

GRANT OF UTILITY EASEMENT

John Kiramis and Susan Kiramis, husband and wife, GRANTORS, of Sheridan County, Wyoming, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, do hereby grant and warrant to Ernest W. Schmidt and Carola W. Schmidt, husband and wife, GRANTEES, and their heirs, successors and assigns, an easement over and across Grantors' real property, described as follows, for the purposes set forth hereafter:

an easement route ten (10) feet wide, being five (5) feet each side of the following described centerline situated in Lots 6 and 7, Tracts 1 and 2, Block 3, Grand View Addition as shown on the Record of Survey filed in Drawer A, Plat Number 217 to the City of Sheridan, Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the northeast corner of said Block 3; thence S00°16'37"W, 50.00 feet along the east line of said Block 3 to the POINT OF BEGINNING of said easement; thence S72°38'51"W, 48.93 feet to a point; thence S88°58'33"W, 64.13 feet to a point; thence S71°07'48"W, 21.15 feet to the POINT OF TERMINUS of said easement, said point lying on the easterly line of said Tract 1, being S21°56'23"W, 39.47 feet and S00°26'24"W, 36.54 feet from the northeast corner of said Tract 1.

Said easement containing 1,342.1 square feet of land more or less.
Basis of Bearings is Wyoming State Plane (East Central Zone).

Said easement is further shown and designated on Exhibit "A", which is attached hereto and incorporated herein, as that shaded area labeled as "Easement 3".

A sanitary sewer utility pipeline is currently constructed within said easement. The purpose of this Grant Of Easement is to provide Grantees, their heirs, successors and assigns the right to continue the sanitary sewer utility pipeline that benefits Grantees' property across Grantors' said property, and to further provide Grantees, and their agents, the nonexclusive right to repair, maintain, construct and reconstruct said pipeline in said location; provided that in so doing, Grantees shall negotiate a reasonable repair timeline with Grantors and reasonably repair any damages caused to Grantors' property returning it to the same condition as prior to the damage.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of April, 2003.



John Kiramis



Susan Kiramis

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

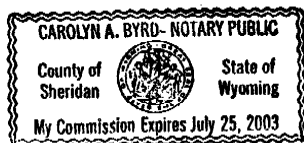
The above and foregoing GRANT OF EASEMENT was acknowledged before me by John Kiramis and Susan Kiramis, husband and wife this 28th day of April, 2003.

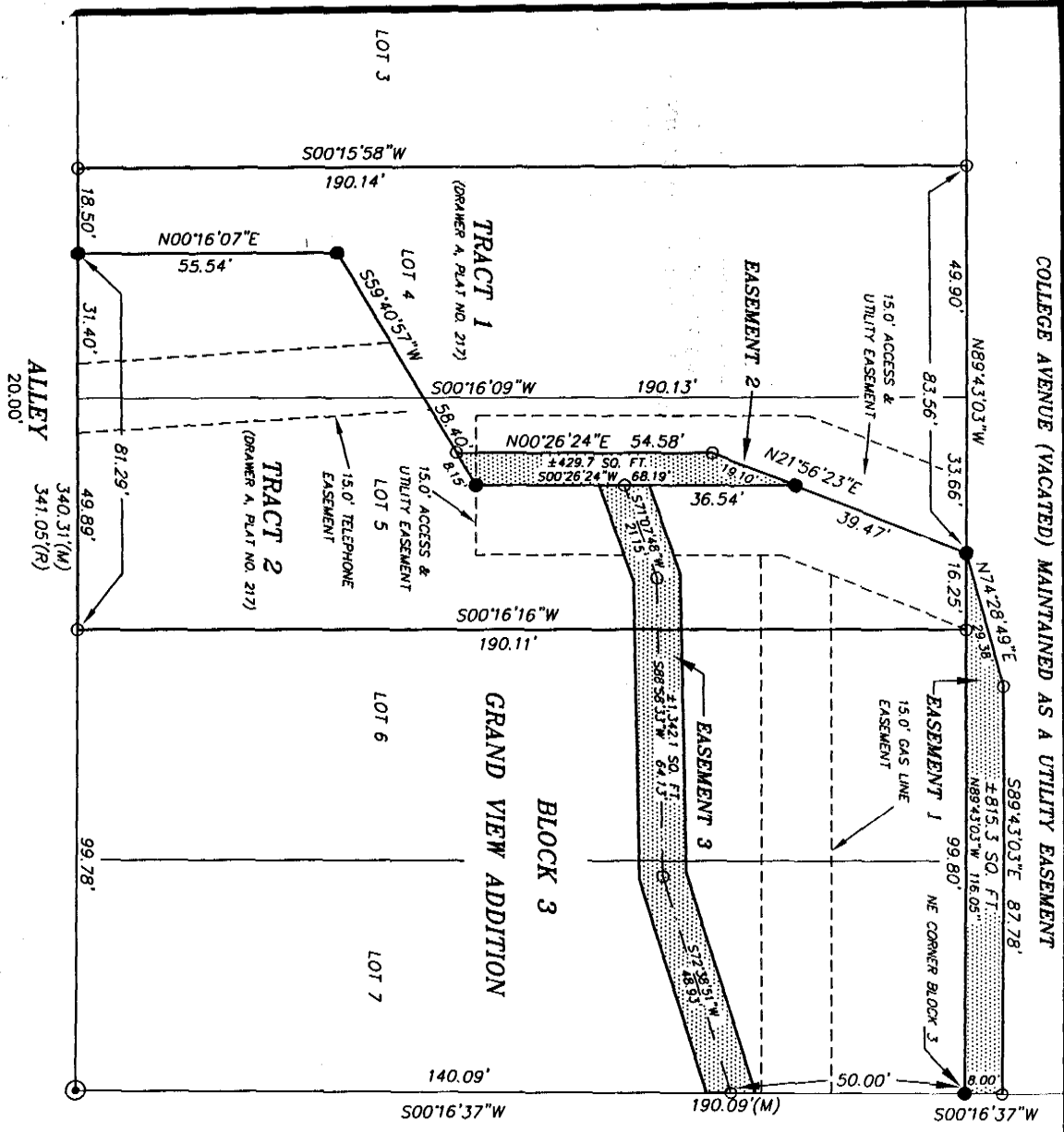
WITNESS my hand and official seal.



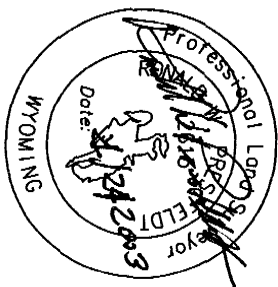
NOTARY PUBLIC

My Commission expires: 7-25-03





JEFFERSON STREET 80.00'(R)

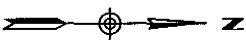


CLIENT: ERNIE SCHMIDT
610 SOUTH JEFFERSON
SHERIDAN, WY. 82801

LOCATION: LOTS 4 & 5, BLOCK 3, GRAND VIEW
ADDITION, SHERIDAN COUNTY, WYOMING.

EXHIBIT "B"

SCALE: 1"=30'
BASIS OF BEARINGS IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)



- FOUND PLASTIC CAP PER LS 520
- FD/RESET 1 1/2" ALUMINUM CAP PER LS 2615
- NOTHING FOUND/NOTHING SET
- CENTERLINE OF SANITARY SEWER EASEMENT
- EXISTING EASEMENTS (DRAUER A, PLAT NO. 217)
- PROPOSED EASEMENTS

LEGEND

RESTFELDT
SURVEYING

P.O. BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

AK: 98076
DN: 98076/545
APRIL 21, 2003