



LEACH FIELD AND UTILITY EASEMENT

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration which is hereby acknowledged, **SHERIDAN COUNTY LIBRARY BOARD OF TRUSTEES**, whose address is 335 West Alger Street, Sheridan, WY 82801 ("Grantor"), hereby grants a private, non-exclusive leach field easement situated in the SW1/4SW1/4 of Section 8, Township 53 North, Range 83, West, 6th P.M., Sheridan County, Wyoming, as described in **Exhibit "A,"** which is attached hereto and incorporated by reference, to **STORY COMMUNITY LIBRARY, INC.**, a Wyoming non-profit corporation, whose address is P.O. Box 188, Story, WY 82842 ("Grantee"), its agents, administrators, successors, assigns, and legal representatives, pursuant to the following terms and conditions:

The purpose of this easement is to provide use of and access to the leach field located on Grantor's land, and to allow the maintenance, repair, replacement, and improvement of the leach field.

Grantor and Grantee shall equally share all reasonable costs and expenses of repairing and maintaining any shared component of the leach field and septic system. The costs and expenses of repairing and maintaining those components of the leach field and septic system that are used solely by Grantor or Grantee shall be paid by the party using such component.

This easement shall be construed as an easement running with the land and shall inure to the benefit of and be binding upon each of the parties, their heirs, personal representatives, successors and assigns.

This easement shall be deemed appurtenant to and shall benefit the land described in **Exhibit "B."**

TO HAVE AND TO HOLD said easement forever unto the Grantee, its successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Sheridan County Library Board of Trustees

By: Julie Davidson
Name: Chair-Board of Trustees Julie Davidson
Title: Chair



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FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

The instrument was acknowledged before me on this 25th day of March, 2022, by
Julie Davidson.

WITNESS my hand and official seal.

Jennifer E. Adams
Notarial Officer
Title and Rank: Notary

My commission expires: 11/5/2024.



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Exhibit A

A leach field and utility easement situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3 $\frac{1}{2}$ " Brass Cap per PLS 102); thence N05°03'23"E, 859.22 feet to the POINT OF BEGINNING of said easement, said point being the northeast corner of a tract of land described in Book 550 of Deeds, Page 518, and lying on the south right-of-way line of Wyoming State Highway No. 340 (AKA North Piney Road); thence N87°58'04"E, 26.42 feet along said south right-of-way line of Wyoming State Highway No. 340 (AKA North Piney Road) to a point; thence S06°31'07"W, 41.63 feet to a point; thence, through a curve to the left, having a central angle of 43°45'07", a radius of 22.50 feet, an arc length of 17.18 feet, a chord bearing of S15°21'26"E, and a chord length of 16.77 feet to a point; thence S37°13'59"E, 6.00 feet to a point; thence S17°36'15"W, 29.57 feet to a point; thence N90°00'00"W, 22.00 feet to a point, said point lying on the east line of said tract described in Book 550 of Deeds, Page 518; thence N00°46'04"E, 89.57 feet along said east line of said tract described in Book 550 of Deeds, Page 518 to the POINT OF BEGINNING of said easement.

Said leach field and utility easement contains 2,249 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Exhibit B

A tract of land situated in the SW¼SW¼ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 8 (Monumented with a 3½" Brass Cap per PLS 102); thence N12°34'54"E, 767.24 feet to the **POINT OF BEGINNING** of said tract, said point being the southwest corner of a tract of land described in Book 386 of Deeds, Page 372, and lying on the west line of a tract of land described in Book 507 of Deeds, Page 674; thence S00°35'52"W, 89.65 feet along said west line of said tract described in Book 507 of Deeds, Page 674 to a point, said point being the southwest corner of said tract described in Book 507 of Deeds, Page 674, and lying on the north line of a separate tract of land also described in Book 507 of Deeds, Page 674; thence N89°44'45"W, 93.10 feet along said north line of said separate tract described in Book 507 of Deeds, Page 674, and the north line of a tract of land described in Document Number 2021-765960 to a point, said point being the southeast corner of a tract of land described in Book 550 of Deeds, Page 518; thence N00°46'04"E, 106.74 feet along the east line of said tract described in Book 550 of Deeds, Page 518 to a point; thence N90°00'00"E, 92.78 feet to a point, said point lying on the west line of said tract described in Book 386 of Deeds, Page 372; thence S00°35'52"W, 17.50 feet along said west line of said tract described in Book 386 of Deeds, Page 372 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9,939 square feet or 0.23 acres of land, more or less.

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

NO. 2022-777461 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAVIS & CANNON LLP P O BOX 728
SHERIDAN WY 82801