

GRANT OF EASEMENT

This Grant of Easement ("Easement"), effective this 28th day of Feb., 2025, from **Mark Andrew Kramer**, the duly appointed Personal Representative of the Estate of Mary Joan Kramer (District Court, Fourth Judicial District, Sheridan County, Wyoming: 2024-CV-0000289), as Grantor, whose address is 3460 Big Horn Avenue, Sheridan, Wyoming 82801, and **Sheridan County, Wyoming** as Grantee, whose address is 224 S. Main Street, Sheridan, WY 82801.

For and in consideration of ten dollars (\$10.00 US) and other good and valuable consideration bargained for and exchanged, Grantor conveys and warrants to Grantee a **water pipeline easement** across and under the following-described real property:

SEE ATTACHED EXHIBITS "A" AND "B".

Grantor grants to Grantee, its employees, agents, contractors and assigns the right of entry upon and use of the property described and shown on the exhibits for the purposes of surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping, repairing, and replacing water pipelines and appurtenances as may be necessary or convenient. This Easement includes the right of ingress and egress upon and across real property of Grantor at reasonable places and routes as designated by Grantor for aforesaid purposes. The use of this Easement is not intended for other purposes.

The term of the Easement shall be perpetual.

Grantee's use of the Easement is subject to the following:

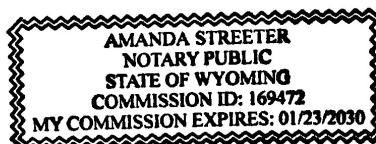
1. Reclamation. Within one (1) week after the disturbance, weather permitting, Grantee will reclaim and restore to its original condition all areas and improvements disturbed by Grantee. This obligation to reclaim and restore shall apply each time the area is disturbed by Grantee's operations. Grantee shall correct any deficiencies to the satisfaction of Grantor within the time period agreed to by both parties.
2. Nonexclusive Use. This Easement is nonexclusive and shall not preclude Grantor from using the area or from granting the right to other persons and parties to use the area; provided, however, such use will not unreasonably interfere with Grantee's use of the area. Permanent improvements that would hinder future access to the water pipeline cannot be constructed over this Easement, but otherwise land use may be similar to current use.
3. Binding Effect. This Easement shall run with the land.

In witness whereof Grantor signs this Grant of Easement on the date above written.

GRANTOR

M. Kramer

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)



The foregoing instrument was acknowledged before me by mark Andrew Kramer
28th this day of Feb.
2025

Witness my hand and official seal.

Amanda Streeter
Notary Public

My Commission Expires: 01/23/2030

**LEGAL DESCRIPTION
EXHIBIT "A"**

April 12, 2024
Record Owner: Sheridan County

Re: Access & Irrigation Pipeline Easement

An access and irrigation pipeline easement situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 55 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 being more particularly described as follows:

Commencing at the east quarter corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 529); thence N00°28'09"W, 30.00 feet along the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement, said point lying on the north right-of-way line of Upper Road (AKA County Road No. 113); thence S88°47'55"W, 34.56 feet along said north right-of-way line of Upper Road (AKA County Road No. 113) to a point, said point being the northwest corner of said Upper Road (AKA County Road No. 113); thence, continue S88°47'55"W, 4.27 feet to a point, said point lying on the east line of an Underground Gas & Electric Line Easement described in Document Number 2024-789986; thence N06°14'59"W, 327.18 feet along said east line of said Underground Gas & Electric Line Easement described in Document Number 2024-789986 to a point; thence N89°31'51"E, 71.78 feet to a point, said point lying on said east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S00°28'09"E, 325.02 feet along said east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement.

Said access and irrigation pipeline easement contains 17,991 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



2025-797611 2/28/2025 1:21 PM PAGE: 2 OF 3

FEES: \$0.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**2025-797611**

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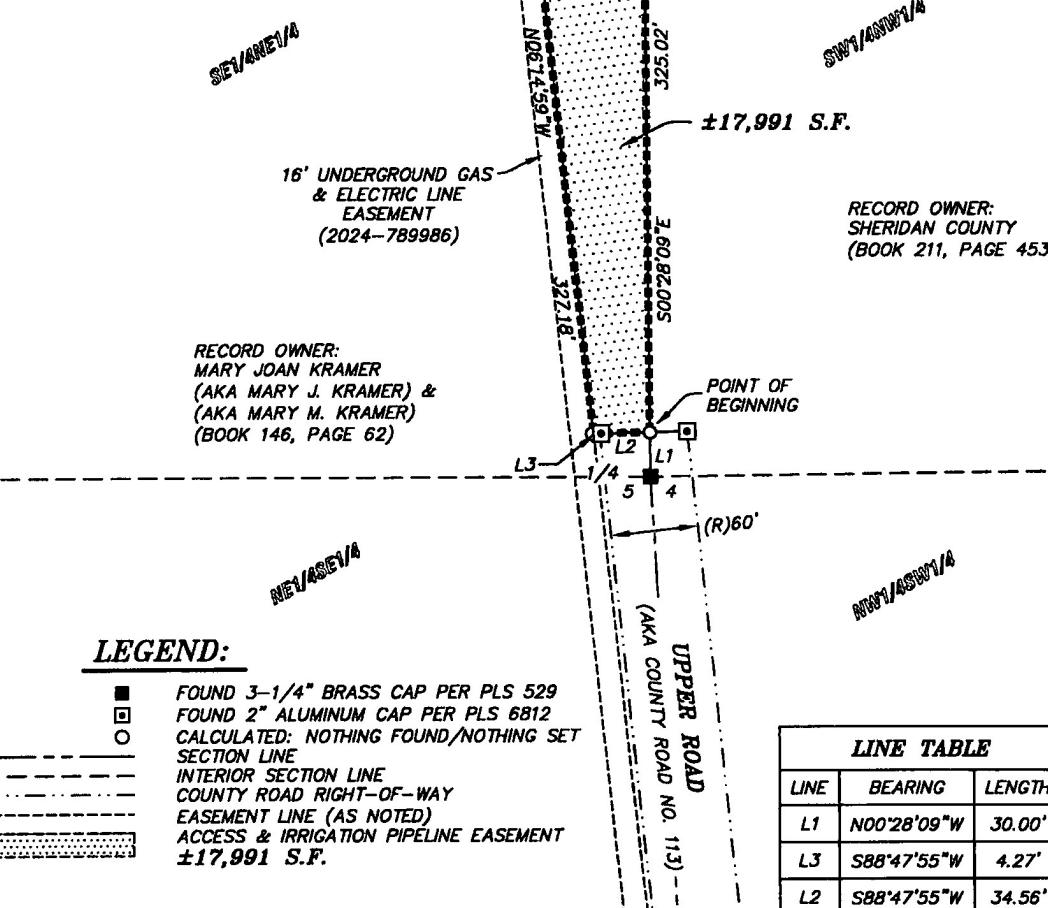
FEES: \$0.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

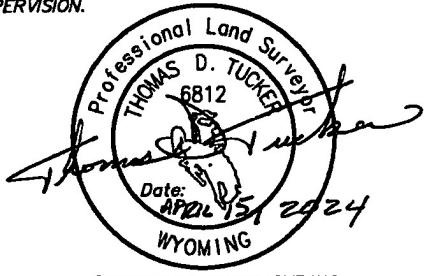
NO. 2025-797611 EASEMENTEDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY AIRPORT ROBERT GILL
SHERIDAN WY 82801

SCALE: 1"=100'
 BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
 DAP: 1.000235
 DISTANCES ARE SURFACE

32 33
 5 4
 T56N
 T55N

**SURVEYOR'S CERTIFICATE**STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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"**ACCESS & IRRIGATION PIPELINE EASEMENT**

CLIENT: SHERIDAN COUNTY AIRPORT

LOCATION: SE1/4NE1/4, TOWNSHIP 55 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

2340 WETLANDS DR., SUITE 100
 SHERIDAN, WY 82801
 307-672-7415

JN: 2024-028 SJ: 1
 DN: 2024-028-ESMT
 TAB: ESMT
 PF: T2024-028
 REVIEWED BY: JSP-CT
 APRIL 15, 2024