

EASEMENT

Deed made this 30 day of March, 2001, by and between **Stanley R. Fauber, also known as Stanley Ray Fauber, also known as Stanley Fauber, and Patricia Ann Fauber, of 1231 15th Street, Sheridan, Wyoming 82801**, hereinafter referred to as "Grantor", and the Downer Neighborhood Improvement and Service District (DNISD) and the City of Sheridan, Wyoming, hereinafter referred to as "Grantees".

For and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, receipt of which is acknowledged, Grantor conveys and warrants 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, construction, installing, inspecting, operating, maintaining, repairing and replacing a sanitary sewer line and/or water line, together with all appurtenances that may be necessary and convenient for the lines, 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. Grantor's conveyances is solely for the purposes defined above for said sanitary sewer and/or water, and is not intended for use for any other purposes.

Grantee agrees to reshape, reseed and blend to the level of the adjacent property all areas disturbed by the construction within the easement and right-of-way in a workmanlike manner. Grantee shall also provide and maintain temporary fencing during the time of construction, if necessary.

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. If Grantee fails to construct said sanitary sewer line and/or water lines within a period of five (5) years from the date of execution of this Deed, this easement shall become null and void. Furthermore, said construction easement defined in Exhibits "A" and "B" shall be valid for a period of one (1) year from the date of the substantial completion of the construction of the embankment to allow for warranty repairs.

Grantor shall be held harmless from any legal actions or claims of any form that involve the easement conveyed by Grantor to Grantee, unless they are the result of the Grantor's sole negligence. Notwithstanding the above, Grantee does not waive any rights it may retain with respect to the Wyoming Governmental Claims Act.

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

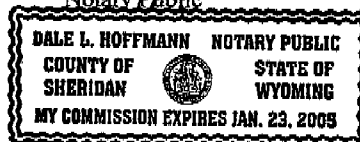
Stanley A. Fauber

Stanley A. Fauber

Patricia Ann Fauber

Patricia Ann FauberSTATE OF Wyoming)
COUNTY OF Sheridan) : ssThe foregoing instrument was acknowledged before me by Stanley a. Fauber this 30th day of March, 2001.

Witness my hand and official seal.

Dale L. Hoffmann
Notary PublicMy Commission Expires: Jan 23, 2005STATE OF Wyoming)
COUNTY OF Sheridan) : ssThe foregoing instrument was acknowledged before me by Patricia Ann Fauber this 30 day of March, 2001.

Witness my hand and official seal.

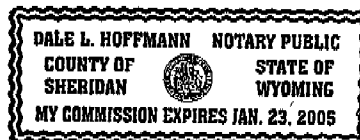
Dale L. Hoffmann
Notary PublicMy Commission Expires: Jan 23, 2005

EXHIBIT "A"

Re: Perpetual Sanitary Sewer Line Easement March 30, 2001

A perpetual sanitary sewer line easement being three (3) strips of land seven and one half (7.5) feet wide situated in Lots 9, 10, 11, 12, 14, and 15, Block 50, Lots 11, 12, 13, 14, 15, 16, 17, 18, and 20, Block 51, Lots 7, 8, 9, 10, 11, and 12, Block 52, all in Downers Addition to Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

The West seven and one half (7.5) feet of Lots 9, 10, 11, 12, 14, and 15, Block 50, of the Downers Addition to Sheridan County, Wyoming.

The West seven and one half (7.5) feet of Lots 11, 12, 13, 14, 15, 16, 17, 18, and 20, Block 51, of the Downers Addition to Sheridan County, Wyoming.

The West seven and one half (7.5) feet of Lots 7, 8, 9, 10, 11, and 12, Block 52, of the Downers Addition to Sheridan County, Wyoming.

Said sanitary sewer line easements contain 6,300 square feet of land more or less.

Re: Perpetual Water Line Easement February 15, 2001

A perpetual water line easement being three (3) strips of land seven and one half (7.5) feet wide situated in Lots 1, 2, 3, 4, 5, 6, and 8, Block 50, Lots 1, 3, 4, 5, 6, 7, 8, 9, and 10, Block 51, and Lots 2, 3, 4, 5, Block 52, all in Downers Addition to Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easements being more particularly described as follows:

The East seven and one half (7.5) feet of Lots 1, 2, 3, 4, 5, 6, and 8, Block 50, of the Downers Addition to Sheridan County, Wyoming.

The East seven and one half (7.5) feet of Lots 1, 3, 4, 5, 6, 7, 8, 9, and 10, Block 51, of the Downers Addition to Sheridan County, Wyoming.

The East seven and one half (7.5) feet of Lots 2, 3, 4, and 5, Block 52, of the Downers Addition to Sheridan County, Wyoming.

Said water line easements contain 6,075 square feet of land more or less.

Re: Temporary Construction Easement February 15, 2001

A temporary construction easement being five (5) strips of land ten (10) feet wide situated in Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, and 15, Block 50; Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 20, Block 51; Lots 7, 8, 9, 10, 11, and 12, Block 52, all in Downers Addition to Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easements being more particularly described as follows:

The West ten (10) feet of the East seventeen and one half (17.5) feet of Lots 1, 2, 3, 4, 5, 6, and 8, Block 50 of the Downers Addition to Sheridan County, Wyoming.

The East ten (10) feet of the West seventeen and one half (17.5) feet of Lots 9, 10, 11, 12, 14, and 15, Block 50 of the Downers Addition to Sheridan County, Wyoming.

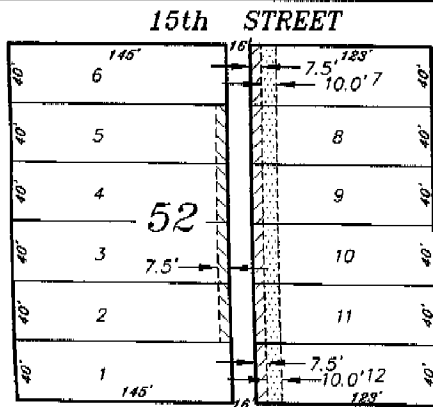
The West ten (10) feet of the East seventeen and one half (17.5) feet of Lots 1, 3, 4, 5, 6, 7, 8, 9, and 10, Block 51 of the Downers Addition to Sheridan County, Wyoming.

The East ten (10) feet of the West seventeen and one half (17.5) feet of Lots 11, 12, 13, 14, 15, 16, 17, 18, and 20, Block 51 of the Downers Addition to Sheridan County, Wyoming.

The East ten (10) feet of the West seventeen and one half (17.5) feet of Lots 7, 8, 9, 10, 11, and 12, Block 52 of the Downers Addition to Sheridan County, Wyoming.

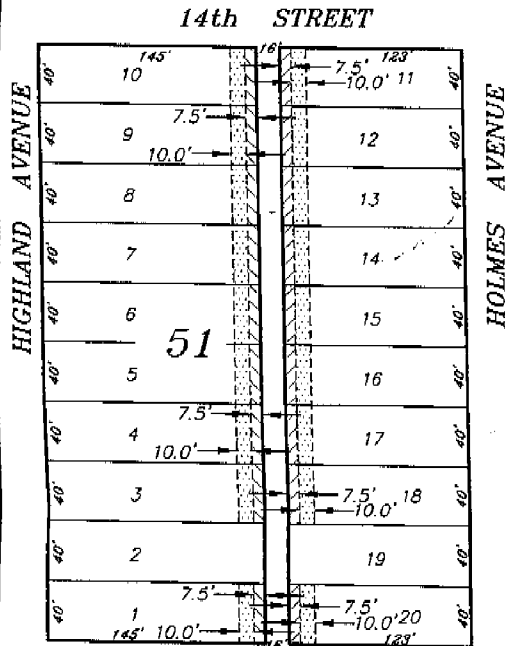
Said temporary construction easements contains 14,900 square feet of land more or less, and will become null and void at the time the project contractor's one year contractual warranty expires.

EXHIBIT "B"

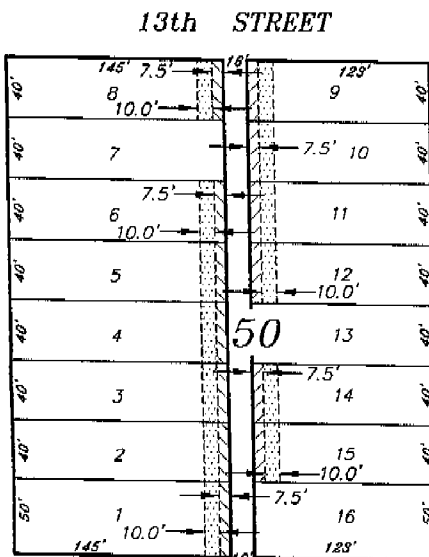


LEGEND:

- LOT/BLOCK LINE
 - - - - - SANITARY SEWER/WATER/CONSTRUCTION EASEMENT LINE
 7.5' SANITARY SEWER LINE EASEMENT
 7.5' WATER LINE EASEMENT
 10.0' TEMPORARY CONSTRUCTION EASEMENT
 ALL LOT DIMENSIONS ARE RECORD AS SHOWN ON THE MAP OF DOWNERS ADDITION TO SHERIDAN WYOMING, DATED OCTOBER 1912.



SCALE: 1"=100'

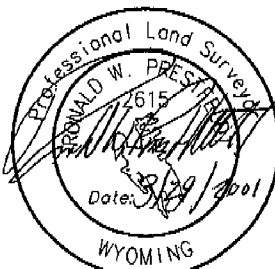


12th STREET

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
 COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT 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.



PRESTFELDT
 SURVEYING

PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000
 JN: 99126
 DN: 99/99126S50.E3
 MARCH 30, 2001

"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"