situate in Sheridan County, Wyoming, to-wit:

See attached Exhibits "A", "B", "C", "D", "E", "F", "G" and "H"

TOGETHER with the right of ingress and egress to, from and along said above-described land to survey, construct, install, lay, maintain, inspect, alter, repair, operate, protect, remove and relay a storm sewer and other equipment and appurtenances upon, over, through and under the above described lands situated in Sheridan County, Wyoming, which easement and all rights hereunder shall continue in perpetuity unless the Grantee shall discontinue to use the same for the purposes aforesaid and shall abandon said easement. The use of this easement is not intended for other purposes.

GRANTORS reserve the right to use and enjoy the surface of the easement granted hereby except as may be necessary for the purposes herein granted to said Grantee; the Grantors agree not to build, create or construct any obstruction, works or other structure upon said easement, or permit the same to be done by others.

Grantee agrees to reshape the ground surface to approximately match pre-existing contours, repair trench settlement, replace surfacing to match existing, maintain drainage, and repair any buried pipes, electrical wires or other improvements that are damaged as a result of Grantee's work.

THE TERMS, CONDITIONS AND PROVISIONS hereof shall extend to and be binding upon the successors and assigns of the parties hereto.

Dated this 4 day of April, 2011.

Alternative Elder Living, Inc.

By: [Signature]

Doug Osborn, President

System Land, LLC

By: [Signature]

Donald B. Roberts, Manager

Sheridan Heights Ranch, LLC

By: [Signature]

Donald B. Roberts, Manager

**Olson Family Trust, a revocable trust
dated August 28, 2002**

By: [Signature]

Jeffery L. Olson, Trustee

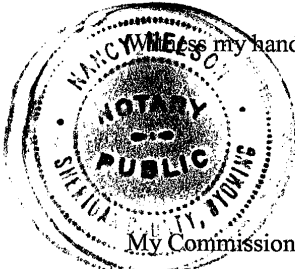
By: [Signature]

Julie A. Olson, Trustee

State of Wyoming)
)ss
County of Sheridan)

On this 4th day of April, 2011, before me personally appeared Doug Osborn, to me personally known, who, being by me duly sworn, did say that he is the President of Alternative Elder Living, Inc., and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said Doug Osborn acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.



[Signature]
Notary Public

My Commission Expires: 8-14-2014

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Donald B. Roberts, the manager of Sheridan Heights Ranch, LLC and of System Land, LLC, this 4th day of April, 2011.

Witness my hand and official seal.



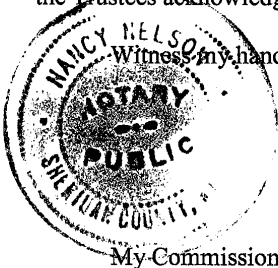
Joyce L. Schmidt
Notary Public

My Commission Expires 1-25-2015

State of Wyoming)
)ss
County of Sheridan)

On this 8th day of April, 2011, before me personally appeared Jeffery L. Olson and Julie A. Olson, to me personally known, who, being by me duly sworn, did say that they are the Trustees of the Olson Family Trust, that this instrument was signed on behalf of the Trust, that the Trustees had the authority under the terms of the written trust instrument, and that the Trustees acknowledged the instrument to be the free act and deed of the Trust.

Witness my hand and official seal.



Nancy Nelson
Notary Public

My Commission Expires: 8-14-2014

CONSENT OF MORTGAGEE

First Interstate Bank, Sheridan, Wyoming, Mortgagee, does hereby consent to the grant of the foregoing Storm Sewer Easement by the Mortgagor. Subject Mortgage was recorded March 24, 2011 in Book 795 of Mortgages, Page 456.

First Interstate Bank

By: Richard A. Destefano
Vice President

State of Wyoming)
)ss
County of Sheridan)

On this 14th day of April, 2011, before me personally appeared Richard A. Destefano, to me personally known, who, being by me duly sworn, did say that he/she is the Vice-President of First Interstate Bank, Sheridan, Wyoming, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said First Interstate Bank acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.



Janette E. Richards
Notary Public

My Commission Expires: April 9, 2014



EXHIBIT "A"

**Record Owner: Alternative Elder Living, Inc.
January 26, 2011**

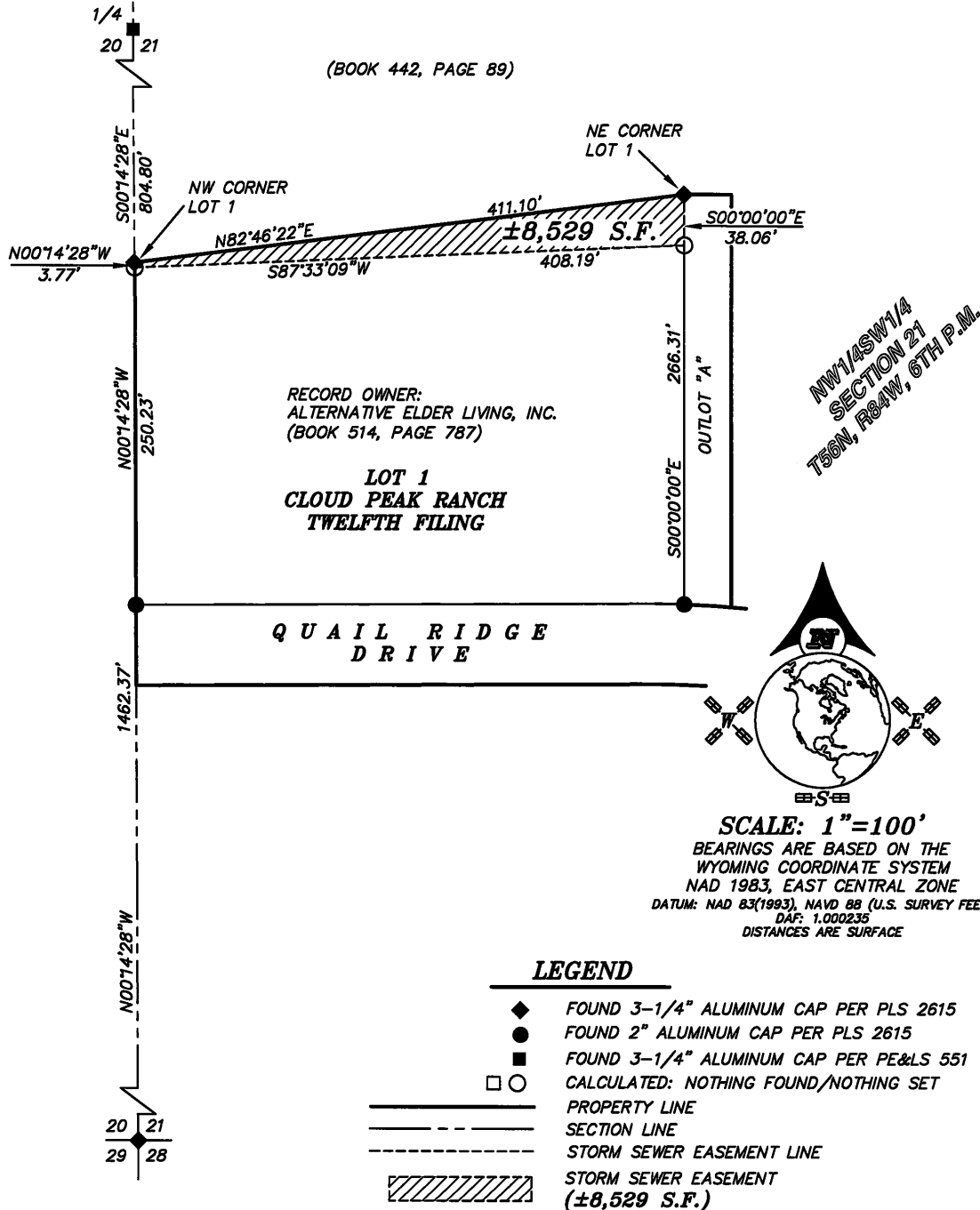
Re: Storm Sewer Easement

A storm sewer easement situated in Lot 1, Cloud Peak Ranch Twelfth Filing to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said storm sewer easement being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, Cloud Peak Ranch Twelfth Filing (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S00°00'00"E, 38.06 feet along the east line of said Lot 1, Cloud Peak Ranch Twelfth Filing to a point; thence S87°33'09"W, 408.19 feet to a point, said point lying on the west line of said Lot 1, Cloud Peak Ranch Twelfth Filing; thence N00°14'28"W, 3.77 feet along the west line of said Lot 1, Cloud Peak Ranch Twelfth Filing to a point, said point being the northwest corner of said Lot 1, Cloud Peak Ranch Twelfth Filing; thence N82°46'22"E, 411.10 feet along the north line of said Lot 1, Cloud Peak Ranch Twelfth Filing to the **POINT OF BEGINNING** of said easement.

Said storm sewer easement contains 8,529 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

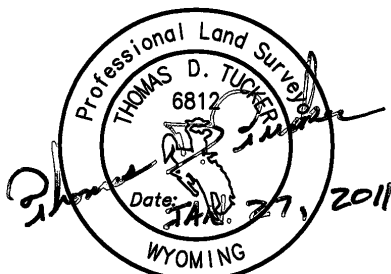
EXHIBIT "B"



SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

EXHIBIT "B"
STORM SEWER EASEMENT

CLIENT: VISTA WEST ENGINEERING

LOCATION: LOT 1, CLOUD PEAK RANCH TWELFTH FILING, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2010077
 DN: 2010077E3
 PF: T2002101_CPR12
 JANUARY 26, 2011



EXHIBIT "C"

Record Owner: System Land, LLC
March 30, 2011

Re: Storm Sewer Easement

A storm sewer easement situated in the NW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "D"** attached hereto and by this reference made a part hereof; said storm sewer easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 21 (Monumented with a 3¼" Aluminum Cap per PE&LS 551); thence S28°38'13"E, 858.04 feet to the **POINT OF BEGINNING** of said easement, said point being the northwest corner of Outlot "A", Cloud Peak Ranch Twelfth Filing; thence N10°39'35"E, 51.11 feet to a point; thence N70°15'57"E, 105.20 feet to a point; thence S19°44'03"E, 60.42 feet to a point; thence S90°00'00"W, 93.87 feet to a point; thence S00°00'00"E, 28.88 feet to a point, said point being the northeast corner of said Cloud Peak Ranch Twelfth Filing; thence S90°00'00"W, 35.00 feet along the north line of said Outlot "A", Cloud Peak Ranch Twelfth Filing to the **POINT OF BEGINNING** of said easement.

Said storm sewer easement contains 5,428 square feet of land, more or less.

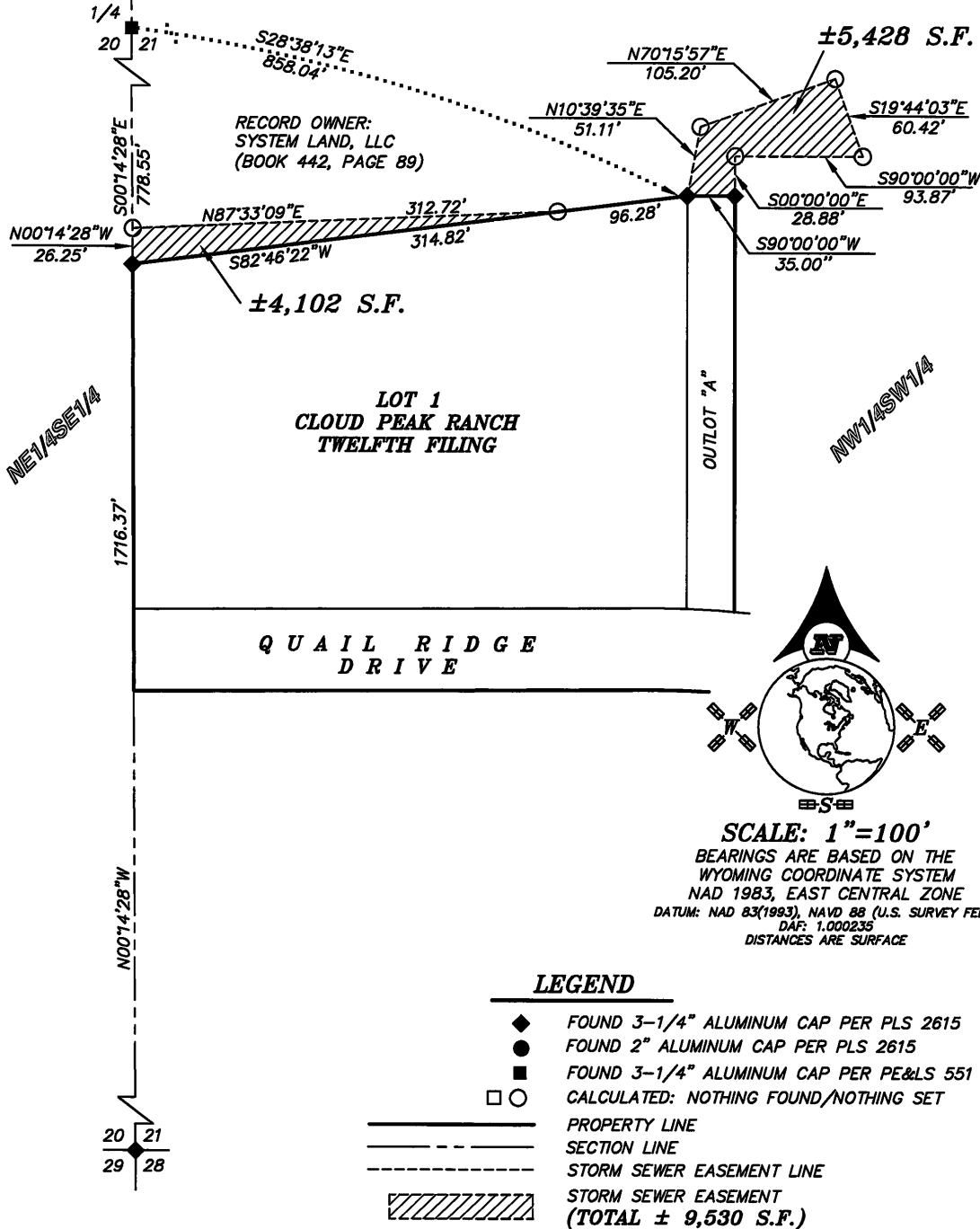
A storm sewer easement situated in the NW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "D"** attached hereto and by this reference made a part hereof; said storm sewer easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 21 (Monumented with a 3¼" Aluminum Cap per PE&LS 551); thence S00°14'28"E, 778.55 feet along the west line of said NW¼SW¼ to the **POINT OF BEGINNING** of said easement; thence N87°33'09"E, 312.72 feet to a point, said point lying on the north line of Lot 1, Cloud Peak Ranch Twelfth Filing; thence S82°46'22"W, 314.82 feet along said north line of Lot 1, Cloud Peak Ranch Twelfth Filing to a point, said point being the northwest corner of said Cloud Peak Ranch Twelfth Filing; thence N00°14'28"W, 26.25 feet along said west line of said NW¼SW¼ to the **POINT OF BEGINNING** of said easement.

Said storm sewer easement contains 4,102 square feet of land, more or less.

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

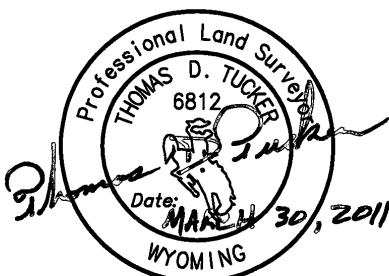
EXHIBIT "D"



SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
 STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "D"
STORM SEWER EASEMENT

CLIENT: VISTA WEST ENGINEERING

LOCATION: NW1/4SW1/4, SECTION 21, TOWNSHIP 56
 NORTH, RANGE 84 WEST, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING



PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 2010077
 DN: 2010077E4
 PF: T2002101_CPR12
 MARCH 30, 2011



EXHIBIT "E"

Record Owners: Jeffery L. Olson & Julie A. Olson, Trustees
March 30, 2011

Re: Storm Sewer Easement

A storm sewer easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "F"** attached hereto and by this reference made a part hereof; said storm sewer easement being more particularly described as follows:

Commencing at the southeast corner of said Section 20 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°14'28"W, 1025.55 feet along the east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement; thence S89°45'32"W, 20.00 feet to a point; thence N00°14'28"W, 20.00 feet to a point; thence N89°45'32"E, 20.00 feet to a point, said point lying on said east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S00°14'28"E, 20.00 feet along said east line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF TERMINUS** of said easement.

Said storm sewer easement contains 400 square feet of land, more or less.

A storm sewer easement situated in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "F"** attached hereto and by this reference made a part hereof; said storm sewer easement being more particularly described as follows:

Commencing at the southeast corner of said Section 20 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°14'28"W, 1255.99 feet along the east line of said Section 20 to the **POINT OF BEGINNING** of said easement, thence N89°00'22"W, 30.22 feet to a point; thence N00°59'37"E, 10.00 feet to a point, said point lying on the south line of Cloud Peak Ranch Annexation No. 3, Tract 1; thence S89°00'22"E, 30.00 feet along the south line of said Cloud Peak Ranch Annexation No. 3, Tract 1 to a point, said point being the southeast corner of said Cloud Peak Ranch Annexation No. 3, Tract 1; thence S00°14'28"E, 5.41 feet along the east line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence, continue S00°14'28"E, 4.59 feet along the east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF TERMINUS** of said easement.

Said storm sewer easement contains 301 square feet of land, more or less.

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

EXHIBIT "F"

CLOUD PEAK RANCH
ANNEXATION NO.3, TRACT 1

NE1/4SE1/4
(BOOK 500, PAGE 388)

S89°00'22"E
30.00'

1/4
20 21

1255.17'
S00°14'28"E

S00°14'28"E
5.41'

NW1/4SW1/4

N00°59'37"E
10.00'

S00°14'28"E
4.59'

N89°00'22"W
30.22'

±301 S.F.

SE1/4SE1/4

SW1/4SW1/4



SCALE: 1"=50'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

RECORD OWNERS:
JEFFERY L. OLSON
& JULIE A. OLSON, TRUSTEES
(BOOK 436, PAGE 762)

N89°45'32"E
20.00'

±400 S.F.

N00°14'28"W
20.00'

S00°14'28"E
20.00'

S89°45'32"W
20.00'

1025.55'
N00°14'28"W

20 21
29 28

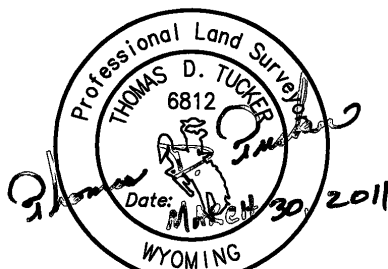
LEGEND

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PE&LS 551
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- ANNEXATION BOUNDARY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - STORM SEWER EASEMENT LINE
- ▨ STORM SEWER EASEMENT
(TOTAL ±701 S.F.)

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

EXHIBIT "F"
STORM SEWER EASEMENT

CLIENT: VISTA WEST ENGINEERING

LOCATION: E1/2SE1/4, SECTION 20, TOWNSHIP 56
NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

B RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2010077
DN: 2010077E5
PF: T2002101_CPR12
MARCH 30, 2011



EXHIBIT "G"

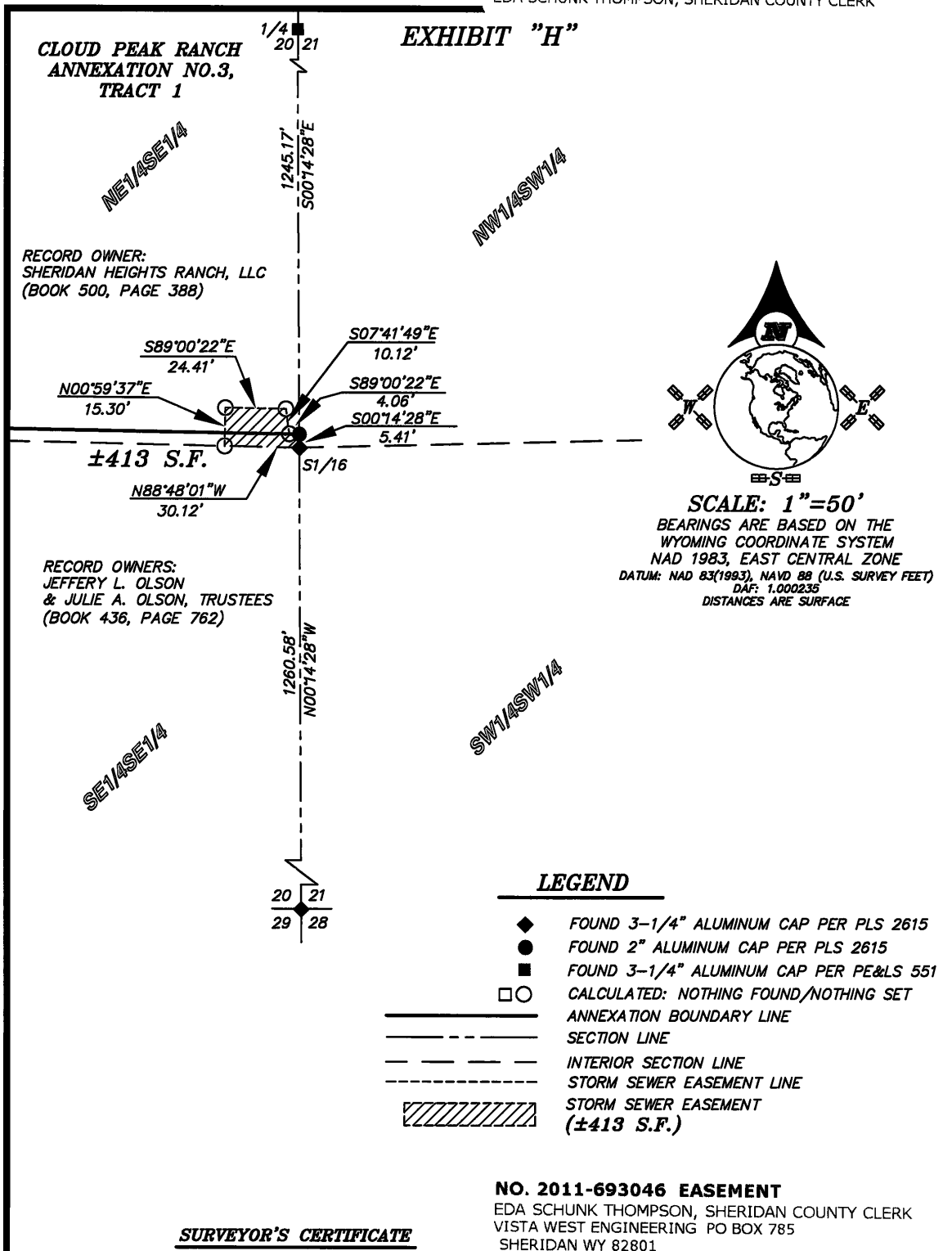
Record Owner: Sheridan Heights Ranch, LLC
March 30, 2011

Re: Storm Sewer Easement

A storm sewer easement situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "H"** attached hereto and by this reference made a part hereof; said storm sewer easement being more particularly described as follows:

Commencing at the southeast corner of said Section 20 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°14'28"W, 1260.58 feet along the east line of said Section 20 to the **POINT OF BEGINNING** of said easement, said point being the southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N88°48'01"W, 30.12 feet along the south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point; thence N00°59'37"E, 15.30 feet to a point; thence S89°00'22"E, 24.41 feet to a point; thence S07°41'49"E, 10.12 feet to a point, said point lying on the south line of Cloud Peak Ranch Annexation No. 3, Tract 1; thence S89°00'22"E, 4.06 feet along said south line of Cloud Peak Ranch Annexation No. 3, Tract 1 to a point, said point being the southeast corner of said Cloud Peak Ranch Annexation No. 3, Tract 1; thence S00°14'28"E, 5.41 feet along said east line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF TERMINUS** of said easement.

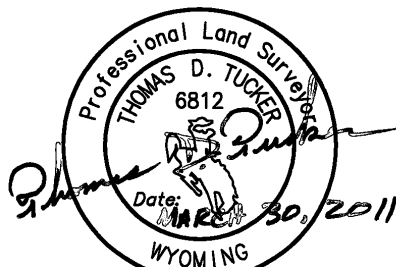
Said storm sewer easement contains 413 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
 STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

NO. 2011-693046 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 VISTA WEST ENGINEERING PO BOX 785
 SHERIDAN WY 82801

**EXHIBIT "H"
 STORM SEWER EASEMENT**

CLIENT: VISTA WEST ENGINEERING

LOCATION: NE 1/4 SE 1/4, SECTION 20, TOWNSHIP 56
 NORTH, RANGE 84 WEST, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING



PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
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JN: 2010077
 DN: 2010077E6
 PF: T2002101_CPR12
 MARCH 30, 2011