

CORRECTIVE EASEMENT

Deed made this 30th day of December, 1996, by and between E.P.B. Partnership, a general partnership in the State of Wyoming, hereinafter referred to as "Grantors", and the CITY OF SHERIDAN and SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD, hereinafter referred to jointly as "Grantees".

For and in consideration of One and 0/100 Dollars \$ 1.00, and other good and valuable consideration, receipt which is hereby acknowledged, Grantors convey to Grantees 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. Grantees agree 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.

This deed of easement is a corrective easement to correct the legal description found in Exhibits A and B of that certain deed of easement recorded October 28, 1994 in Book 369, Page 483, No. 182665, Sheridan County, Wyoming. This corrective easement supersedes the easement previously recorded.

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



FOR EDWARD L. MCINTYRE
AS ATTORNEY IN FACT



SCOTT H. MCINTYRE
ATTORNEY IN FACT

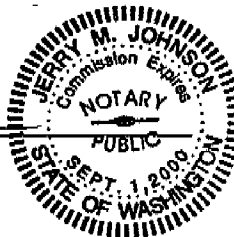
STATE OF Washington) 212
County of King) ss.

The foregoing instrument was acknowledged before me by

Alvin H. Wattenbaugh
this 30 day of December, 1996.

Witness my hand and official seal.


Notary Public



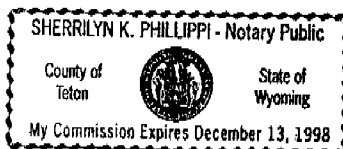
My Commission Expires: 9-1-2000.

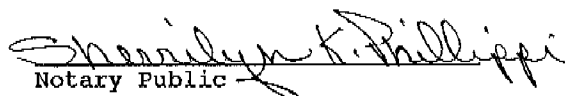
STATE OF Wyoming)
County of TETON) ss.

The foregoing instrument was acknowledged before me by

SCOTT M. MCINTYRE AS ATTORNEY IN FACT FOR EDWARD L. MCINTYRE,
this 9th day of JANUARY, 1996.

Witness my hand and official seal.




Notary Public

My Commission Expires: 12-13-98.

EXHIBIT "A"

A perpetual water line easement situated in Lot 1, Block 2 of the Valley Park Addition to the City of Sheridan, Sheridan County, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 56 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 perpetual water line easement more particularly described as follows:

Beginning at the northeast corner of said Lot 1, Block 2, said point being S75°40'51"E, 826.41 feet from the northwest corner of said Section 25; thence S00°31'37"E, 21.03 feet along the east line of said Lot 1, Block 2 to a point; thence S71°26'43"W, 191.28 feet to a point; thence S64°51'51"W, 161.36 feet to a point; thence S71°19'00"W, 317.35 feet to a point; thence N63°00'00"W, 54.92 feet to a point, said point lying on the southerly right of way line of State Highway No. 336 and being the northwest corner of said Lot 1, Block 2; thence N71°26'43"E, 28.01 feet along said southerly right of way line and the north line of said Lot 1, Block 2 to a point; thence S63°00'00"E, 26.88 feet to a point; thence N71°19'00"E, 307.79 feet to a point; thence N64°51'51"E, 161.38 feet to a point, said point lying on said southerly right of way line of State Highway No. 336 and north line of Lot 1, Block 2; thence N71°26'43"E, 198.94 feet along said southerly right of way line and north line of Lot 1, Block 2 to the POINT OF BEGINNING of said easement.

The above described perpetual water line easement contains 0.326 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 situated in Lot 1, Block 2 of the Valley Park Addition to the City of Sheridan, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 56 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 temporary construction easement more particularly described as follows:

Commencing at the northeast corner of said Lot 1, Block 2; thence S71°26'43"W, 198.94 feet along the north line of said Lot 1, Block 2 and the southerly right of line of State Highway No. 336 to the POINT OF BEGINNING of the herein described easement; thence S64°51'51"W, 161.38 feet to a point; thence S71°19'00"W, 307.79 feet to a point; thence N63°00'00"W, 26.88 feet to a point, said point lying on said north line of Lot 1, Block 2 and southerly right of line of said State Highway No. 336; thence N71°26'43"E, 486.93 feet along said north line of Lot 1, Block 2 and southerly right of line of said State Highway No. 336 to the POINT OF BEGINNING of said easement.

In addition, a temporary construction easement situated in Lot 1, Block 2 of the Valley Park Addition to the City of Sheridan, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 25, Township 56 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 temporary construction easement more particularly described as follows:

Commencing at the northeast corner of said Lot 1, Block 2; thence S00°31'37"E, 21.03 feet along the east line of said Lot 1, Block 2 to the POINT OF BEGINNING of the herein described easement; thence S00°31'37"E, 52.58 feet along said east line to a point; thence S71°26'43"W, 172.14 feet to a point; thence S64°51'51"W, 161.30 feet to a point; thence S71°19'00"W, 313.23 feet to a point; thence N63°00'00"W, 64.96 feet to a point, said point lying on the west line of said Lot 1, Block 2 and the easterly right of way line of Valley View Drive; thence N18°34'33"W, 42.81 feet along said west line of Lot 1, Block 2 and said easterly right of way line of Valley View Drive to a point, said point being the northwest corner of said Lot 1, Block 2 and lying on the southerly right of way line of State Highway No. 336; thence S63°00'00"E, 54.92 feet to a point; thence N71°19'00"E, 317.35 feet to a point; thence N64°51'51"E, 161.36 feet to a point; thence N71°26'43"E, 191.28 feet to the POINT OF BEGINNING of said easement.

Said temporary construction easements contain 0.968 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

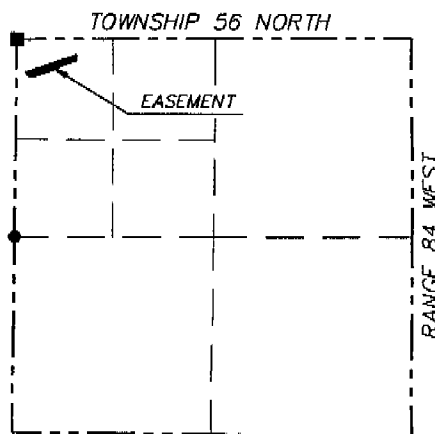
Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT "B"

WATERLINE EASEMENT



SCALE: 1"=100'

SECTION 25
LOCATION MAP

SCALE: 1"=2000'

NW1/4NW1/4

STATE HIGHWAY NO. 336

N 71°45'14" E (R) 713.88' (R&M)
N 71°26'43" E (M)

VALLEY VIEW DRIVE

LOT 1
BLOCK 1VALLEY PARK ADDITION
LOT 1, BLOCK 2

LEGEND

- x — x — FENCE LINE
- — — — — PROPERTY/ROW LINE
- — — — — SECTION LINE
- — — — — INTERIOR SECTION LINE
- — — — — ROW LINE OF PROPOSED EASEMENT
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- P.O.B./ANGLE PT OF EASEMENT
- CALCULATED PROPERTY CORNER
- FOUND #5 REBAR
- ⊙ FOUND 3" BRASS CAP UNMARKED (1994 SURVEY)
DESTROYED DURING CONSTRUCTION, TO BE
REESTABLISHED PER LS 2615
- ⊠ FOUND 3" BRASS CAP PER LS 5603
- ○ NOTHING SET/NOTHING FOUND
- (R) RECORD
- (M) MEASURED

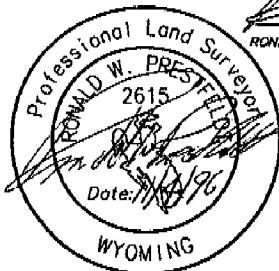
BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

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 PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. PRESTFELDT WY L.S. 2615



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000
JN: 91040
DN: SAWP/HKM/DP02
OCTOBER, 1996