

031287

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at 1:25 P.M. and was duly recorded in book 1284 page
390-391 Fee \$ 2.00

EASEMENT FOR UTILITIES

Register of Deeds

By Linda Barnhart, Notary Deputy

KNOW ALL MEN BY THESE PRESENTS that SHERD LAKE, INC., a Wyoming corporation, (hereinafter "Grantor") does hereby grant, convey and dedicate an easement for utilities as hereinafter described on, across, and under that certain real property as fully described on Exhibit "A" attached hereto, said real property being known as the North Ridge Addition to the City of Buffalo, Wyoming, according to the official plat thereof as filed in the office of the County Clerk for Johnson County, Wyoming, on November 14, 1994 in Plat Book 2 at Page 109, said easement being a ten foot (10') setback from the boundaries of any lot within said subdivision which lot borders any street or road, said easement being ten feet (10') in width, bordering, adjacent to, and running parallel to all streets, drives and roads within said subdivision (said streets being French Creek Road, Hogerson Street, Woodman Drive, and North Ridge Way, including all cul-de-sacs associated therewith).

It is the Grantor's intent to create a ten foot (10') utility easement upon each lot within said North Ridge Addition adjacent to and paralleling all the streets, drives and roads within said subdivision, including French Creek Road lying north of said subdivision.

Said utility easement is hereby dedicated and conveyed in perpetuity as a covenant running with said lands, said easement to be used for the purposes of installing, repairing, reinstalling, replacing and maintaining water lines, gas lines, electric lines, telephone lines, television cable lines, sewer lines, and any and all other forms and types of utilities now or hereafter to be utilized by the owners of North Ridge Addition as described above.

The Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 8th day of AUGUST, 1995.

SHERD LAKE, INC.

By: Kenneth Reid
Kenneth Reid, President

Attest: Patty Reid
Secretary

STATE OF WYOMING)

) ss.

County of Johnson)

The foregoing was acknowledged before me this 8 day of August, 1995 by Kenneth Reid, President and Patty Reid, Secretary of Sherd Lake, Inc. who represented to me that they were duly authorized by the corporation to execute this instrument.

Witness my hand and official seal.

My commission expires: 1-4-99

Linda Barnhart
Notary Public and Deputy

NORTH RIDGE ADDITION TO THE CITY OF BUFFALO, WYOMING

A tract of land located in Lot 11 of Section 27, T51N, R82W, of the 6th. P.M., Johnson County, Wyoming, and in the Justice Swift Addition to the City of Buffalo, Wyoming, being more particularly described as follows:

Commencing at an existing Old Ft. McKinney Military Reservation Post marking the northeast corner of Lot 8 of said Section 27, said corner also being the northwest corner of the Burlington Addition to the City of Buffalo, Wyoming;

thence S00°03'51"E (platted S00°06'E) along the East line of said Lots 8 and 11 of said Section 27 and along the West line of said Burlington Addition a distance of 1003.71 feet to a point, said point lying on the centerline of French Creek Road and said point being the true point of beginning;

thence continuing S00°03'51"E along said East line of said Lot 11 of said Section 27 and along said West line of said Burlington Addition a distance of 271.23 feet (record 218') to a point;

thence S28°37'48"W (Record S26°16'W) a distance of 89.01 feet (Record 88') to a point;

thence S33°22'34"W (Record S33°28'W) a distance of 60.00 feet to a point, said point lying on the westerly line of the Needens Addition to the City of Buffalo, Wyoming;

thence S41°59'54"W (Platted S41°40'W) along said westerly line of said Needens Addition a distance of 73.26 feet (Platted 73.40') to a point;

thence continuing along said westerly line of said Needens Addition, S45°48'35"W (Platted S45°40'W) a distance of 121.85 feet (Platted 121.84') to a point;

thence continuing along said westerly line of said Needens Addition and extending past the southwest corner of said Needens Addition, S52°02'01"W (Platted S51°55'W) a distance of 204.50 feet (Record 207') to a point;

thence S42°00'27"W (Record S42°22'W) a distance of 107.07 feet to a point;

thence S22°31'04"W a distance of 11.73 feet to a point;

thence S89°45'35"E a distance of 247.19 feet to a point;

thence N00°14'25"E a distance of 35.00 feet to a point;

thence S89°45'35"E a distance of 82.59 feet to a point;

thence S00°03'51"E a distance of 10.00 feet to a point;

thence S89°45'35"E a distance of 120.00 feet to a point, said point lying on the East line of said Justice Swift Addition, said East line of said Justice Swift Addition also being said West line of said Burlington Addition;

thence S00°03'51"E (Platted S00°06'E) along said East line of said Justice Swift Addition and along said West line of said Burlington Addition a distance of 300.00 feet to a point, said point being the southeast corner of said Justice Swift Addition and said point also being the southeast corner of said Lot 11 of said Section 27;

thence N89°45'35"W (Record West) along the South line of said Lot 11 of said Section 27 a distance of 661.18 feet to a point;

thence N82°22'24"W (Record N82°37'W) a distance of 544.49 feet (Record 544.5') to a point, said point lying on the West line of said Lot 11 of said Section 27;

thence N00°15'45"E (Record North) along said West line of said Lot 11 of said Section 27 a distance of 829.74 feet to a point;

thence N76°22'15"E (Record N75°48'E) a distance of 505.95 feet (Record 486') to a point;

thence N43°36'15"E (Record N43°02'E) a distance of 404.96 feet (Record 405') to a point, said point lying on the North line of said Lot 11 of said Section 27;

thence S89°45'27"E (Record East) along said North line of said Lot 11 of said Section 27 a distance of 49.17 feet (Record 47.2') to a point, said point lying on the centerline of said French Creek Road;

thence along said centerline of said French Creek Road, S52°09'45"E a distance of 351.94 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 1348.14';

thence continuing along said centerline of said French Creek Road, and along said tangent circular curve to the left, through a central angle of 5°05'37" a distance of 119.85 feet to the point of ending of said tangent circular curve to the left, and said point being the true point of beginning.

Said tract of land containing 27.4 acres, more or less.