

RECORDED MARCH 23, 1977 BK 221 PG 212 NO. 705369 MARGARET LEWIS, COUNTY CLERK

E A S E M E N T

ERMAN E. HLADKY and LULU M. HLADKY, Grantors of Sheridan County, and State of Wyoming, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, convey and warrant to ODEAN B. GROFF, of Sheridan, Wyoming, Grantee, an easement six (6) feet in width for the purpose of installing, repairing, maintaining, altering and operating a sewer line in, upon, over, across and under the hereinafter described real property, which said easement is not to exceed six (6) feet in width along the south boundary of the following described real property situate in Sheridan, Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State, to-wit:

Lot 11 of Block 5, Third Vale Avoca Place, an Addition to the Town, now City of Sheridan, Wyoming.

This easement is for the benefit of and appurtenant to that land, or any portion thereof, in the County of Sheridan, State of Wyoming, described as follows:

The East 100 feet of the South 10 feet of Lot 7, and the East 100 feet of Lot 8, Block 2 of Smyth's Addition to the Town, now City of Sheridan, Wyoming.

Grantee, for himself, his heirs, and assigns, covenants with Grantors, their heirs, and assigns, that Grantee, from time to time, and at all times hereafter, at his own cost and expense, will repair and maintain, in a proper substantial, and workmanlike manner, the above-described easement.

The Grantee agrees further, as a part of the consideration of this conveyance that Grantee shall so maintain and operate the easement herein granted in such a manner that the use thereof will in no way hinder or prevent the proper and reasonable use and enjoyment of Grantors, including cultivation of the property through which the easement is hereby granted.

IN WITNESS WHEREOF, we have hereto set our hands this
17th day of March, 1977.

Erman E. Hladky
Erman E. Hladky

Lulu M. Hladky
Lulu M. Hladky

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me by
Erman E. Hladky and Lulu M. Hladky, husband and wife, this 17th
day of March, 1977.

Witness my hand and official seal.



Alice Case
Notary Public

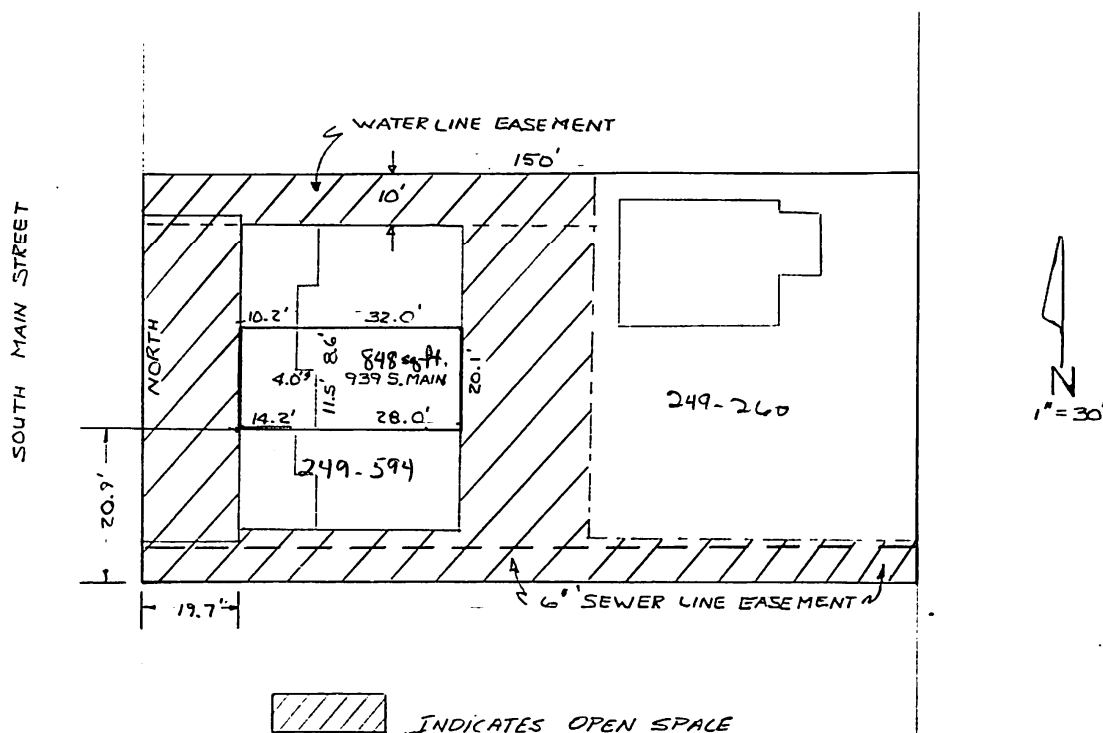
My Commission expires: December 9, 1979

SURVEYOR'S CERTIFICATE

I, Wayne Rosendahl, a duly licensed surveyor, in the State of Wyoming, hereby certify that I have personally examined and surveyed the parcel of land described as follows:

939 South Main

Being a portion of Lots 11 and 12 of Block 5 of Third Vale Avoca Place of the City of Sheridan, Wyoming, more particularly described as follows; beginning at a point which lies 29.9 ft. North of and 19.7 ft. East of the SW corner of Lot 11 of Block 5 of said Third Vale Avoca Place, thence North 20.1 ft., thence East 42.2 ft., thence South 20.1 ft., thence West 42.2 ft. to the point of beginning and containing 848 square feet more or less.



939 South Main, this property being situated on the East side of said street.

This property is located 100.9 feet in a Northerly direction from Colorado Street, this being the nearest intersecting street.

I further certify as follows:

1. The building and garage situated upon the above-described property are/are not wholly within the boundary lines of the above described property.
2. The driveway lies within the said boundary lines.
3. No side line of the building is less than NA feet from any of the said boundary lines.
4. The building line restrictions have not been violated.
5. The front wall of the building is 29.9 feet from the front lot lines.
6. This house is not in the flood plain as designated by HUD.
7. There are no encroachments of buildings of adjacent property on said property.

Date: March 31, 1980

Wayne Rosendahl
Wyoming L.S. No. 580