2021-774216 11/17/2021 11:19 AM PAGE: 1 OF 3
FEES: $18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Easement

Jim Kerr ("Grantor") grants to the City of Sheridan ("Grantee") whose address is PO Box 848, Sheridan, WY 82801 an easement over the following described land situated in Sheridan County, Wyoming which are hereafter referred to as the "easement area":

See attached Exhibit A.

This easement is granted by Grantor and accepted by Grantee subject to the following terms and conditions:

1. Grantor does hereby grant, convey and dedicate to the Grantee, a perpetual non-exclusive easement to inspect, operate, maintain, repair and replace the municipal water main and the municipal sewer main, and necessary appurtenances and connections thereto, currently constructed below ground.
2. Neither Grantee nor Grantee's agents or contractors shall enter upon, use, or cast any substance upon any portion of the Grantors' land owned which is not in the easement area.
3. This easement is granted and accepted "AS IS, WHERE IS," without any warranties from Grantors.
4. This easement is binding upon the successors and assigns of the parties.

Dated this 3 day of November, 2021

Jim Kerr

City of Sheridan

By: Mikel Bridges
Mayor

Attest: Clerk

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Jim Kerr on this 3rd day of November, 2021. Witness my hand and official seal.

Valerie Rice
Notary Public

My commission expires: January 14, 2023

VALERIE RICE
Notary Public
State of Wyoming
County of Sheridan
My Commission Expires
January 14, 2023

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by City of Sheridan on this 12 day of November, 2021. Witness my hand and official seal.

Susan M Goodman
Notary Public

My commission expires: 6-12-2022

SUSAN M. GOODMAN - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires June 12, 2022

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: ***Railroad Properties LLC***
August 22, 2021

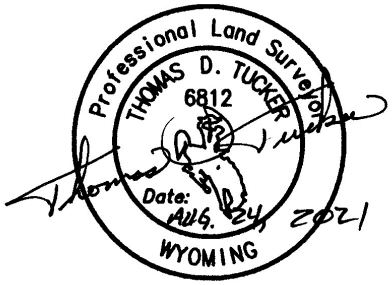
Re: Water and Sewer Line Easement to the City of Sheridan

A water and sewer line easement situated in Block 4 and the North fourteen (14) feet of Thirteenth Street, now Vacated of Atkinson's Addition, City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the northwest corner of Block 4 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°27'30"W, 132.06 feet along the west line of said Block 4 to the **POINT OF BEGINNING** of said easement; thence S88°50'30"E, 14.00 feet to a point; thence S00°27'30"W, 62.72 feet to a point; thence S89°37'13"E, 120.56 feet to a point; thence N00°34'29"E, 194.97 feet to a point, said point lying on the north line of said Block 4; thence S89°37'13"E, 30.00 feet along said north line of Block 4 to a point; thence S00°34'29"W, 313.77 feet to a point, said point being fourteen (14) feet south of the north line of Vacated Thirteenth Street; thence N89°39'25"W, 30.00 feet, fourteen (14) feet south of the north line of Vacated Thirteenth Street to a point; thence N00°34'29"E, 98.82 feet to a point; thence N89°37'13"W, 134.45 feet to a point, said point lying on said west line of Block 4; thence N00°27'30"E, 82.91 feet along said west line of Block 4 to the **POINT OF BEGINNING** of said easement.

Said water and sewer line easement contains 12,984 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT
I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

H:\WP\LD\CITY\2020\2020-066-SJ3.rtf

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FEES: $18.00 PK EASEMENT
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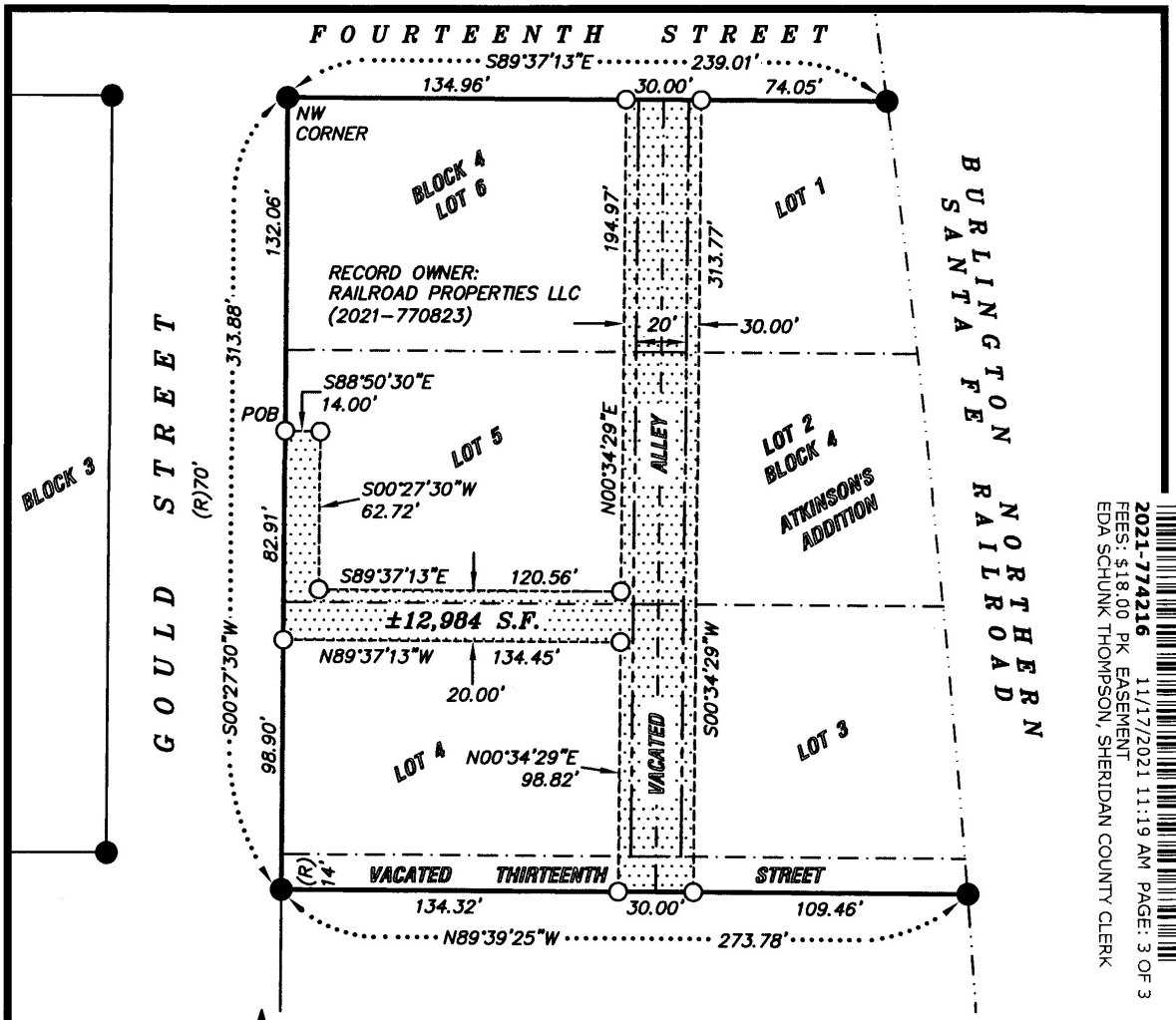

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FEES: $18.00 PK EASEMENT
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SCALE: 1"=60'

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

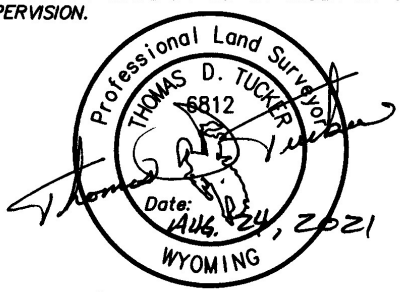
LEGEND:

●	FOUND 2" ALUMINUM CAP PER PLS6812
○	CALCULATED: NOTHING FOUND/NOTHING SET
POB	POINT OF BEGINNING
(R)	RECORD
———	PROPERTY LINE
—·—·—	RAILROAD RIGHT-OF-WAY LINE
- - - -	ORIGINAL LOT LINE
—— - - ——	VACATED ALLEY LINE
----------	EASEMENT LINE
▭	WATER & SEWER LINE EASEMENT (±12,984 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"

NO. 2021-774216 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MC2 ENGINEERING & CONSTRUCTION 902 N MAIN
SHERIDAN WY 82801

EXHIBIT "B"
WATER & SEWER LINE EASEMENT

CLIENT: RAILROAD PROPERTIES LLC
LOCATION: BLOCK 4 AND THE NORTH 14' FEET OF THIRTEENTH STREET, NOW VACATED OF ATKINSON'S ADDITION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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

JN: 2020-066 SJ: 3
DN: 2020-066-SJ3
TAB: ESMT
PF: T2020-066
REVIEWED BY: JSP & CT
AUGUST 23, 2021