

**EXHIBIT 1 - WATER LINE EASEMENT**

Deed made this 18<sup>th</sup> day of June, 2024, by and between  
Davidson, Riki R Trust, of Sheridan County, hereinafter referred to as "Grantor", and the  
Town of Ranchester, Wyoming hereinafter referred to as "Grantee".

For and in consideration of good and valuable consideration, receipt of which is  
acknowledged and subject to the terms and conditions set forth below, Grantor conveys  
and warrants to Grantee an easement and right-of-way across and under the following-  
described real property, described as:

SEE ATTACHED EXHIBIT "A" AND "B".

Said easement is for Grantee, its employees, agents, contractors and assigns for entry  
upon and use of the property described and shown on the exhibits for the purposes of  
surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping,  
repairing, and replacing water lines and appurtenances as may be necessary or  
convenient. This permission includes the right to operate machinery upon this property  
for these purposes. This easement includes the right of ingress and egress upon and  
across real property of Grantor at reasonable places and routes as designated by Grantor  
for aforesaid purposes. This deed of easement shall be binding upon Grantor's heirs and  
assigns and shall be perpetual so long as the easement is used for the purposes above  
recited. The use of this easement is not intended for other purposes.

Grantee agrees to restore the ground surface to approximately match original contours,  
repair trench settlement, re-establish grass growth, repair fences and ditches crossed,  
maintain drainage, and repair any buried pipes, electrical wires or other improvements  
owned by the Grantor. Monitoring and repair of the area by Grantee shall continue for a  
period of two years after completion of the project.

Grantor shall be held harmless from any legal actions or claims of any form that involve  
the easement conveyed by Grantor to Grantee, unless they are the result of the

Grantor's sole negligence. Notwithstanding the above, the Grantee does not waive any rights it may claim with respect to the Wyoming Government Claims Act.

Permanent improvements that would hinder future access to the water line cannot be constructed over the easement, but otherwise land use may be similar to current use.

In witness whereof Grantor signs this Deed on the date above written.

Riki Davidson

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

The foregoing instrument was acknowledged before me by Riki Davidson

this 18th day of June, 2024.

Witness my hand and official seal.



Marlene Madden  
Notary Public

My Commission Expires: 10.27.24



**Grantor: Davidson, Riki R. Trust**

**Grantee: Town of Ranchester, WY**

**Re: Waterline Easement and Temporary Construction Easement**

A waterline easement, being a forty-five (45) foot wide strip of land when measured at right angles over a parcel of land described in Book 568, Page 668, and situated within the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 18, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof. The easterly line of said strip being more particularly described as follows:

Commencing at a point on the East-West Center line of Section 18 and the north boundary line of said parent parcel, from which the east  $\frac{1}{4}$  corner of said Section bears N89°32'31" E, 2119.65 feet;  
thence S 28°13'51" E, 362.36 feet; thence S 13°21'05" W, 1012.32 feet, to the Point of Terminus on the south line of said parcel and the north right-of-way of State Highway 345, from which said east  $\frac{1}{4}$  corner bears N 58°48'07" E, 2551.04 feet;  
the parallel sidelines of subject easement being truncated or extended to intersect said parcel's boundary lines.

Subject easement containing 1.420 acres, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances.

Together with a temporary easement for construction purposes, being the thirty-five (35) foot strip of land lying east of and adjacent to the the above described line, as shown on the accompanying map.

Subject temporary easement containing 1.105 acres, more or less and subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.00024; all units are U.S. survey feet.

This description is prepared for location purposes. Specific conditions of land use are to be described in the separate conveyance document(s) this exhibit accompanies.

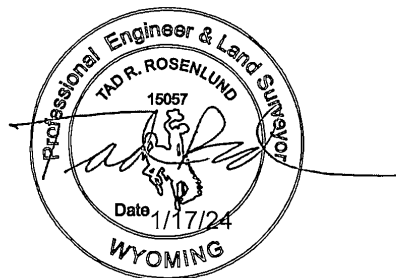
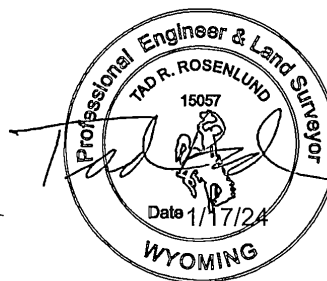


EXHIBIT A - WATERLINE EASEMENT  
OVER LANDS OWNED BY RIKI R, DAVIDSON TRUST  
SITUATED IN NW1/4SE1/4 SECTION 18, T57N, R85W, 6TH P.M.,  
SHERIDAN COUNTY, WYOMING

PROJECT 5063.28028.01  
DATE 1/15/2024

EXHIBIT A - 1 of 1



RECORD OWNER:  
GERLACH, JULIA ANN  
& TERRY, MURRAY  
LANCE & TERRY

RECORD OWNER:  
TOWN OF RANCHESTER

I-90 EXIT RAMP

SWNE S.18

E 1/4. COR., SEC. 18

POINT OF BEGINNING

18 17

S28°13'51"E  
362.36'

**LEGEND**

- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- PROPERTY LINE
- EXISTING EASEMENT
- TIE LINE
- FOUND MONUMENT  
AS DESCRIBED

150 0 150  
SCALE IN FEET

RECORD OWNER:  
DAVIDSON, RIKI R TRUST  
BK. 568, PG 668  
DOC. # 2017-738071

NEW 45' PERMANENT EASEMENT  
(1.420 AC)

45'

35'

S13°21'05"W  
1012.74'

E 1/4. COR., SEC. 18

NWSE S.18

35' TEMPORARY CONSTRUCTION  
EASEMENT (1.105 AC)

N58°48'07"E  
2551.04'

**NO. 2024-793224 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
TAD ROSENLUND

LOCATION MAP  
N.T.S.

SECTION 18  
T.57N., R.85W., 6TH P.M.

POINT OF TERMINUS

RECORD  
OWNER:  
MONANA  
DAKOTA  
UTILITIES

1 IN AC  
LS 6594

HWY 345

2 IN AC  
PLS 6812  
(TYP. OF 2)

EASEMENT LOCATION

The basis of bearing is Wyoming State Plane Coordinate System,  
NAD 83, East Central Zone; Scale Factor: 1.00024; all units  
are U.S. survey feet. Distances are at ground.



**EXHIBIT B - WATERLINE EASEMENT**

OVER LANDS OWNED BY RIKI R, DAVIDSON TRUST

SITUATED IN NW1/4SE1/4 SECTION 18, T57N, R85W, 6TH P.M.,  
SHERIDAN COUNTY, WYOMING

PROJECT 5063.28028.01  
DATE 1/15/2024

EXHIBIT B - 1 of 1