

**SEWER LINE EASEMENT**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Carol L. Gibson and Lonny D. Gibson, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey to June Lohse, hereinafter referred to as Grantee, an easement for a sanitary sewer service line together with necessary appurtenances thereto over, through and under the following described lands situate in Sheridan County, to-wit:

Please see **Exhibit A**, as attached hereto and incorporated herein by reference.

Together with the right of ingress and egress to, from and along said line for the purposes of maintaining a sanitary sewer service line, which easement and all rights hereunder shall continue in perpetuity unless the Grantee shall discontinue to use the same for the purposes aforesaid and abandon said easement.

Grantors herein acknowledge that said easement is for the benefit of the following described lands situate in Sheridan County, Wyoming, to-wit:

Please see attached **Exhibit B** as attached hereto and incorporated herein by reference.

Grantors herein acknowledge that said easement constitutes a burden on the following described lands situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 57 North, Range 86 West of the Sixth P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point 371 feet East and 470 feet South of the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence East 150 feet to a point; thence South 300 feet to a point, thence West 142 feet to a point; thence North 70

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feet to a point; thence West 8 feet to a point; thence North 230 feet to the place of beginning.

Grantor reserves the right to use and enjoy the surface of the easement granted hereby except as the same may be necessary for the purposes herein granted to said Grantee; the Grantor agrees not to build, create or construct any obstructions, works or other structure upon said easement, other than sidewalks, and driveways, or permit the same to be done by others.

Grantee agrees to pay the reasonable costs associated with the use of this easement in the event that burdened property is damaged by Grantee during said use. These costs shall include any and all repair and/or clean-up necessary to place the area used back in the same or similar condition that it was prior to Grantee's use of the easement.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators or personal representatives, successors or assigns of the parties hereto.

DATED this 14 day of October, 1997.

Grantors:

Carol L. Gibson  
Carol L. Gibson

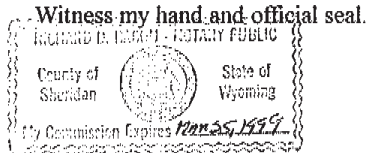
Lonny D. Gibson  
Lonny D. Gibson

Grantee:

June Lohse  
June A. Lohse

STATE OF WYOMING     )  
                                  )ss.  
COUNTY OF SHERIDAN   )

The foregoing instrument was acknowledged before me by Carol L. Gibson and  
Lonny D. Gibson, this 14<sup>th</sup> day of OCTOBER, 1997.



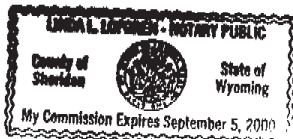
Richard D. Bann  
Notary Public

My commission expires: MARCH 25, 1999

State of Wyoming     )  
                                  )ss.  
County of Sheridan   )

The foregoing instrument was acknowledged before me by June A. Lohse, this 2<sup>nd</sup>  
day of OCTOBER, 1997.

WITNESS my hand and official seal.



Linda L. Lohmeier  
Notary Public

My commission expires: Sept 5, 2000

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**LEGAL DESCRIPTION**

**RE: SEWER LINE UTILITY EASEMENT**

**GRANTOR: CAROL L. GIBSON AND LONNY D. GIBSON**

**GRANTEE: JUNE LOHSE**

A twenty (20) feet wide utility easement ten (10) feet each side of a centerline situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northwest corner of Big Horn View Subdivision to the County of Sheridan, Wyoming; thence N45°18'20"E, 194.95 feet to the **POINT OF BEGINNING** of said centerline, said point lying on the east line of a tract of land described in Book 367 of Deeds, Page 259; thence N89°54'47"W, 84.75 feet along said centerline to a point; thence N35°07'58"W, 43.49 feet along said centerline to the **POINT OF TERMINUS**, said point lying on the east line of an access and utility easement described in Book 382 of Deeds, Page 173 and being S15°03'17"E, 153.56 feet from the southwest corner of East Lane Enterprises Subdivision to the Town of Dayton, County of Sheridan, Wyoming.

Basis of Bearings is Wyoming State Plane.

Exhibit A

Parcel 1

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Commencing at a point 521 feet East of and 280 feet South of the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , which is the point of beginning, thence West 150 feet, thence South 150 feet, thence East 150 feet and thence North 150 feet to the point of beginning.

Tract 2 of Parcel 2

A tract of land situated in said SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 32, Township 57 North, Range 86 West of the 6th P.M., described as follows:

Commencing at a point 371 feet East of and 470 feet South of the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , thence East 150 feet, thence North 40 feet, thence West 150 feet, and thence South 40 feet to the point of beginning.

Parcel 3

A tract of land situated in SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 57 North, Range 86 West of 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point 521 feet East of and 280 feet South of the northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , which is the point of beginning, thence south 170 feet to a point, thence east 110 feet to a point, thence north 170 feet to a point, thence west 110 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto belonging.

Subject to all rights of way, easements and reservations of record.

Commencing at a point which is 450 feet south of the northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 32, Township 57 North, Range 86 West of the 6th Principal Meridian in Sheridan County, Wyoming, thence south 330 feet to a point, thence west 685 feet to a point, thence north 330 feet to a point, thence east 685 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto belonging.

Subject to all rights of way, easements and reservations of record.