



**SEWER LINE RIGHT OF WAY**

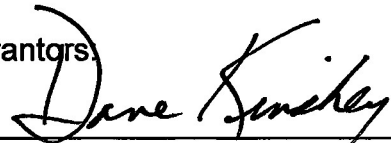

This conveyance is made effective the 9 day of August, 2012, by and between City of Sheridan, Wyoming (hereinafter collectively referred to as "Grantors") and the City of Sheridan, Wyoming (hereinafter referred to as "Grantee"). For and in consideration of good and valuable consideration whose receipt is acknowledged, Grantors hereby grant, convey and dedicate in favor of Grantee a dedicated right-of-way over, across and under the following-described real property, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

SEE ATTACHED EXHIBITS "A" and "B"  
(referred to hereafter as the "property" or the "easement route")

Grantor does hereby grant to Grantee, its employees, agents, contractors and its invitees, the right to enter upon and use the property described and shown on the attached exhibits for the purposes of surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping, repairing, and replacing a municipal sewer line and the necessary appurtenances thereto. This grant includes the right to operate machinery upon the property for these purposes and the right of ingress and egress upon and across Grantors' property adjacent to the easement route for reasonable access thereto. This easement shall be binding upon Grantors' heirs and successors assigns and shall run with the land.

Grantors shall not hereafter place any permanent improvement, including but not limited to fences or structures, within the right of way area described on the exhibits. Permanent improvements constructed within the right of way area which in any way interfere with or impede Grantee's use of said area shall be removed at the expense of the Grantor upon sufficient notification of Grantee. Grantee agrees to reshape the ground surface to approximately match pre-existing contours, repair trench settlement and replace surface materials to pre-existing conditions.

In witness whereof Grantors sign this Easement on the date above written.

Grantors  
  
City of Sheridan, Wyoming  




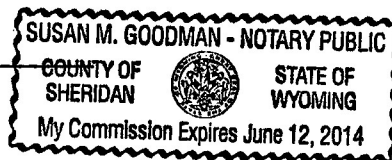
STATE OF WYOMING     )  
                                  )  
COUNTY OF SHERIDAN    )     ss

The foregoing instrument was acknowledged before me by Mayor Dave Kinskey  
this 9th day of August, 2012.

Witness my hand and official seal.

Susan M. Goodman  
Notary Public

My Commission Expires: \_\_\_\_\_



*Sewer Line  
Right of Way*



## EXHIBIT "A"

**Record Owners: City of Sheridan  
July 9, 2012**

**Re: 30.0' Sewer Line Easement to the City of Sheridan, and or any of their respective successors and assigns.**

A sewer line easement being a strip of land thirty (30) feet wide when measured at right angles situated in Lot 1, Sheridan Commercial Park, to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

Commencing at the northeast corner of said Lot 1 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence S30°05'50"W, 40.57 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of an existing utility easement; thence, thirty five (35) feet south of and parallel to the north line of said Lot 1, S89°43'09"W, 494.97 feet along said north line of said strip to the **POINT OF TERMINUS** of said easement, said point lying on the east line of an existing utility easement, and being S29°47'16"E, 40.22 feet from the northwest corner of said Lot 1. Lengthening or shortening the side line of said easement to intersect said existing utility easement lines.

Said sewer line easement contains 14,850 square feet of land, more or less.

**Re: 10.0' Sewer Line Easement to the City of Sheridan, and or any of their respective successors and assigns.**

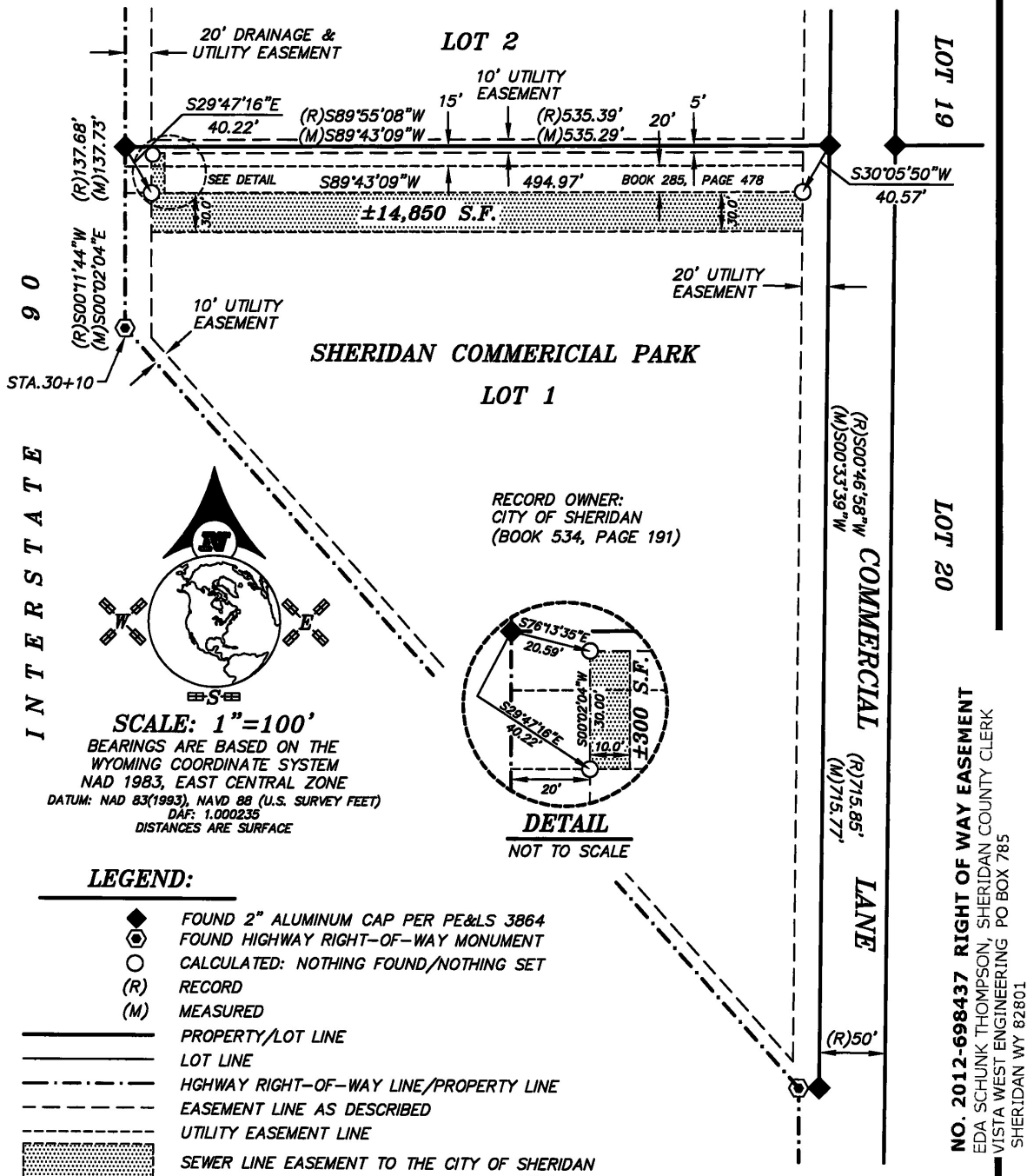
A sewer line easement being a strip of land ten (10) feet wide when measured at right angles situated in Lot 1, Sheridan Commercial Park, to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the west line of said strip being more particularly described as follows:

Commencing at the northwest corner of said Lot 1 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence S76°13'35"E, 20.59 feet to the **POINT OF BEGINNING** of said easement, said point being the intersection of existing utility easements lying north and west; thence, twenty (20) feet east of and parallel to the west line of said Lot 1, S00°02'04"W, 30.00 feet along said west line of said strip to the **POINT OF TERMINUS** of said easement, said point being S29°47'16"E, 40.22 feet from said northwest corner of Lot 1. Lengthening or shortening the side line of said easement to intersect said existing utility easement lines.

Said sewer line easement contains 300 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

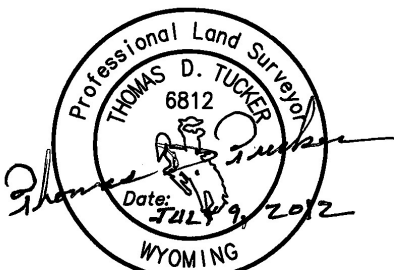
# EXHIBIT "B"



## 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"



2012-698437 8/10/2012 2:36 PM PAGE: 4 OF 4  
BOOK: 535 PAGE: 495 FEES: \$17.00 KA RIGHT OF WAY EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## EXHIBIT "B"

CLIENT: VISTA WEST ENGINEERING & THE CITY OF SHERIDAN  
LOCATION: LOT 1, SHERIDAN COMMERCIAL PARK, CITY  
OF SHERIDAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
**SURVEYING**  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 2011-085  
DN: 2011085\_E1  
PF: T2011085  
JULY 9, 2012