



2021-766878 3/2/2021 10:08 AM PAGE: 1 OF 3  
FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## ***MUNICIPAL SANITARY SEWER EASEMENT***

System Land, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, receipt of which is hereby acknowledged and confessed, hereby grants and conveys a non-exclusive easement along the thirty-foot (30.0') strip of land for Municipal sanitary sewer line, as more specifically described in Exhibit "A" and illustrated in Exhibit "B", both attached hereto and incorporated herein (the "Easement Route").

This easement is granted for the purpose of allowing the City of Sheridan, as Grantee, together with its agents, contractors, heirs, and successors to survey for, construct, install, inspect, operate, maintain, repair, and replace a sanitary sewer line and other related appurtenances and improvements within the Easement Route. This easement shall run with the land.

IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of March, 2021.

System Land, LLC

By: Manager

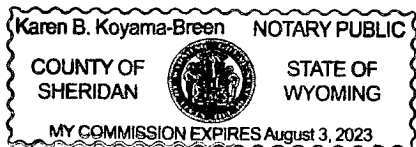
STATE OF WYOMING     )  
  ) ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by Don Roberts, as Manager of System Land, LLC, a Wyoming limited liability company, on this 1<sup>st</sup> day of March, 2021.

Witness my hand and official seal.

Karen B. Koyama-Breen  
Notary Public

My commission expires: August 3, 2023



# LEGAL DESCRIPTION

## EXHIBIT "A"

**Record Owner: *System Land, LLC (Donald B. Roberts – Manager)***

December 21, 2020

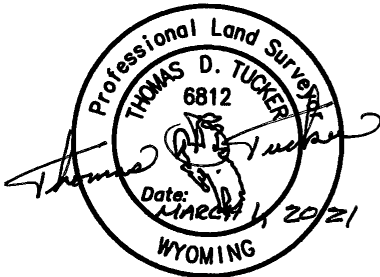
**Re: 30.0' Sanitary Sewer Line Easement**

A sanitary sewer line easement being the westerly thirty (30.0) feet of Tract "A", Cloud Peak Ranch 22nd Filing, to the City of Sheridan, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof. Lengthening or shortening the sideline of said easement to intersect the boundary lines of said Tract "A".

Said sanitary sewer line easement contains 14,400 square feet of land, more or less.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



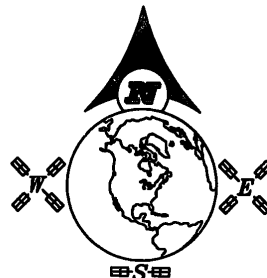
Modification in any way of the above or foregoing legal description terminates liability of the surveyor.



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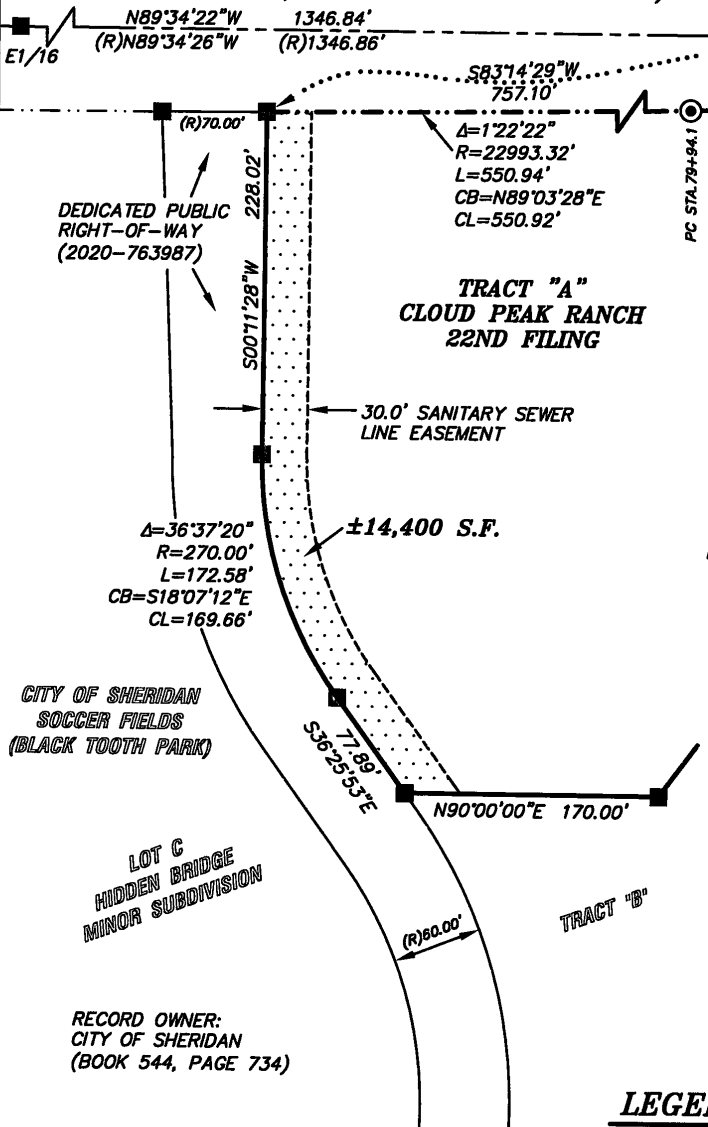
# WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330)

DATUM: NAD 83(1993)  
LAT 44°48'23.2504"N  
LONG. 106°59'37.1987"W  
SURFACE COORDINATE  
N 1898124.59  
E 1400818.45



SCALE: 1"=100'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM  
NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE



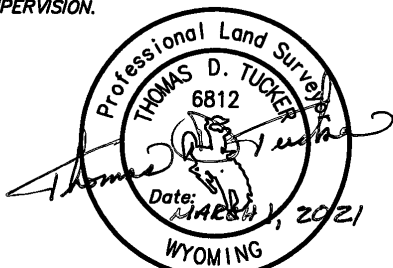
## LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615
- (R) RECORD
- PROPERTY/TRACT LINE
- TRACT/LOT LINE
- - - - - HIGHWAY RIGHT-OF-WAY
- - - - - SECTION LINE
- - - - - EASEMENT LINE, AS NOTED
- - - - - 30.0' SANITARY SEWER LINE
- - - - - EASEMENT (±14,400 S.F.)

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

## EXHIBIT "B"

### 30.0' SANITARY SEWER LINE EASEMENT

CLIENT: SYSTEM LAND, LLC (DONALD B. ROBERTS, MANAGER)  
LOCATION: TRACT "A", CLOUD PEAK RANCH 22ND FILING,  
CITY OF SHERIDAN, WYOMING

**PRESTFELDT**  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

JN: 2002-101 S.J. 38  
DN: 2002-101-CPR22-SJ38  
TAB: ESMT  
PF: T2002-101-CPR22  
REVIEWED BY: JSP & CT  
DECEMBER 21, 2020

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801