

EASEMENT

Deed made this 19<sup>th</sup> day of FEBRUARY, 1992, by and between Bernice Kobielsuz a/k/a Bernice I. Kobielsuz, of Sheridan County, Wyoming, hereinafter referred to as "Grantor", and the SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD, a joint powers board existing under agreement between the County of Sheridan, Wyoming and the City of Sheridan, Wyoming, hereinafter referred to as "Grantee".

For and in consideration of Two HUNDRED TWENTY AND 00/100 Dollars (\$220<sup>00</sup>), and other good and valuable consideration, Grantor conveys to Grantee an easement and right-of-way across and under the following-described real property, described as:

SEE EXHIBITS "A" AND "B"

for the purposes of surveying, constructing, installing, inspecting, operating, maintaining, repairing and replacing an underground water line, together with all appurtenances that may be necessary and convenient for the conveyance of water, together with the right of ingress and egress upon and across the real property of Grantor at reasonable places and routes for the aforesaid purposes. Grantee agrees to reshape, reseed and restore all areas disturbed during construction within the easement and right-of-way in a workmanlike manner.

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.

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

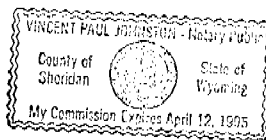
Bernice I. Kobielsuz  
Bernice Kobielsuz  
a/k/a Bernice I. Kobielsuz

STATE OF WYOMING )  
 : ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me by

BERNICE KOBIELUSZ  
this 19<sup>TH</sup> day of FEBRUARY, 1992.

Witness my hand and official seal.



Vincent Paul Johnston  
Notary Public

My Commission Expires: April 12, 1995.

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EXHIBIT "A"

A perpetual water line easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 55 North, Range 84 West, 6th P.M., Sheridan County Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof, said centerline more particularly described as follows:

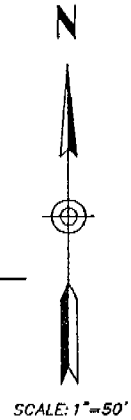
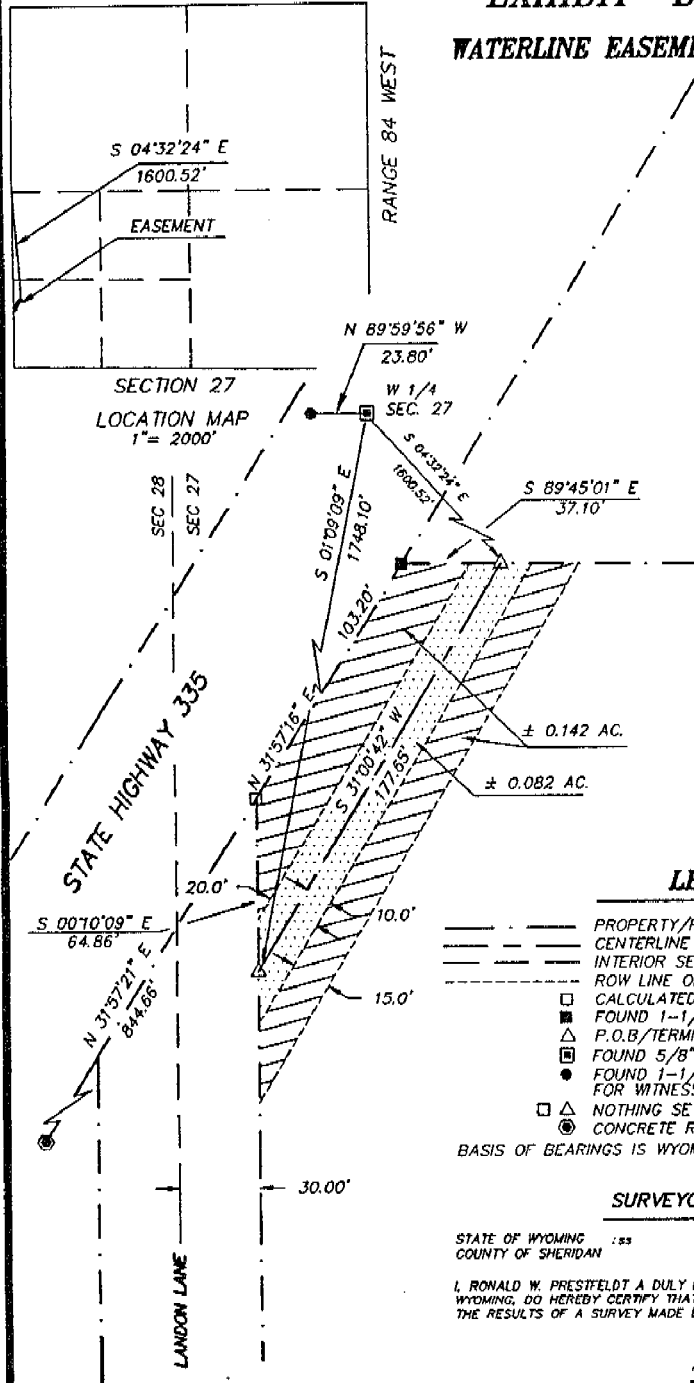
Commencing at the west quarter corner of said Section 27; thence S04°32'24"E, 1600.52 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the south line of a tract of land described on Book 295 of Deeds, Page 216; thence S31°00'42"W, 177.65 feet along said centerline to the POINT OF TERMINUS, said point lying on the east right of way line of the Big Horn to Sheridan Lower County Road (A.K.A. Landon Road No. 1251), and said point being S01°09'09"E, 1748.10 feet from said west quarter corner of Section 27.

The above described easement contains 0.082 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

In addition, a temporary construction easement will be required, being a strip of land fifteen (15) feet wide, the westerly line of said strip being the easterly line of said perpetual twenty (20) foot easement, and also a strip of land lying westerly of the westerly line of said perpetual twenty (20) foot easement and easterly of the easterly right of way line of State Highway 335. Said temporary construction easement contains 0.142 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

TOWNSHIP 55 NORTH

# **EXHIBIT "B"** **WATERLINE EASEMENT**



## **LEGEND**

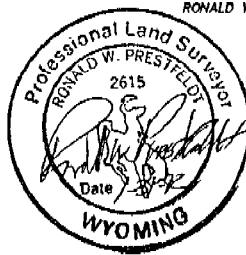
- PROPERTY/ROW LINE
  - CENTERLINE OF TWENTY (20) FOOT EASEMENT
  - INTERIOR SECTION LINE
  - ROW LINE OF PROPOSED EASEMENT
  - CALCULATED TRACT CORNER
  - △ FOUND 1-1/2" ALUMINUM/PLASTIC CAP PER LS 2615
  - P.O.B./TERMINUS OF EASEMENT
  - FOUND 5/8" REBAR IN CENTER ROAD
  - FOUND 1-1/2" ALUMINUM CAP PER LS 2615 FOR WITNESS CORNER
  - △ NOTHING SET
  - CONCRETE ROW MONUMENT
- BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

## **SURVEYOR'S CERTIFICATE**

STATE OF WYOMING : 55  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*Ronald W. Prestfeldt*  
RONALD W. PRESTFELDT WY L.S. 2615



- PERPETUAL WATER LINE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

PREPARED BY: PRESTFELDT SURVEYING  
P.O. BOX 3082  
SHERIDAN, WY  
307-672-7415  
JN: 91040  
DF: SAMP\33SE12  
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