

RECORDED MARCH 16, 1993 BK 357 PG 65 NO 132892 RONALD L. DAILEY, COUNTY CLERK

EASEMENT

Deed made this 11TH day of MARCH, 19 93, by and between Richard C. Kuntz and Janice Kuntz, of Sheridan County, Wyoming, hereinafter referred to as "Grantors", 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".

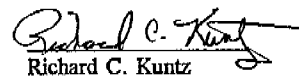
For and in consideration of THREE HUNDRED FORTY TWO³² Dollars (\$342)³² and other good and valuable consideration, Grantors convey to Grantee an easement and right-of-way across and under the following-described real property, described as:

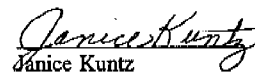
SEE EXHIBITS "A" AND "B"

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 Grantors 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 Grantors' heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

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


Richard C. Kuntz

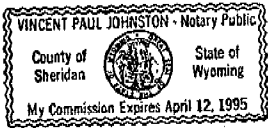

Janice Kuntz

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by

RICHARD C. & JANICE KUNTZ, this 11th day of MARCH, 1993

Witness my hand and official seal.



Vincent Paul Johnston
Notary Public

My Commission Expires: April 12, 1995

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by

_____, this ____ day of _____, 19__.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____.

EXHIBIT "A"

A perpetual water line easement situated in Lot 7 of the Crystal Creek Subdivision to the County of Sheridan, Wyoming, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 55 North, Range 84 West, Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easement more particularly described as follows:

Commencing at the southeasterly corner of Lot 7 of the said Crystal Creek Subdivision; thence S88°44'36"W, 53.82 feet along the south line of said Lot 7 to the POINT OF BEGINNING of the herein described easement; thence N46°44'32"W, 161.20 feet to a point; thence N70°27'00"W, 58.29 feet to a point on the northerly line of said Lot 7, said point also lying on the easterly right of way line of Crystal Creek Drive; thence, along said northerly lot line and easterly right of way line, through a curve to the left, having a radius of 60.00 feet, a central angle of 16°02'27", an arc length of 16.80 feet, a chord bearing of N41°32'40"E, and a chord length of 16.74 feet to the northeast corner of said Lot 7; thence S56°41'11"E, 154.62 feet along the northeasterly line of said Lot 7 to a point; thence S46°44'32"E, 83.12 feet to a point on said south line of Lot 7; thence S88°44'36"W, 28.52 feet along said south line to the POINT OF BEGINNING.

The above described easement contains 0.071 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

Also a temporary construction easement situated in said Lot 7 of the Crystal Creek Subdivision to the County of Sheridan, Wyoming, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 55 North, Range 84 West, Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easement more particularly described as follows:

Commencing at the southeasterly corner of said Lot 7; thence S88°44'36"W, 53.82 feet along the south line of said Lot 7 to the POINT OF BEGINNING of the herein described easement; thence N46°44'32"W, 161.20 feet to a point; thence N70°27'00"W, 58.29 feet to a point on the northerly line of said Lot 7, said point also lying on the easterly right of way line of Crystal Creek Drive; thence, along said northerly lot line and easterly right of way line, through a curve to the right, having a radius of 60.00 feet, a central angle of 18°35'42", an arc length of 19.47 feet, a chord bearing of S58°51'45"W, and a chord length of 19.39 feet to a point; thence S70°27'00"E, 67.43 feet to a point; thence S46°44'32"E, 142.80 feet along said centerline to a point; thence N88°44'36"E, 21.40 feet along said centerline to the POINT OF BEGINNING.

Also a temporary construction easement situated in Lot 7 of the Crystal Creek Subdivision to the County of Sheridan, Wyoming, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 55 North, Range 84 West, Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said easement more particularly described as follows:

Beginning at the southeasterly corner of said Lot 7, said point being the POINT OF BEGINNING of the herein described easement; thence S88°44'36"W, 25.30 feet along the south line of said Lot 7 to a point; thence N46°44'32"W, 83.12 feet to a point on the northeasterly line of said Lot 7; thence S56°41'11"E, 102.70 feet along said northeasterly line to the POINT OF BEGINNING.

Said temporary construction easements contain 0.091 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

Basis of Bearings is Wyoming State Plane (East Central Zone).

TOWNSHIP 55 NORTH

EXHIBIT "B"

WATERLINE EASEMENT

LOT 5
CRYSTAL CREEK SUBDIVISION

CRYSTAL CREEK SUBDIVISION

EASEMENT

RANGE 84 WEST

SECTION 10
LOCATION MAP
1" = 2000'

CRYSTAL CREEK DRIVE

$\Delta = 18^{\circ}02'27''$
R = 60.00'
L = 18.80'
CB = N $41^{\circ}32'40''$ E
CL = 16.74'

$\Delta = 18^{\circ}35'42''$
R = 60.00'
L = 19.47'
CB = S $58^{\circ}51'45''$ W
CL = 19.39'

LOT 7
CRYSTAL CREEK SUBDIVISION

LOT 6
CRYSTAL CREEK SUBDIVISION

±0.071 AC.

±0.091 AC.

SCALE: 1"=50'

LEGEND

- x --- FENCE LINE
- PROPERTY/ROW LINE
- INTERIOR SECTION LINE
- ROW LINE OF PROPOSED EASEMENT
- FOUND 1-1/2" ALUMINUM CAP PER LS 551
- P.O.B./ANGLE PT OF EASEMENT
- * FOUND 5/8" REBAR
- NOTHING SET
- (R) RECORD
- (M) MEASURED

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)



PERPETUAL WATER LINE EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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

RONALD W. PRESTFELDT



PREPARED BY: PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY
307-672-7415
JN: 91040
DF: SAMP\HKM\87E18
2/93