

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned ROGER L. COX and LILAS M. COX, husband and wife, of 709 Brundage Lane, Sheridan, Wyoming 82801, (hereinafter referred to as "Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto NORTHWESTERN DEVELOPMENT COMPANY, INC., a Wyoming corporation, of 2146 Coffeen Avenue, Sheridan, Wyoming, 82801, (hereinafter referred to as "Grantee") a perpetual easement for the purposes of the operation, alteration, maintenance and repair of underground sewers in, into, upon, across and under the following described land, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

It is expressly understood and agreed that Grantee shall have the right of ingress to and egress from the described lands, upon reasonable notice to Grantor, for the purpose of maintaining, repairing, altering, and keeping said sewers in usable condition.

In addition to the perpetual easement described above, Grantor hereby grants a temporary construction easement to Grantee, its agents and employees, with necessary equipment, to enter upon and have access to a strip of land lying 50 feet to the north of and 20 feet to the south of the line described on Exhibit "A" attached hereto. Said temporary construction easement is shown on Exhibit "B" attached hereto and made a part hereof.

The above grant of temporary easement shall terminate sixty days after the completion of construction or one (1) year from the date of this instrument, whichever occurs first. Upon termination of the temporary construction

easement, Grantee will return the property as nearly as

practicable to its original condition, taking into con-

sideration the nature of the work being performed.

This grant of easement shall run with the land and

shall be binding on and shall inure to the benefit of the

parties hereto, their heirs, successors or assigns.

DATE this 14th day of July, 1986.

Roger L. Cox  
ROGER L. COX

Lilas M. Cox  
LILAS M. COX

STATE OF WYOMING  
)  
: ss  
)  
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me  
this 14 day of July, 1986, by Roger L. Cox  
and Lilas M. Cox, husband and wife.

WITNESS my hand and official seal.



Kathleen S. Starnes  
Notary Public

My Commission expires: July 30, 1988

EXHIBIT "A"**LEGAL DESCRIPTION**

A strip of land 20 feet wide lying 10 feet on each side of the following described line located in Lot 3, Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, WY; said centerline being more particularly decribed as follows:

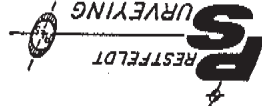
Beginning at a point on the east line of a tract of land described in Book 261 of Deeds, Page 125, said point being S28°19'30"W, 1140.86 feet from the northeast corner of said Lot 3; Thence N89°53'16"W, 112.50 feet to a point on the west line of said tract, said point being N0°17'49"W, 286.75 feet from the southwest corner of said tract and S33°04'16"W, 1198.15 feet from the northeast corner of said Lot 3.

This instrument also includes a 70 foot wide construction easement lying 50 feet north an 20 feet south of the above described line.

Basis of bearings is Wyoming State Plane.

REGISTERED IN:  
WYOMING, MONTANA,  
IDAHO AND UTAH.

POST OFFICE BOX 3002  
SHERIDAN, WY 82801  
(307) 674-7085



RONALD W. PRESTFELDT

DRAWN  
T.S.

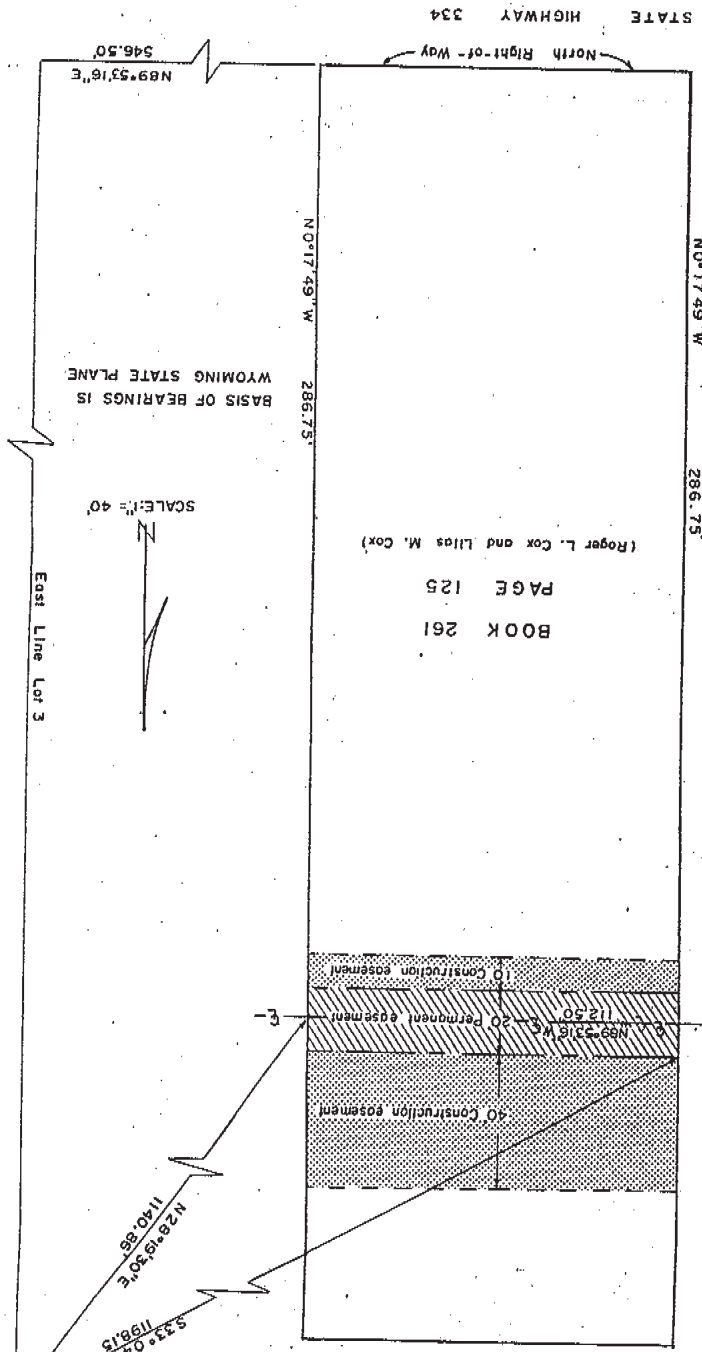
CHECKED  
R.W.P.

DATE  
4-9-86

SHEET NO.  
1 OF 1

CLIENT: Northwest Development Co.  
LOCATION: Lot 3, Section 2 T55N R84W, 6th  
P.M., Sheridan County, Wyoming

PLAT SHOWING SEWER LINE EASEMENT



(Roger L. Cox and Lilia M. Cox)

BOOK 261  
PAGE 125

SCALE: 1" = 40'

East Line Lot 3

EXHIBIT "B"

N.E. Corner  
Lot 3 Section 2