

Deed made this 11TH day of OCTOBER, 1994, by
and between E.P.B. Partnership, ~~a~~ general partnership in
the State of Wyoming
hereinafter referred to as "Grantor", and the SHERIDAN AREA WATER
SUPPLY JOINT POWERS BOARD and the CITY OF SHERIDAN, WYOMING,
hereinafter referred to jointly as "Grantees".

For and in consideration of One thousand seven hundred seventeen & 84/100
Dollars \$ 1,717.84, and other good and valuable consideration,
receipt which is hereby acknowledged, Grantor conveys to Grantees
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. Grantees agree 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.

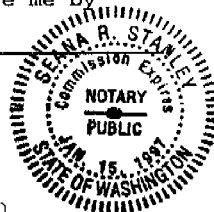
In witness whereof Grantor signs this Deed on the date above
written.

Albert W. Wampler

Ed L. McIntyre

STATE OF Washington) 484
County of King) :ss.

The foregoing instrument was acknowledged before me by
Albert H. Waterpaugh
this 12th day of October,
1994.



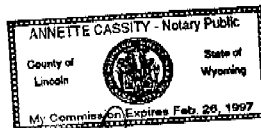
Witness my hand and official seal.

Scana R. Stanley
Notary Public

My Commission Expires: January 15, 1997.

STATE OF Wyo.)
County of Lincoln) :ss.

The foregoing instrument was acknowledged before me by
Edward L. McIntyre
this 19th day of October,
1994.



Witness my hand and official seal.

Annette Cassity
Notary Public

My Commission Expires: _____.

STATE OF _____)
County of _____) :ss.

The foregoing instrument was acknowledged before me by
this _____ day of _____,
19____.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____.

EXHIBIT "A"

A perpetual water line easement situated in Lot 1, Block 2 of the Valley Park Addition to the City of Sheridan, Sheridan County, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, 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 perpetual water line easement more particularly described as follows:

Beginning at the northeast corner of said Lot 1, Block 2, said point being S75°40'51"E, 826.41 feet from the northwest corner of said Section 25; thence S00°31'37"E, 21.03 feet along the east line of said Lot 1, Block 2 to a point; thence S71°26'43"W, 191.28 feet to a point; thence S64°51'51"W, 161.36 feet to a point; thence S71°19'00"W, 289.35 feet to a point; thence N63°00'00"W, 54.83 feet to a point, said point lying on the southerly right of way line of State Highway No. 336 and the north line of said Lot 1, Block 2; thence N71°26'43"E, 28.01 feet along said southerly right of way line and north line of Lot 1, Block 2 to a point; thence S63°00'00"E, 26.79 feet to a point; thence N71°19'00"E, 279.80 feet to a point; thence N64°51'51"E, 161.38 feet to a point, said point lying on said southerly right of way line of State Highway No. 336 and north line of Lot 1, Block 2; thence N71°26'43"E, 198.94 feet along said southerly right of way line and north line of Lot 1, Block 2 to the POINT OF BEGINNING of said easement.

The above described perpetual water line easement contains 0.313 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

In addition, a temporary construction easement situated in Lot 1, Block 2 of the Valley Park Addition to the City of Sheridan, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, 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 temporary construction easement more particularly described as follows:

Commencing at the northeast corner of said Lot 1, Block 2; thence S71°26'43"W, 198.94 feet along the north line of said Lot 1, Block 2 and the southerly right of line of State Highway No. 336 to the POINT OF BEGINNING of the herein described easement; thence S64°51'51"W, 161.38 feet to a point; thence S71°19'00"W, 279.80 feet to a point; thence N63°00'00"W, 26.79 feet to a point, said point lying on said north line of Lot 1, Block 2 and southerly right of line of said State Highway No. 336; thence N71°26'43"E, 458.87 feet along said north line of Lot 1, Block 2 and southerly right of line of said State Highway No. 336 to the POINT OF BEGINNING of said easement.

In addition, a temporary construction easement situated in Lot 1, Block 2 of the Valley Park Addition to the City of Sheridan, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, 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 temporary construction easement more particularly described as follows:

Commencing at the northeast corner of said Lot 1, Block 2; thence S00°31'37"E, 21.03 feet along the east line of said Lot 1, Block 2 to the POINT OF BEGINNING of the herein described easement; thence S00°31'37"E, 52.58 feet along said east line to a point; thence S71°26'43"W, 172.14 feet to a point; thence S64°51'51"W, 161.30 feet to a point; thence S71°19'00"W, 313.23 feet to a point; thence N63°00'00"W, 64.96 feet to a point, said point lying on the west line of said Lot 1, Block 2 and the easterly right of way line of Valley View Drive; thence N18°34'33"W, 42.81 feet along said west line of Lot 1, Block 2 and the easterly right of way line of Valley View Drive to a point, said point being the northwest corner of said Lot 1, Block 2 and lying on the southerly right of way line of State Highway No. 336; thence N71°26'43"E, 28.06 feet along the north line of said Lot 1, Block 2 and said southerly right of way line of State Highway No. 336 to a point; thence S63°00'00"E, 54.83 feet to a point; thence N71°19'00"E, 289.35 feet to a point; thence N64°51'51"E, 161.36 feet to a point; thence N71°26'43"E, 191.28 feet to the POINT OF BEGINNING of said easement.

Said temporary construction easements contain 0.981 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

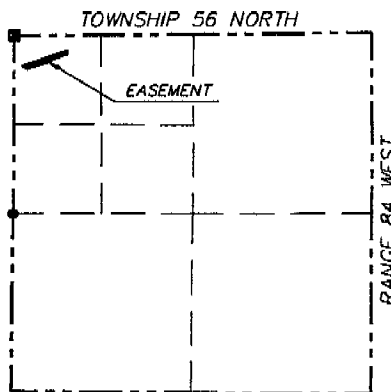
Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

WATERLINE EASEMENT



SCALE: 1"=100'

SECTION 25
LOCATION MAP

SCALE: 1"=2000'

23 | 24
26 | 25

NW1/4NW1/4

STATE HIGHWAY NO. 336

VALLEY PARK ADDITION
LOT 1, BLOCK 2

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 2815
- P.O.B./ANGLE PT OF EASEMENT
- CALCULATED PROPERTY CORNER
- FOUND #5 REBAR
- ⊙ FOUND 3" BRASS CAP UNMARKED
- ⊞ FOUND 3" BRASS CAP PER LS 5603
- ○ NOTHING SET
- (R) RECORD
- (M) MEASURED

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

- PERPETUAL WATER LINE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

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 CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. PRESTFELDT WY L.S. 2615



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000
JN: 91040
DN: SAMP/HKM/DP02
JULY, 1994