



2021-766627 2/22/2021 12:51 PM PAGE: 1 OF 3
FEES: \$18.00 IH EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GRANT OF SANITARY SEWER and WATER LINE EASEMENT

The Phoenix Limited Partnership, a Wyoming partnership, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys a non-exclusive easement along the five foot (5.0') strip of land for Sanitary Line, ten foot (10.0') strip of land for Sanitary Line, and five foot (5.0') strip of land for Water Line, as more specifically described in Exhibit "A" and illustrated in Exhibit "B", both attached hereto and incorporated herein (the "Easement Route");

This easement is granted for the purpose of allowing the City of Sheridan, as Grantee, together with their agents, contractors, heirs and successors to survey for, construct, install, inspect, operate, maintain, repair, and replace a sanitary sewer line and/or water line or any part thereof and other related appurtenances within the limits of this easement.

The scope of this sanitary sewer and water easement is exclusive for the above-described purpose and appurtenant to the land owned by Grantees and their successor. This easement shall run with the land.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of February, 2021.

The Phoenix Limited Partnership

By: _____

Title: Managing Partner

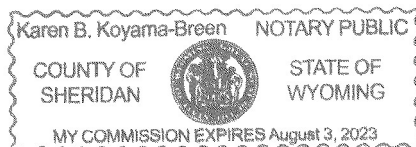
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Kim Love, as Managing Partner of The Phoenix Limited Partnership, a Wyoming partnership on this 12th day of February, 2021.

Witness my hand and official seal.

Notary Public

My commission expires: August 3, 2023



LEGAL DESCRIPTION

EXHIBIT "A"

Record Owner: Phoenix Limited Partnership

January 31, 2021



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Re: Waterline and Sanitary Sewer Line Easements

5.0' Sanitary Sewer Line Easement

A sanitary sewer line easement being a strip of land five (5.0) feet wide when measured at right angles, situated in Lot B, Wilkerson Little Goose Minor, being a Subdivision to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the south line of said strip being more particularly described as follows:

Commencing at the southeast corner of said Lot B (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N22°41'30"W, 130.75 feet to the **POINT OF BEGINNING** of said easement; thence S89°51'39"W, 139.98 feet along said south line of said strip to the **POINT OF TERMINUS** of said easement, said point lying on the southerly line of Phoenix Avenue "Easement", and being N57°43'05"W, 225.23 feet from said southeast corner of said Lot B. Lengthening or shortening the sideline of said easement to intersect said boundary lines.

Said sanitary sewer line easement contains 676 square feet of land, more or less.

10.0' Sanitary Sewer Line Easement

A sanitary sewer line easement being a strip of land ten (10.0) feet wide when measured at right angles, situated in Lot B, Wilkerson Little Goose Minor, being a Subdivision to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the south line of said strip being more particularly described as follows:

Commencing at the southwest corner of said Lot B (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N58°52'42"E, 189.10 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of Phoenix Avenue "Easement"; thence S89°51'39"W, 27.98 feet along said south line of said strip to the **POINT OF TERMINUS** of said easement, said point being N53°53'36"W, 165.74 feet from said southwest corner of Lot B.

Said sanitary sewer line easement contains 280 square feet of land, more or less.

5.0' Waterline Easement

A waterline easement being a strip of land five (5.0) feet wide when measured at right angles, situated in Lot B, Wilkerson Little Goose Minor, being a Subdivision to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the east line of said strip being more particularly described as follows:

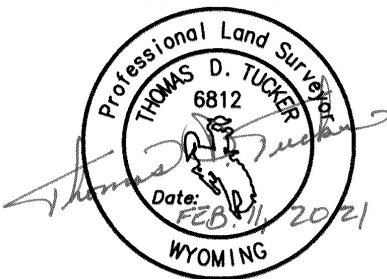
Commencing at the northwest corner of Lot A, Wilkerson Little Goose Minor (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°12'33"E, 95.44 feet along the west line of said Lot A to the **POINT OF BEGINNING** of said easement; thence, continue S00°12'33"E, 5.00 feet along said west line of said Lot A and said east line of said strip to the **POINT OF TERMINUS** of said easement, said point lying on the north line of Phoenix Avenue "Easement", and being N00°12'33"W, 25.00 feet from the southwest corner of said Lot A (Monumented with a 2" Aluminum Cap per PLS 6812).

Said waterline easement contains 25 square feet of land, more or less.

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

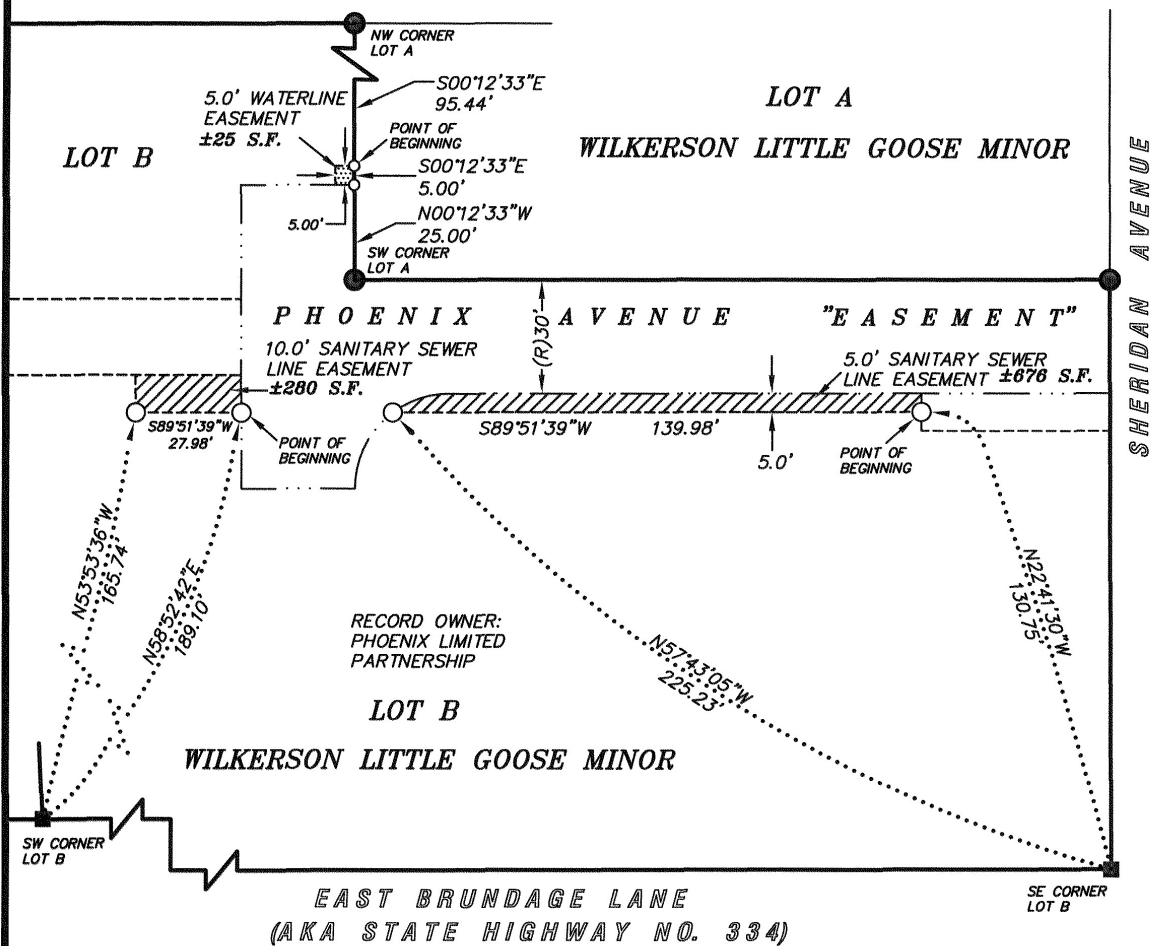
SURVEYOR'S STATEMENT

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 the surveyor.

EXHIBIT "B"



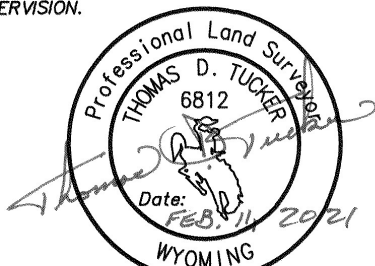
SCALE: 1"=40'

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

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"

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE/LOT LINE
- PHOENIX AVENUE EASEMENT LINE
- - - EASEMENT LINE
- ▨ WATERLINE EASEMENT
- ▨ SANITARY SEWER LINE EASEMENT

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NO. 2021-766627 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801

EXHIBIT "B" SEWER & WATERLINE EASEMENTS

CLIENT: PHOENIX LIMITED PARTNERSHIP
LOCATION: LOT B, WILKERSON LITTLE GOOSE MINOR,
CITY OF SHERIDAN, WYOMING

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

JN: 2019-020 SJ: 4
DN: 2019-02-E2
TAB: E-2
PF: T2019-020
REVIEWED BY: JSP
FEBRUARY 01, 2021