

## GRANT OF EASEMENT

This Grant of Easement ("Easement"), effective this 28<sup>th</sup> 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:

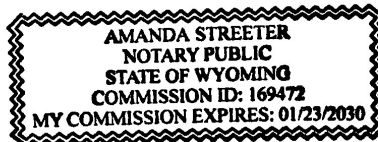
1. Reclamation. Within one (1) week after the disturbance, weather permitting, Grantee will reclaim and restore to its original condition all areas and improvements disturbed by Grantee. This obligation to reclaim and restore shall apply each time the area is disturbed by Grantee's operations. Grantee 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 )  
 )     §§  
COUNTY OF SHERIDAN )



The foregoing instrument was acknowledged before me by Mark Andrew Kramer  
28<sup>th</sup> 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**

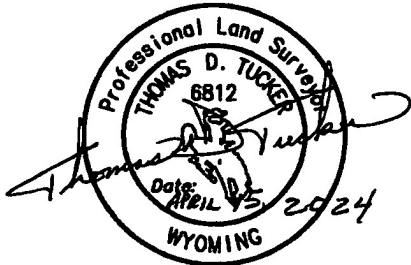
An access and irrigation pipeline easement situated in the SE¼NE¼ of Section 5, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the east quarter corner of said Section 5 (Monumented with a 3¼" Aluminum Cap per PLS 529); thence N00°28'09"W, 30.00 feet along the east line of said SE¼NE¼ 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 SE¼NE¼; thence S00°28'09"E, 325.02 feet along said east line of said SE¼NE¼ 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



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)  
DAF: 1.000235  
DISTANCES ARE SURFACE

SE1/4NE1/4

16' UNDERGROUND GAS  
& ELECTRIC LINE  
EASEMENT  
(2024-789986)

RECORD OWNER:  
MARY JOAN KRAMER  
(AKA MARY J. KRAMER) &  
(AKA MARY M. KRAMER)  
(BOOK 146, PAGE 62)

NE1/4SE1/4

### LEGEND:

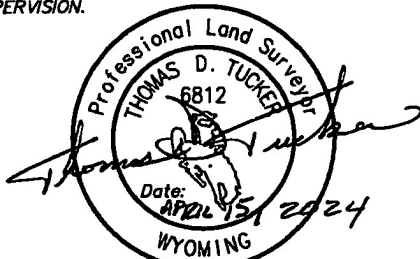


FOUND 3-1/4" BRASS CAP PER PLS 529  
FOUND 2" ALUMINUM CAP PER PLS 6812  
CALCULATED: NOTHING FOUND/NOTHING SET  
SECTION LINE  
INTERIOR SECTION LINE  
COUNTY ROAD RIGHT-OF-WAY  
EASEMENT LINE (AS NOTED)  
ACCESS & IRRIGATION PIPELINE EASEMENT  
±17,991 S.F.

### 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"

32 33  
5 4  
T56N  
T55N

103.30  
3.6082.005

71.78'  
N89°31'51"E

N89°31'51"E

325.02  
3.6082.005

±17,991 S.F.

RECORD OWNER:  
SHERIDAN COUNTY  
(BOOK 211, PAGE 453)

POINT OF  
BEGINNING

L3

L2

L1

1/4

5

4

(R)60'

UPPER ROAD  
(AKA COUNTY ROAD NO. 113)

SW1/4SW1/4

### LINE TABLE

LINE	BEARING	LENGTH
L1	N00°28'09"W	30.00'
L3	S88°47'55"W	4.27'
L2	S88°47'55"W	34.56'

### 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 S.J: 1  
DN: 2024-028-ESMT  
TAB: ESMT  
PF: T2024-028  
REVIEWED BY: JSP-CT  
APRIL 15, 2024

2025-797611 2/28/2025 1:21 PM PAGE: 3 OF 3  
FEES: \$0.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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