

EASEMENT

Deed made this 20<sup>th</sup> day of JANUARY, 1992, by and between P & P Enterprises, a limited partnership, of Sheridan County, Wyoming, hereinafter referred to as "Grantor", 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 ONE THOUSAND SIX HUNDRED FIFTY  $\frac{32}{100}$  Dollars (\$1,650 $\frac{32}{100}$ ), and other good and valuable consideration, Grantor conveys to Grantee an easement and right-of-way across and under the above-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 Grantor 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 Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

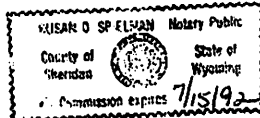
In witness whereof Grantor signs this Deed on the date above written.

P & P ENTERPRISES  
By Walter J. [Signature]  
Jack E. Pehavici

STATE OF WYOMING )  
County of Sheridan ) ss.

The foregoing instrument was acknowledged before me by  
Frank E. Pelissier  
this 20<sup>th</sup> day of January,  
1992.

Witness my hand and official seal.



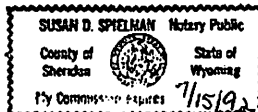
Susan D. Spelman  
Notary Public

My Commission Expires: July 15, 1992.

STATE OF WYOMING )  
County of Sheridan ) ss.

The foregoing instrument was acknowledged before me by  
Walter J. Pilon  
this 20<sup>th</sup> day of January,  
1992.

Witness my hand and official seal.



Susan D. Spelman  
Notary Public

My Commission Expires: July 15, 1992.

STATE OF WYOMING )  
County of Sheridan ) ss.

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"

## WATER LINE EASEMENT

Record Owner: P & P Enterprises, Inc.

A perpetual water line easement twenty (20) feet wide, being ten (10) feet either side of the following described centerline situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, WY, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said centerline more particularly described as follows:

Commencing at the north quarter corner of said Section 10, thence S00°45'45"W, 1349.28 feet to the POINT OF BEGINNING of the herein described easement, said point being on the north line of a tract of land described in Book 283 of Deeds, Page 425 and S89°07'48"W, 10.00 feet from the northeast corner of said tract; thence parallel to and ten (10) feet west of the west right of way line of Big Horn Avenue S01°48'38"E, 1381.89 feet along the centerline of said easement to the POINT OF TERMINUS of the herein described easement, said point being on the north line of a tract of land described in Book 85 of Deeds, Page 17, and N02°38'17"W, 2806.93 feet from the south quarter corner of said Section 10.

The above described easement contains 0.635 acres, more or less, and is subject to any rights-of-way and/or easements, reservations and encumbrances which have been legally acquired.

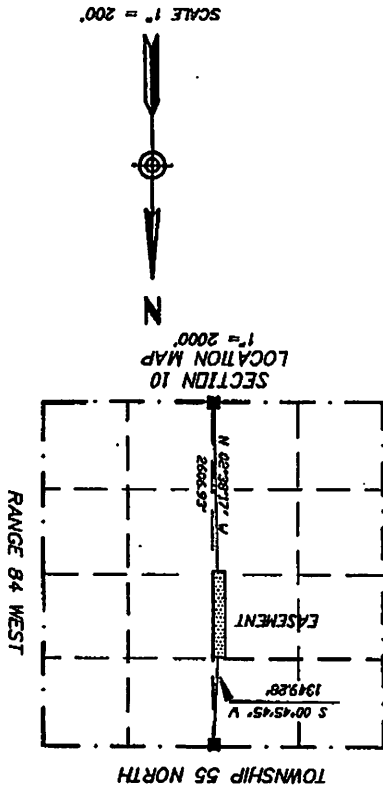
In addition, a temporary construction easement will be required, being a strip of land thirty (30) feet wide, the east line of said strip being the west line of said perpetual twenty (20) foot easement. Said temporary construction easement contains 0.952 acres more or less, and will become null and void at the time that the project contractor's one year contractual warranty expires.

# EXHIBIT "B"

## WATERLINE EASEMENT

### LEGEND

- PROPERTY/ROW LINE
  - CENTERLINE OF TWENTY (20) FOOT EASEMENT
  - INTERIOR SECTION LINE
  - ROW LINE OF PROPOSED EASEMENT
  - CALCULATED TRACT CORNER
  - FOUND 3" BRASS CAP
  - P.O.B./TERMINUS OF EASEMENT
  - 3x1/2" ALUMINUM CAP PER L.S. 2615 (WITNESS COR)
  - NOTHING SET
  - FOUND 2" COPPER BRASS CAP FOR WITNESS COR.
- BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)



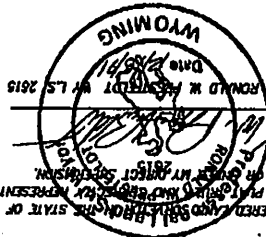
- 30' WIDE TEMPORARY CONSTRUCTION EASEMENT
- 20' WIDE PERPETUAL WATER LINE EASEMENT

SCALE 1" = 200'

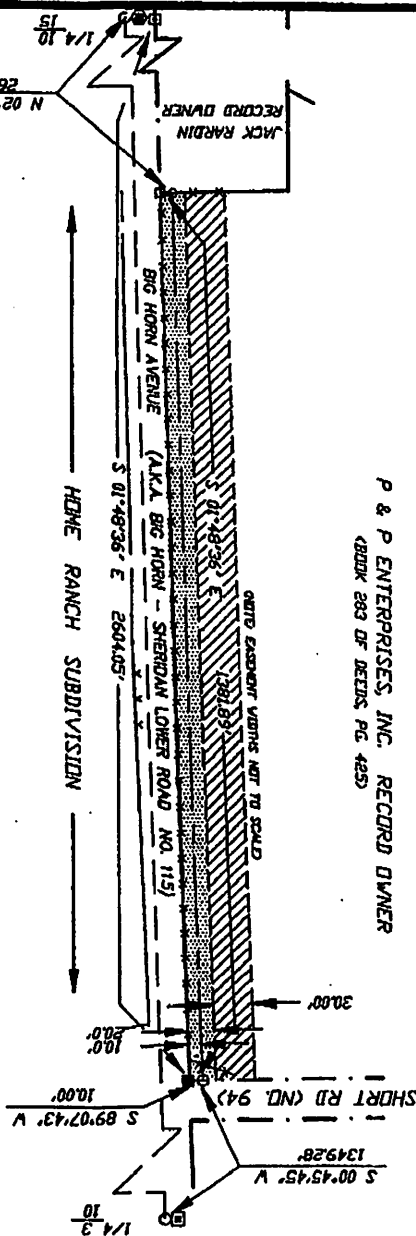
SCALE 1" = 2000'

### SURVEYOR'S CERTIFICATE

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



PREPARED BY: PRESLEY SURVEYING  
P.O. BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
JE 81050  
DE: HMV/GSREI  
12/31



P & P ENTERPRISES, INC. RECORD OWNER  
(BOOK 263 OF DEEDS PG. 425)

JACK RARDIN  
RECORD OWNER