

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT hereinafter granted by BARKER BROS., INC., a Wyoming corporation, hereinafter called Grantor to the CITY OF SHERIDAN, Sheridan, Wyoming, hereinafter called Grantee;

WHEREAS, Grantor is the owner of all of the property hereinafter described in Exhibit "A"; and

WHEREAS, a portion of said lands containing approximately 17.25 acres, more or less, which has been platted by Grantor as the Sheridan Industrial Park Phase 1 to the City of Sheridan, has natural drainage onto other lands owned by Grantor which are not being developed by Grantor and are not part of Phase 1 of the Sheridan Industrial Park; and

WHEREAS, Grantee desires to assure the owners and purchasers of lots within Phase 1, the successors and assigns, the right to continued drainage from their lands; and

WHEREAS, Grantor is willing to grant a general drainage easement unto Grantee for the use and benefit of the purchasers of the lots within Phase 1 of said Sheridan Industrial Park, limited only by the right of Grantor to gather, collect and locate such drainage and transport it across its lands at any location or locations it deems desirable.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby grant and demise unto Grantee a drainage easement across all of the lands described in Exhibit "A", excepting only therefrom that portion of Exhibit "A" which has been platted as the Sheridan Industrial Park Phase 1 and which excepted portion is more particularly described as follows, to-wit:

A tract of land lying in the City of Sheridan, Section 23, Township 56 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Commencing at an iron T-rail, accepted as being the center of the NW $\frac{1}{4}$  of said Section 23, thence S 20° 22' 17" E, 2,832.05 feet to the point of beginning, that point being on the center section line of the SW $\frac{1}{4}$  of said Section 23; thence S 88° 55' 28" W along the center section line of said SW $\frac{1}{4}$  Section 23, 35.00 feet to a 5/8 inch rebar and aluminum cap on the westerly right-of-way of a 70.00 foot wide county road; thence S 88° 55' 28" W, along the center section of said SW $\frac{1}{4}$  Section 23, 527.74 feet to a point; thence N 0° 33' 44" W, 197.47 feet to a point of curve; thence along a simple curve to the right, said curve having a central angle of 2° 16' 22", a radius of 1070.00 feet, and an arc length of 42.44 feet to a point on curve; thence non-radial to said curve N 89° 47' 01" E, 171.00 feet to a point; thence N 0° 00' 21" E, 288.08 feet to a point; thence N 7° 54' 10" W, 356.38 feet to a point; thence N 9° 55' 04" W, 330.95 feet to a point; thence N 1° 16' 03" E, 226.06 feet to a point; thence N 12° 22' 39" E, 269.28 feet to a point; thence S 76° 16' 01" E, 405.00 feet to a point, said point being a 3 inch brass cap; thence S 72° 00' 02" E, 36.86 feet to an angle point in said county road; thence S 0° 17' 16" E along the centerline of said county road, 1,578.57 feet to a point on the center section line of the SW $\frac{1}{4}$  of said Section 23, the point of beginning this description, containing 17.25 acres, more or less.

Grantor hereby reserves unto itself, its successors and assigns, the absolute right to define by legal description specific easements at any locations it deems necessary to carry such drainage across its lands, provided adequate drainage is provided by Grantor to the purchasers of lots within said Phase 1. Neither Grantee, nor any of the successors in interest to lots within Phase 1, shall have the right to perpetual general drainage across all the lands described herein.

Dated this 7<sup>th</sup> day of July, 1980.

BARKER BROS., INC.

ATTEST:

By George J. Barker  
President

Robert H. Barker  
Secretary

STATE OF WYOMING )  
 ) ss  
County of Sheridan )

The foregoing Drainage Easement was acknowledged before me this 7<sup>th</sup> day of July, 1980 by George J. Barker, President of Barker Bros., Inc.

WITNESS my hand and official seal.

*John W. Husman*  
Notary Public

My Commission expires: My Commission expires June 1, 1982



Drainage Easement-Barker Bros./City of Sheridan

EXHIBIT "A"

A tract of land lying in Section 23, T56N, R84W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Commencing at an iron "T" rail, accepted as being the center of the NW quarter of said Section 23; thence N 89° 10'32" E along the center section line of said NW¼, 1,261.36 feet to a witness corner, a 3" brass cap on the westerly right-of-way of a 70 ft. wide county road; thence N 89° 10'32" E along said center section line 35.00 ft. to a point in the centerline of a county road, said point accepted as being the north center 1/16th of said Section 23; thence S 0°19'48" E along center section line of said Section 23, also along the centerline of a county road, 656.08 ft. to an angle point in the center of said county road, said point is witnessed by a 3" brass cap which bears N 71°58'04" W, a distance of 36.85 ft.; thence along the centerline of said county road, S 36°16'10" W, 544.44 ft. to an angle point in the center of said county road, said point is witnessed by a 3" brass cap which bears N 72°00'34" W, a distance of 36.86 ft.; thence S 0°17'16" E along the centerline of said county road, 1,578.57 ft. to a point on the center section line of the SW¼ of said Section 23; thence S 88°55'28" W, along the center section line of said SW¼, Section 23, 35.00 ft. to a 5/8" rebar and aluminum cap on the westerly right-of-way of said county road; thence S 88°55'28" W, along the center section line of said SW¼, Section 23, 596.92 ft., to a witness corner, a 5/8" rebar and aluminum cap; thence S 88°55'28" W along the center section line of said SW¼, Section 23, 20.04 ft. to a point in the centerline of Grin-nel Ditch; thence N 2°26'46" E, along the meanderings of the centerline of said ditch, 410.73 ft. to an angle point in the centerline of said ditch, said point is witnessed by a 3" brass cap which bears N 87°15'26" E a distance of 20.08 ft.; thence N 7°55'54" W along said ditch centerline, 282.25 ft. to an angle point, said point is witnessed by a 3" brass cap which bears N 75°51'29" E, a distance of 20.12 ft.; thence N 20°21'07" W along said ditch centerline, 95.15 ft. to an angle point, said point is witnessed by a 3" brass cap which bears N 74°58'30" E a distance of 20.09 ft.; thence N 9°41'53" W along said ditch centerline 458.79 ft. to an angle point, said point is witnessed by a 3" brass cap which bears N 83°43'47" E a distance of 20.04 ft.; thence N 2°50'32" W along said ditch centerline, 400.21 ft. to an angle point, said point is witnessed by a 3" brass cap which bears N 78°27'04" E, a distance of 20.23 ft.; thence N 20°16'49" W along said ditch centerline, 311.41 ft. to an angle point, said point is witnessed by a 3" brass cap which bears N 61°35'31" E a distance of 20.20 ft.; thence N 37°32'10" W along said ditch centerline 618.56 ft. to an angle point, said point is witnessed by a 3" brass cap which bears N 58°54'50" E a distance of 20.08 ft.; thence N 25°57'00" W along said ditch centerline, 280.39 ft. to a point on the center section line of the NW¼, Section 23; thence N 89°48'47" E along said center section line 22.21 ft. to a witness corner, a 3" brass cap, thence N 89°48'47" E along the center section line of the NW¼, Section 23, 402.88 ft. to the center of the NW¼, Section 23, an iron "T" rail, the point of beginning, containing 58.82 acres, more or less.