

SANITARY SEWER EASEMENT

Country Club Estates LLC, a Wyoming limited liability company, ("Grantor"), for and in consideration of the sum of Thirty Five Thousand and NO/100 Dollars (\$35,000.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant a sanitary sewer easement across that Twenty Foot (20') wide strip of land more specifically described on **Exhibit "A"** and shown on **Exhibit "B"**, both of which are attached hereto and incorporated herein (herein the "Easement Route"), as follows:

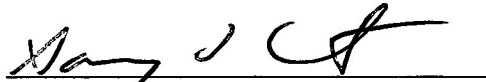
Grant of Easement For Benefit of Dominant Parcels. The Grantor grants this easement across said Easement Route to and for the benefit of the property known as Block 4 and Block 5 of Sheridan Links P.U.D., as described by that Plat recorded in the Sheridan County Clerk's office in Book S of Plats at Page 143.

Intent and Purpose of Easement. Grantor's intent and purpose by this grant is to provide the non-exclusive right of access over and across the Easement Route for access to, and the installation, maintenance, repair and replacement, of municipal sewer line and related underground appurtenances to and for the benefit of connecting Blocks 4 and 5 of Sheridan Links P.U.D. to Long Drive.

Neither Grantor, nor its successors, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. None of the costs associated with the installation, maintenance or repair of any sewer within the Easement Route shall be borne by Grantor. This easement shall run with the land.

Provided Further, in the event the City of Sheridan wishes to locate a pedestrian walking path over and across the Easement Route to connect Long Drive to Sheridan Links PUD, Grantor agrees to sell a pathway easement at a fair market value determined by Grantor so long as Grantor shall not be required to pay any portion of the cost of such pathway and Grantor has no liability for any users thereof.

DATED this 20th day of August, 2013.



By: Gary Carter
Title: Manager/Member

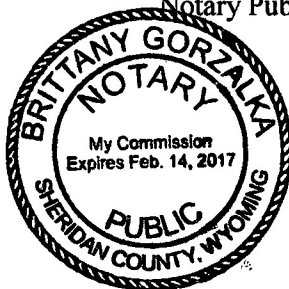
STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged to before me on August 20th, 2013, by Gary Carter of Country Club Estates, a Wyoming LLC

WITNESS my hand and official seal.

My Commission expires

Notary Public



2013-707202 8/22/2013 10:40 AM PAGE:1 OF 3
BOOK: 542 PAGE: 428 FEES: \$18.00 KA EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owners: Country Club Estates, LLC
May 31, 2013

Re: 20.0' Sanitary Sewer Line Easement

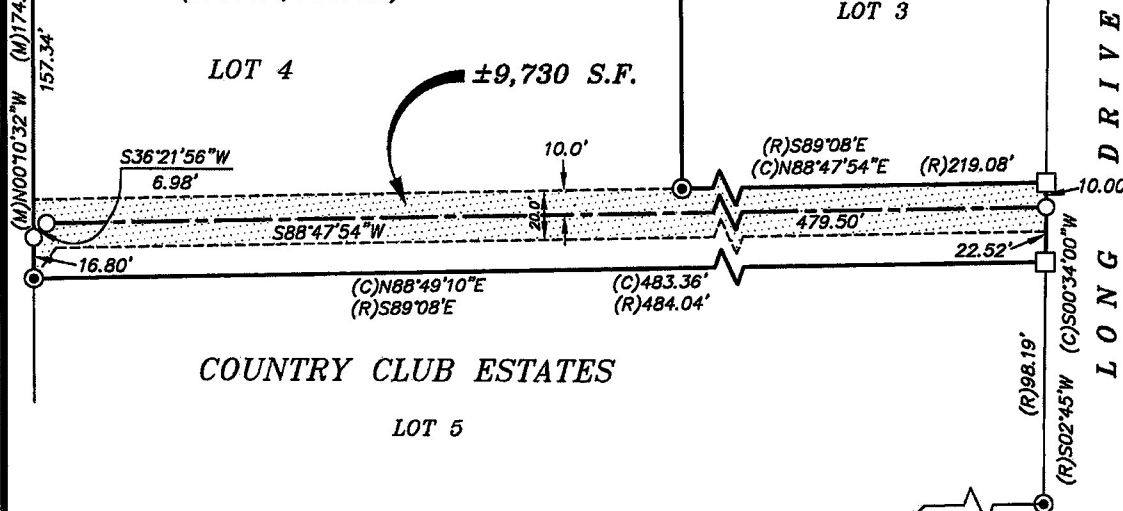
A sanitary sewer line easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in Lot 4, Country Club Estates, City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Lot 4; thence S00°34'00"W, 10.00 feet along the west line of Long Drive and the east line of said Lot 4 to the **POINT OF BEGINNING** of said easement; thence S88°47'54"W, 479.50 feet along said centerline to a point; thence S36°21'56"W, 6.98 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of said Lot 4, and being N00°10'32"W, 16.80 feet from the southwest corner of said Lot 4 (Monumented with a 5/8" rebar). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said sanitary sewer line easement contains 9,730 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"

RECORD OWNER:
COUNTRY CLUB ESTATES, LLC
(BOOK 378, PAGE 382)



COUNTRY CLUB ESTATES

LOT 5

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PE&LS 3159
- FOUND 5/8" REBAR
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY/LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE OF 20.0' SANITARY SEWER LINE EASEMENT



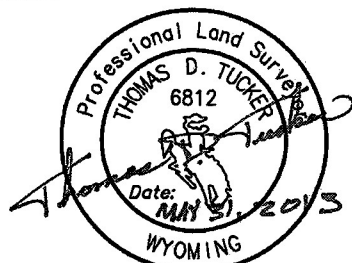
SCALE: 1"=60'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

I, THOMAS D. TUCKER, 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.



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

EXHIBIT "B"

20.0' SANITARY SEWER LINE EASEMENT

CLIENT: RIDGEPOINT CONSULTING, LLC
LOCATION: LOT 4, COUNTRY CLUB ESTATES, CITY
OF SHERIDAN, SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2013-006
DN: 2013-006E
PF: T2013-006
MAY 31, 2013

NO. 2013-707202 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

2013-707202 8/22/2013 10:40 AM PAGE:3 OF 3
BOOK: 542 PAGE: 430 FEES: \$18.00 KA EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK