

EASEMENT

RECORDED MARCH 23, 1993 BK 357 PG 152 NO 133356 RONALD L. DAILEY, COUNTY CLERK

Deed made this 17TH day of MARCH, 1993, by and between Max K. Swank and Emma Jean Swank, 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 FIVE HUNDRED EIGHTY FOUR - ⁵⁶/₁₀₀ Dollars (\$584.⁵⁶/₁₀₀), 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.

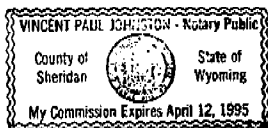
Max K. Swank
Max K. Swank

Emma Jean Swank
Emma Jean Swank

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by
MAX K AND EMMER JEAN SWANK
this 17TH 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: _____.

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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 Lot 8 of Country Estates Subdivision to the County of Sheridan, Wyoming and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, 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 southwest corner of Lot 9 of Country Estates Subdivision to the county of Sheridan, Wyoming; thence S64°30'24"E, 35.23 feet along the north line of a tract of land described in Book 349 of Deeds, Page 608 to the POINT OF BEGINNING of the herein described easement; thence S03°05'25"E, 9.12 feet along said centerline to a point; thence S20°16'54"W, 227.97 feet along said centerline to a point to the POINT OF TERMINUS, said point lying on the north right of way line of U.S. Highway 14 and being N61°54'46"W, 10.09 feet from the southeast corner of a tract of land described in Book 348 of Deeds, Page 372.

In addition, a temporary construction easement will be required, being a strip of land twenty (20) feet wide, the easterly line of said strip being the westerly line of said perpetual twenty (20) foot easement.

Also a perpetual water line easement situated in Lot 9 of the Country Estates Subdivision to the County of Sheridan, Wyoming and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, 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 easement more particularly described as follows:

Commencing at the southwest corner of said Lot 9; thence N25°32'48"E, 43.68 feet along the easterly line of a tract of land described in Book 349 of Deeds, Page 608 to the POINT OF BEGINNING of the herein described easement; thence N25°32'48"E, 28.32 feet along said easterly line to a point, said point being the southeasterly corner of a tract of land described in Book 350 of Deeds, Page 188; thence N25°32'48"E, 32.72 feet along the easterly line of said tract described in Book 350 of Deeds, Page 188 to the northeast corner of said tract, said point lying on the south right of way line of Sunset Terrace Drive; thence through a curve to the right having a radius of 50.00 feet, a delta of 34°35'41", an arc length of 30.19 feet, a chord bearing of S76°37'25"W, and a chord length of 29.73 feet to a point; thence S03°05'25"E, 48.26 feet to the POINT OF BEGINNING of said easement.

Also a temporary construction easement situated in Lot 8 and Lot 9 of the Country Estates Subdivision to the County of Sheridan, Wyoming and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, 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 easement more particularly described as follows:

Commencing at the southwest corner of said Lot 9; thence N25°32'48"E, 22.82 feet along the easterly line of a tract of land described in Book 349 of Deeds, Page 608 to the POINT OF BEGINNING of the herein described easement; thence N25°32'48"E, 20.86 feet along said easterly line to a point; thence N03°05'25"W, 48.26 feet to a point on the southerly right of way line of Sunset Terrace Drive; thence through a curve to the right having a radius of 50.00 feet, a delta of 11°46'35", an arc length of 10.28 feet, a chord bearing of N80°11'37"W, and a chord length of 10.26 feet to a point; thence S03°05'25"E, 68.86 feet to the POINT OF BEGINNING of said easement.

The above described perpetual water line easements contain 0.124 acres, more or less, and are subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

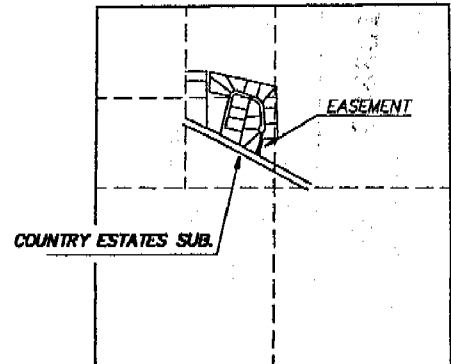
Said temporary construction easements contain 0.122 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

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

EXHIBIT "B"

WATERLINE EASEMENT

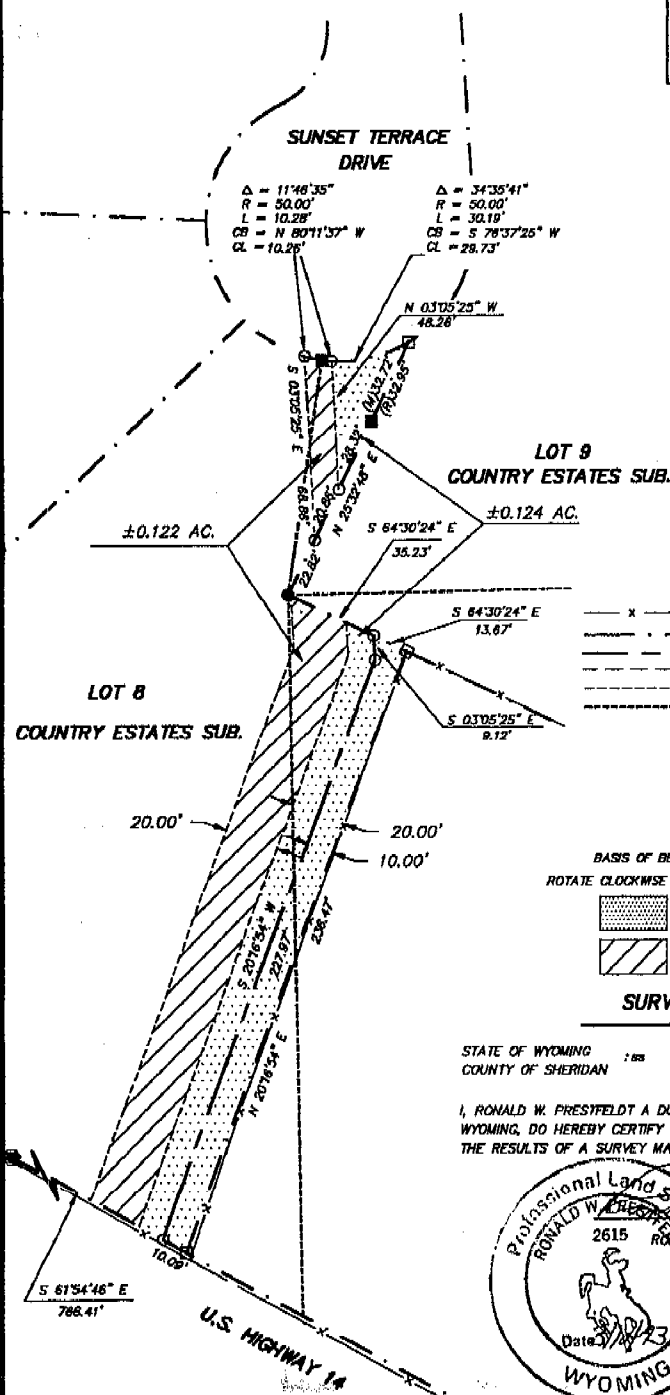
TOWNSHIP 55 NORTH



SECTION 1
LOCATION MAP
1" = 2000'



SCALE: 1" = 50'



LEGEND

- x — x — FENCE LINE
- PROPERTY/ROW LINE
- — — — — CENTERLINE OF TWENTY (20) FOOT EASEMENT
- — — — — INTERIOR SECTION LINE
- — — — — ROW LINE OF PROPOSED EASEMENT
- — — — — ORIGINAL LOT LINE
- FOUND 3" BRASS CAP PER LS 102
- FOUND ALUMINUM CAP PER LS 500
- P.O.B./ANGLE PT OF EASEMENT
- CALCULATED PROPERTY CORNER
- FOUND RIGHT-OF-WAY MONUMENT
- ○ NOTHING SET

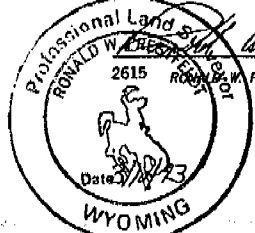
BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)
ROTATE CLOCKWISE ±1°03' TO OBTAIN BEARINGS ON COUNTRY ESTATES PLAT

- PERPETUAL WATER LINE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
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.



PREPARED BY: PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY
307-672-7415
JN: 91040
DF: SAMP\TSP\SEET
3/93