

RECORDED JULY 12, 1993 BK 359 PG 425 NO 142921 RONALD L. DAILEY, COUNTY CLERK

EASEMENT

Deed made this 8<sup>TH</sup> day of JUNE, 1993, by and between Sheridan Commercial Park, Inc., of Sheridan County, Wyoming, hereinafter referred to as "Grantor", and the SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD, a joint powers board existing under agreement between the County of Sheridan, Wyoming and the City of Sheridan, Wyoming, hereinafter referred to as "Grantee".

For and in consideration of One Dollar \$ 1.00, and other good and valuable consideration, Grantor conveys to Grantee an easement and right-of-way across and under the following-described real property, described as:

SEE EXHIBITS "A" AND "B"

for the purposes of surveying, constructing, installing, inspecting, operating, maintaining, repairing and replacing an underground water line, together with all appurtenances that may be necessary and convenient for the conveyance of water, together with the right of ingress and egress upon and across the real property of Grantor at reasonable places and routes for the aforesaid purposes. Grantee agrees to reshape, reseed and restore all areas disturbed during construction within the easement and right-of-way in a workmanlike manner.

This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

In witness whereof Grantor signs this Deed on the date above written.

SHERIDAN COMMERCIAL PARK, INC.

By: B. Bruff Waters

PRESIDENT

6/8/93



TREAS. SHERIDAN COMMERCIAL PARK, 6/8/93.

125

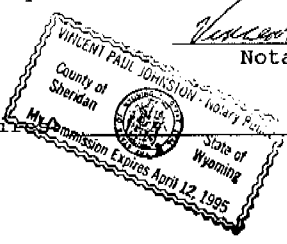
STATE OF WYOMING )  
                              : ss.  
County of Sheridan )

426

On this 8<sup>th</sup> day of JUNE, 1993, personally appeared before me, VINCENT PAUL JOHNSTON, a Notary Public within and for the aforesaid County and State, B. BRADFORD WATERS, being known to me to be the said B. BRADFORD WATERS, and after being duly sworn upon oath, did acknowledge that HE was the PRESIDENT of Sheridan Commercial Park, Inc., a Wyoming corporation, that the seal affixed hereto is the corporate seal of Sheridan Commercial Park, Inc., a Wyoming corporation, that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof, and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal.  
Vincent Paul Johnston  
Notary Public

My Commission Expires



**EXHIBIT "A"**

*A perpetual water line easement situated in SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:*

*Commencing at the southeast corner of said Section 35; thence N39°18'51"W, 589.56 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the north line of a tract of land described in Book 332 of Deeds, Page 456; thence N00°46'09"E, 423.51 feet to a point; thence S86°14'02"E, 128.23 feet to a point; thence S78°34'20"E, 144.90 feet to a point; thence N11°25'25"E, 20.00 feet to a point; thence N78°34'20"W, 24.96 feet to a point; thence N11°25'25"E, 25.00 feet to a point; thence N78°34'20"W, 20.00 feet to a point; thence S11°25'25"W, 25.00 feet to a point; thence N78°34'20"W, 101.27 feet to a point; thence N86°14'02"W, 130.91 feet to a point; thence N00°46'09"E, 18.15 feet to a point; thence N86°14'02"W, 44.83 feet to a point, said point lying on the east line of a tract of land described in Book 273 of Deeds, Page 85; thence S00°47'02"W, 36.00 feet along said east line to a point; thence S89°13'51"E, 25.08 feet to a point; thence S00°46'09"W, 283.63 feet to a point; thence N89°13'51"W, 25.15 feet to a point on said east line of a tract of land described in Book 273 of Deeds, Page 85; thence S00°47'02"W, 20.00 feet along said east line to a point; thence S89°13'51"E, 25.16 feet to a point; thence S00°46'09"W, 69.20 feet to a point; thence N89°13'51"W, 25.17 feet to a point, said point lying on the east line of a tract of land described in Book 214 of Deeds, Page 360; thence S00°47'02"W, 20.00 feet along said east line to a point; thence S89°13'51"E, 25.18 feet to a point; thence S00°46'09"W, 35.60 feet to a point on said north line of a tract of land described in Book 332 of Deeds, Page 456; thence N89°41'45"E, 20.00 feet along said north line to the POINT OF BEGINNING of said easement.*

*The above described easement contains 0.393 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.*

*Also a temporary construction easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:*

*Commencing at the southeast corner of said Section 35; thence N39°18'51"W, 589.56 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the north line of a tract of land described in Book 332 of Deeds, Page 456; thence N00°46'09"E, 423.51 feet to a point; thence S86°14'02"E, 128.23 feet to a point; thence S78°34'20"E, 144.90 feet to a point; thence N11°25'25"E, 20.00 feet to a point; thence N78°34'20"W, 24.96 feet to a point; thence N11°25'25"E, 15.00 feet to a point; thence S78°34'20"E, 34.96 feet to a point; thence S11°25'25"W, 50.00 feet to a point; thence N78°34'20"W, 153.89 feet to a point; thence N86°14'02"W, 111.42 feet to a point; thence S00°46'09"W, 407.43 feet to a point on said north line of a tract of land described in Book 332 of Deeds, Page 456; thence S89°41'45"W, 15.00 feet along said north line to the POINT OF BEGINNING of said easement.*

*Also a temporary construction easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:*

*Commencing at the southeast corner of said Section 35; thence N40°47'34"W, 602.35 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the north line of a tract of land described in Book 332 of deeds, Page 456; thence N00°46'09"E, 35.60 feet to a point; thence N89°13'51"W, 15.00 feet to a point; thence S00°46'09"W, 35.88 feet to a point on said north line of a tract of land described in Book 332 of Deeds, Page 456; thence N89°41'45"E, 15.00 feet along said north line to the POINT OF BEGINNING of said easement.*

(Exhibit "A" cont.)

Also a temporary construction easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence N37°30'52"W, 645.01 feet to the POINT OF BEGINNING of the herein described easement; thence N00°46'09"E, 69.20 feet to a point; thence N89°13'51"W, 15.00 feet to a point; thence S00°46'09"W, 69.20 feet to a point; thence S89°13'51"E, 15.00 feet to the POINT OF BEGINNING of said easement.

Also a temporary construction easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence N33°05'42"W, 717.16 feet to the POINT OF BEGINNING of the herein described easement; thence N00°46'09"E, 283.63 feet to a point; thence N89°13'51"W, 15.00 feet to a point; thence S00°46'09"W, 283.63 feet to a point; thence S89°13'51"E, 15.00 feet to the POINT OF BEGINNING of said easement.

Also a temporary construction easement situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said easement more particularly described as follows:

Commencing at the southeast corner of said Section 35; thence N22°14'24"W, 971.96 feet to the POINT OF BEGINNING of the herein described easement; thence S86°14'02"E, 130.91 feet to a point; thence S78°34'20"E, 101.27 feet to a point; thence N11°25'25"E, 15.00 feet to a point; thence N78°34'20"W, 102.28 feet to a point; thence N86°14'02"W, 132.70 feet to a point; thence S00°46'09"W, 15.02 feet to the POINT OF BEGINNING of said easement.

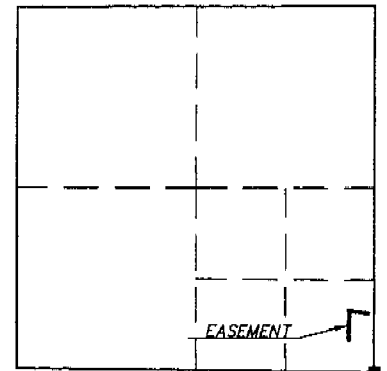
Said temporary construction easement contains 0.468 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

Basis of Bearings is Wyoming State Plane (East Central Zone).

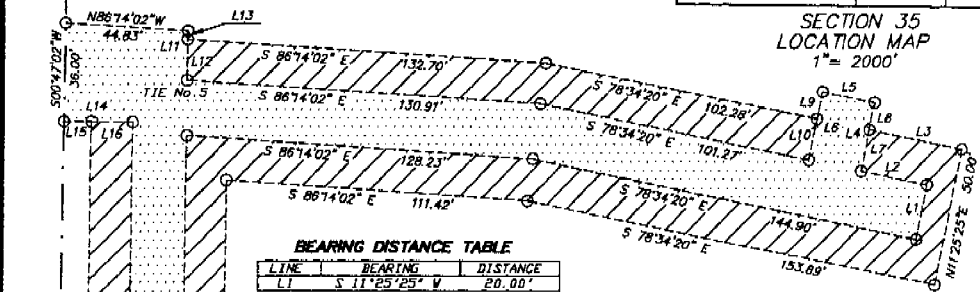
# EXHIBIT "B" WATERLINE EASEMENT

TOWNSHIP 56 NORTH

RANGE 84 WEST



SECTION 35  
LOCATION MAP  
1" = 2000'



BEARING DISTANCE TABLE

LINE	BEARING	DISTANCE
L1	S 11°25'25" W	20.00'
L2	S 78°34'20" E	24.96'
L3	N 78°34'20" W	34.96'
L4	N 11°25'25" E	25.00'
L5	S 78°34'20" E	20.00'
L6	N 11°25'25" E	25.00'
L7	N 11°25'25" E	15.00'
L8	N 11°25'25" E	10.00'
L9	S 11°25'25" W	10.00'
L10	S 11°25'25" W	15.00'
L11	N 00°46'09" E	16.15'
L12	N 00°46'09" E	15.00'
L13	N 00°46'09" E	3.13'
L14	S 89°13'51" E	25.00'
L15	S 89°13'51" E	10.00'
L16	S 89°13'51" E	15.00'
L17	N 89°13'51" W	25.15'
L18	N 89°13'51" W	15.00'
L19	S 00°47'02" W	20.00'
L20	S 89°13'51" E	25.16'
L21	S 89°13'51" E	15.00'
L22	N 89°13'51" W	25.17'
L23	N 89°13'51" W	15.00'
L24	S 00°47'02" W	20.00'
L25	S 89°13'51" E	25.18'
L26	S 89°13'51" E	15.00'
L27	N 00°46'09" E	35.60'
L28	N 00°46'09" E	35.60'

## LEGEND

- x — x — FENCE LINE
  - — — — — PROPERTY/ROW LINE
  - — — — — SECTION LINE
  - — — — — INTERIOR SECTION LINE
  - — — — — ROW LINE OF PROPOSED EASEMENT
  - FOUND 3-1/4" ALUMINUM CAP PER LS 2615
  - P.O.B./ANGLE PT OF EASEMENT
  - CALCULATED PROPERTY CORNER
  - FOUND RIGHT-OF-WAY MONUMENT
  - ○ NOTHING SET
- BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

TIES TO SE CORNER SECTION 35

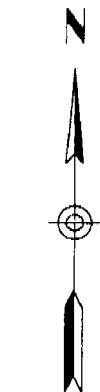
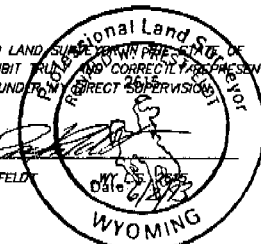
LINE	BEARING	DISTANCE
TIE No. 1	N 39°18'51" W	589.56'
TIE No. 2	N 40°47'34" W	602.35'
TIE No. 3	N 37°30'52" W	645.01'
TIE No. 4	N 33°05'42" W	717.16'
TIE No. 5	N 22°14'24" W	971.96'

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 88  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS EXHIBIT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. PRESTFELDT



SCALE: 1" = 50'

PREPARED BY: PRESTFELDT SURVEYING  
P.O. BOX 3082  
SHERIDAN, WY  
307-672-7415  
JN: 91040  
DF: SAMP\HKM\B7E40  
5/93

