

WATER LINE EASEMENT

Deed made this 25th day of October, 2017, by and between Kay David Shawcroft and CleRae M. Shawcroft, husband and wife, of Sheridan County, Wyoming, hereinafter referred to as "Grantor", and the City of Sheridan, Wyoming hereinafter referred to as "Grantee".

For and in consideration of good and valuable consideration, receipt of which is acknowledged and subject to the terms and conditions set forth below, Grantor conveys and warrants to the Grantee an easement and right-of-way upon, across and under the following-described real property, described as:

SEE ATTACHED EXHIBIT "A"

Said easement is for Grantee, its employees, agents, contractors and assigns for entry upon and use of the premises described and shown on the exhibits for the purposes of surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping, repairing, and replacing municipal/public water lines and appurtenances as may be necessary or convenient; including service lines and laterals.

This grant of easement is subject to the following conditions:

- a. Grantee shall install a service line between the new water main and within 5 feet of the Grantor's residence with meter pit and curbstop, at no cost to the Grantor. The Grantor does not have to pay the meter fee, tapping fee, or radio read fee. Grantor shall pay the water plant investment fee of either \$3,000 (if annexed into the City of Sheridan), or \$3,750 (if not annexed) prior to obtaining service from the City of Sheridan. After installation, the service line shall become Grantor's property.
- b. Grantee will waive the annexation fee to annex grantor's property into the City of Sheridan, should the Grantor decide to annex.
- c. Grantee shall restore the surface as near as practical to the original contour, including reclaiming and reseeding with a seed mix reasonably satisfactory to Grantor.
- d. Grantee shall replace or rebuild to the reasonable satisfaction of Grantor all improvements damaged or removed during construction or operation, such as fences, roads or irrigation facilities, by way of example but not limited thereto.
- e. During construction or other times when there may be an open ditch, the easement shall be fenced or otherwise protected to prevent injury.
- f. Grantee shall not interfere with Grantor's use and occupancy of Grantor's real property outside of the described easements and right-of-way.
- g. Grantor reserves use of the premises that does not interfere with nor obstruct Grantee's use of the premises for purposes of the easement.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, representatives, successors and assigns of the parties hereto. Grantee may assign this easement in whole or part to its successors in interest or member agencies subject to all terms and conditions herein.

For purposes of this grant only, Grantor hereby releases and waives all rights under the homestead and homestead exemption laws of the State of Wyoming.


EASEMENT
Page 1 of 2

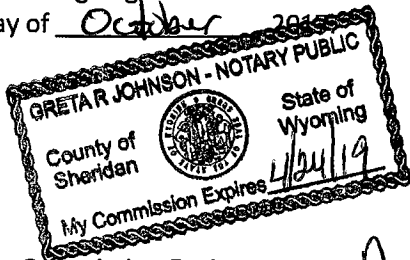
DATED this 10 day of October, 2017.

GRANTOR:

Kay David Shawcroft Cle Rae M. Shawcroft

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was subscribed and sworn before me by Kay David Shawcroft Cle Rae M. Shawcroft this 10 day of October, 2017.



WITNESS my hand and official seal.

Greta R. Johnson
Notary Public

My Commission Expires:

April 24, 2019

GRANTEE:

[Signature]

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was subscribed and sworn before me by Don Roberts this 27th day of October, 2017.



WITNESS my hand and official seal.

Kathy Rychlik
Notary Public

My Commission Expires:

July 27, 2019

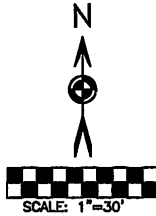
EXHIBIT A

EXHIBIT OF WATERLINE EASEMENT

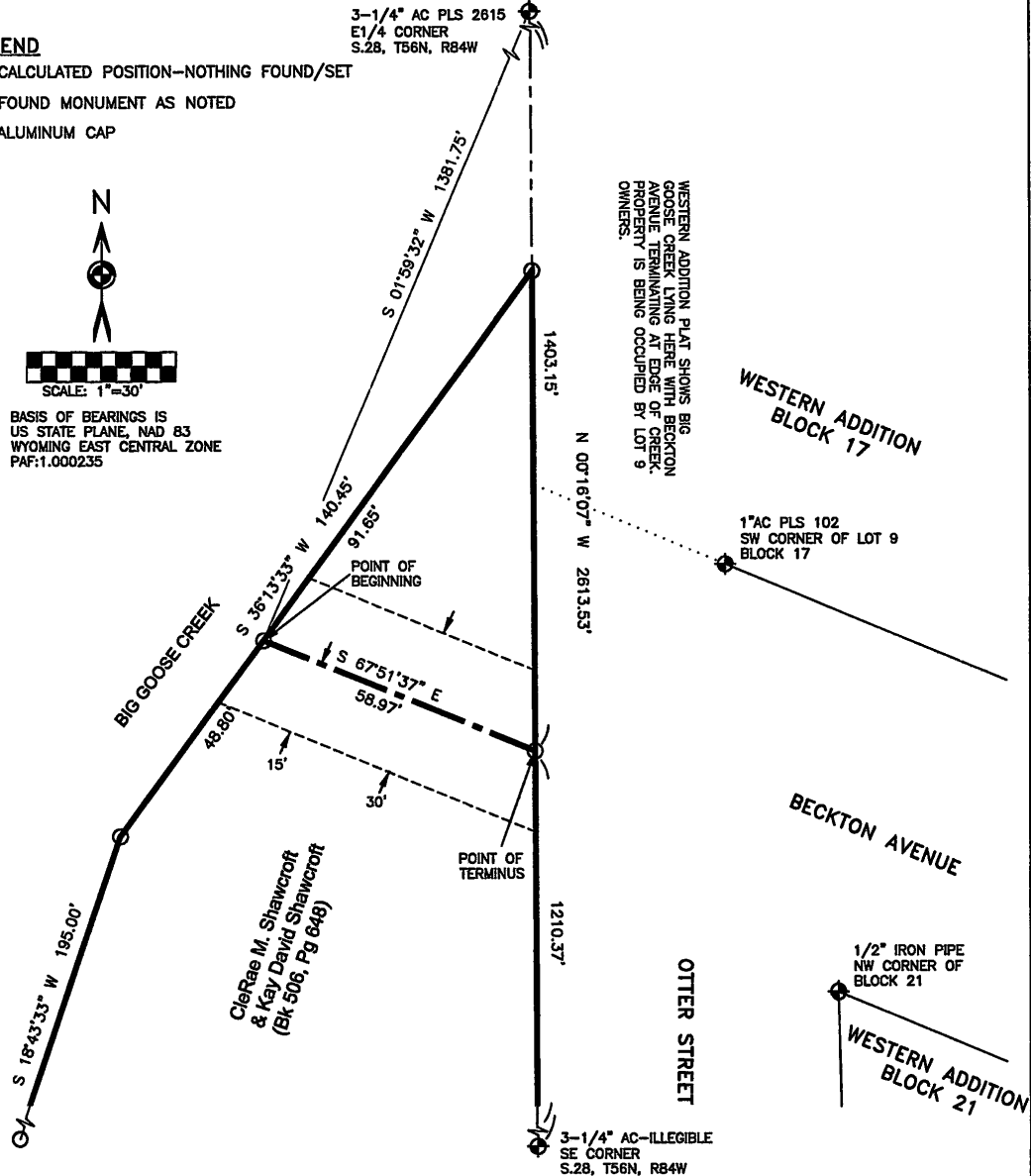
LOCATED IN THE SE1/4SE1/4, SECTION 28, T56N, R84W,
SHERIDAN COUNTY, WYOMING

LEGEND

- CALCULATED POSITION—NOTHING FOUND/SET
- ⊕ FOUND MONUMENT AS NOTED
- AC ALUMINUM CAP



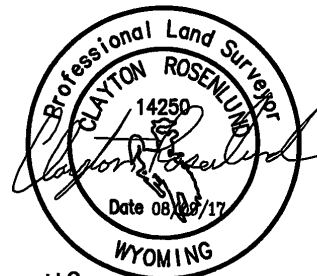
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
PAF:1.000235



LEGAL DESCRIPTION

A WATERLINE EASEMENT BEING A STRIP OF LAND THIRTY (30) FEET WIDE SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING LYING FIFTEEN (15) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28, THENCE S 01°59'32" W, 1381.75 FEET TO A POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 506, PAGE 648 OF SHERIDAN COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 67°51'37" E, 58.97 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT OF LAND, SAID POINT BEING THE POINT OF TERMINUS OF SAID CENTERLINE AND LYING N 00°16'07" W, 1210.37 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28. SAID EASEMENT LENGTH BEING 58.97 FEET MORE OR LESS.
SUBJECT TO ANY PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS OR RESTRICTIONS.

SURVEYOR'S CERTIFICATE:
I, CLAYTON ROSENLUND DO HEREBY CERTIFY THAT THIS EXHIBIT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.



2017-738393 10/27/2017 4:49 PM PAGE: 3 OF 3
BOOK: 570 PAGE: 66 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2017-738393 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
JEFF ROSENLUND PO BOX 7010
SHERIDAN WY 82801



FOR: DOWL
SHERIDAN, WYOMING

Prepared by Cannon Consulting LLC (307)752-0109