



2022-777100 3/17/2022 8:48 AM PAGE: 1 OF 3  
FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## GRANT OF SEWER LINE EASEMENT

Sheridan Grand Central, LLC a Wyoming limited liability company, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys a non-exclusive easement along that twenty (20.0) feet wide strip, being ten (10.0) feet on each side strip of land described and illustrated on Exhibit "A", attached hereto and incorporated herein (the "Easement Route");

This easement is granted in favor of the City of Sheridan, and their agents, contractors, heirs and successors to survey for, construct, install, inspect, operate, maintain, repair, and replace a sewer line or any part thereof and other related appurtenances within the limits of the Easement Route.

The scope of this sewer easement is exclusive for the above-described purpose and appurtenant to the land owned by Grantees and their successor. This easement shall run with the land.

IN WITNESS WHEREOF, we have hereunto set my hand this 22 day of February, 2022.

Sheridan Grand Central, LLC

Clayton Rosenlund  
By: Clayton Rosenlund  
Title: Member

STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

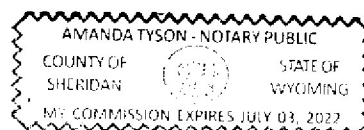
The foregoing Grant of Sewer Line Easement was acknowledged before me by Clayton Rosenlund, as Member of Sheridan Grand Central, LLC, a Wyoming limited liability company on this 22 day of February, 2022.

Witness my hand and official seal.

My commission expires:

July 03, 2022

Amanda Tyson  
Notary Public





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ACCEPTED BY:

X Richard Bridger  
Richard Bridger  
Mayor

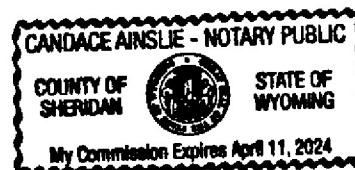
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF March, 2022 BY  
RICHARD BRIDGER, AS MAYOR OF THE CITY OF SHERIDAN, WYOMING.

WITNESS MY HAND OFFICIAL SEAL.

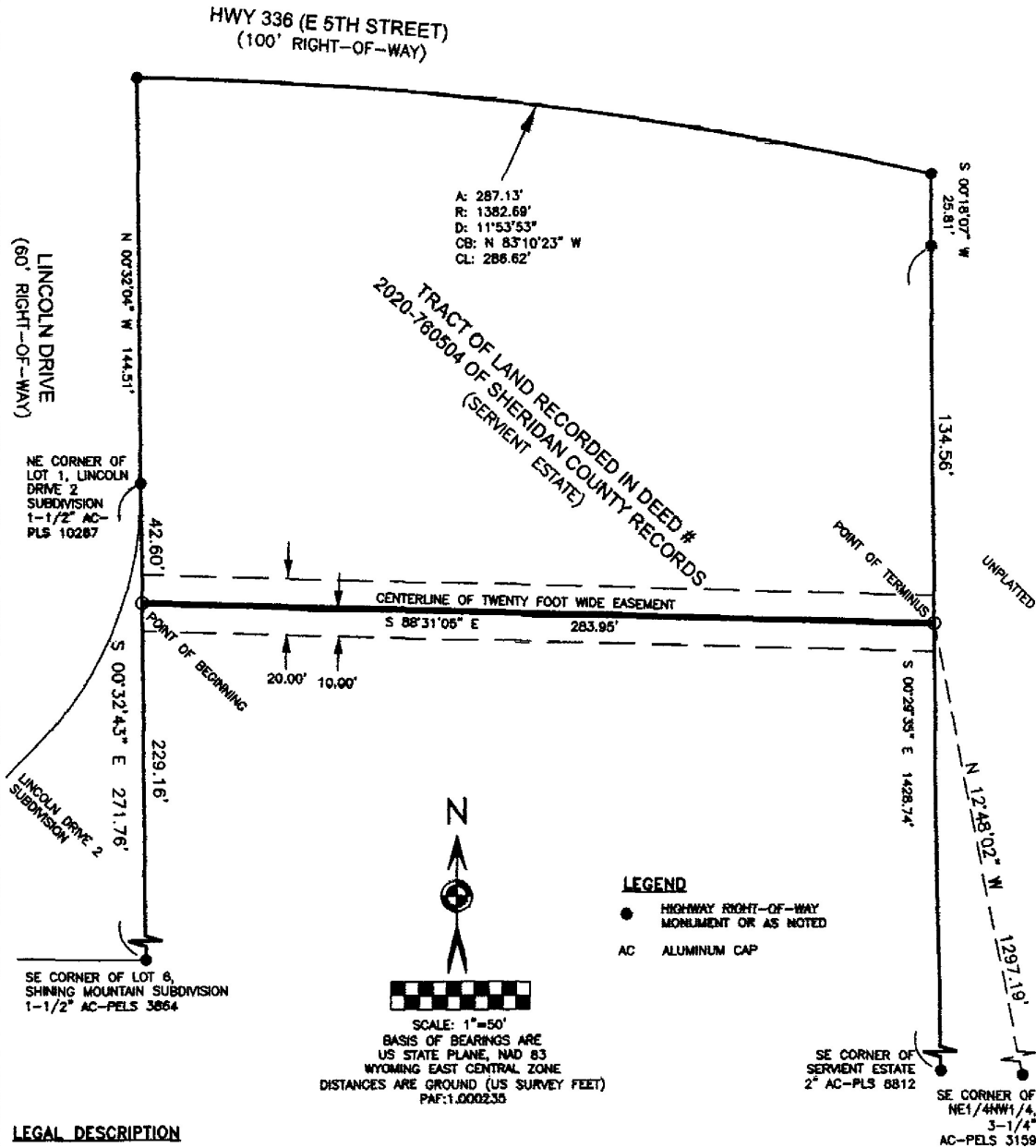
X [Signature]  
Signature of Notarial Officer  
Title: Notary Public

MY COMMISSION EXPIRES: 4/11/24



## EXHIBIT FOR SEWER EASEMENT

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
(NE1/4NW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84  
WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING



### LEGAL DESCRIPTION

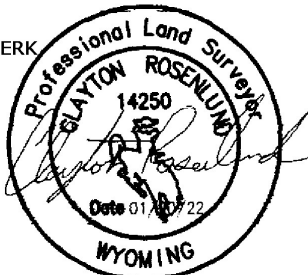
A SEWER LINE EASEMENT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING A STRIP OF LAND TWENTY (20) FEET WIDE THROUGH THE TRACT OF LAND DESCRIBED IN DEED # 2020-760504 OF SHERIDAN COUNTY RECORDS, LYING TEN (10) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF LINCOLN DRIVE 2 SUBDIVISION TO THE CITY OF SHERIDAN; THENCE S 00°32'43" E 42.60 FEET ALONG THE WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF SUBJECT EASEMENT CENTERLINE; THENCE S 88°31'08" E 283.95 FEET TO THE EAST LINE OF SAID TRACT AND THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE LYING N 12°48'02" W 1297.19 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4). SUBJECT EASEMENT BEING 283.95 FEET (17.21 RODS) MORE OR LESS IN LENGTH.

### NO. 2022-777100 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN 55 GRINNELL PLZ  
SHERIDAN WY 82801-3930

#### SURVEYOR'S CERTIFICATE:

I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS EXHIBIT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



FOR: SHERIDAN GRAND CENTRAL  
LLC AND CITY OF SHERIDAN