

EASEMENT AND RIGHT-OF-WAY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration that the City of Lander shall permit water user, or their heirs and assigns, to connect up to a 1-inch water tap to a single residence or building, to the City water system, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and upon the terms, covenants and conditions contained hereinafter, KRISTINE L. ARTERY as Trustee under the KRISTINE L. ARTERY TRUST, dated February 7, 2001, a resident of Fremont County, Wyoming, hereinafter collectively referred to as GRANTOR, hereby grants, bargains, sells, transfers, delivers, warrants and conveys unto the CITY OF LANDER, a Wyoming municipal corporation, of 240 Lincoln Street, Lander, Wyoming 82520, hereinafter referred to as the GRANTEE, its successors, transferees and assigns, a perpetual easement for the use and purpose of constructing and operating underground utility lines and appurtenances therein and thereon as part of GRANTEE'S utility network and for such purpose the GRANTEE shall have the right to enter upon the easement hereinafter described, at any time GRANTEE may see fit and along the described easement to construct, inspect, maintain, alter, replace, repair, build, construct roads, and install utility lines and appurtenant facilities thereto or enlarge said pipe line and the right to convey water through such pipe lines, on, over, under, across the easement herein granted to GRANTEE, together with the right to excavate and refill ditches and trenches for the installation of the pipe lines and in addition for the repairs, maintenance, and replacement of said pipe lines and the right to remove trees, bushes, undergrowth, fences, structures, and any and all other obstacles and structures interfering with the location, construction and maintenance of said pipe line.

The easement being conveyed by GRANTOR to the GRANTEE by this instrument is situated in the County of Fremont in the State of Wyoming, and the said easement is set forth and more particularly described and set forth on Exhibit "A" and Exhibit "B" attached hereto and by this reference made of part hereof and incorporated herein by this reference.

The GRANTOR agrees and covenants that they shall not place any trees, bushes, undergrowth, or construct any type of buildings, sheds or any other obstructions upon or under the easement which would interfere with GRANTEE'S use of said easement. The GRANTEE has the right to remove trees, bushes, undergrowth, buildings, sheds, structures, and other obstructions interfering with the location, construction, repair and maintenance of the utility lines within the easement without repairing or replacing any obstructions. GRANTEE shall repair any underground, or above ground, irrigation appurtenances damaged during installation, repair, or maintenance of said utility lines on said easement.

GRANTOR further grants to the GRANTEE, its employees, contractors, representatives and agents the right of ingress and egress to and from the permanent easement for any and all purposes necessary and incident to the exercise of the rights hereby grant to the GRANTEE by this conveyance. GRANTOR shall, in no way, hinder or prevent the proper and reasonable use and enjoyment of said easement by GRANTEE. GRANTOR shall not withhold access to the easement by GRANTEE, its employees, contractors and agents.

The grant of this easement shall run with the land as described on Exhibit "A" and Exhibit "B" attached hereto and shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns.

The duration of this easement herein granted shall be perpetual and irrevocable.

Subject to the above terms and conditions, the GRANTOR reserves the right to use said land for any and all purposes, provided said use does not violate the above conditions and said use does not prevent the exercise by said GRANTEE of the easement granted by this instrument.

GRANTOR does hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

The GRANTOR, either personally or through her duly authorized representatives, has executed this Easement on the dates set out below, and certifies that she has read, understands, and agree to the terms and conditions of this Easement Grant.

DATED this ____ day of _____, 2023

STATE OF WYOMING }
COUNTY OF FREMONT } *ss.*

Subscribed and sworn to before me by KRISTINE L. ARTERY as Trustee under the KRISTINE L. ARTERY TRUST, dated February 7, 2001 on this _____ day of _____, 2023.

Witness my hand and official seal:

Notary Public
My Commission Expires _____

EXHIBIT A

DESCRIPTION of a 30 foot wide water line easement located in the SE1/4NW1/4, SW1/4NE1/4 & NW1/4SE1/4 of Section 8, Township 33 North, Range 99 West, of the 6th Principal Meridian, County of Fremont, State of Wyoming, more fully described as 15.0 feet on each side of the following centerline:

BEGINNING AT A POINT, said point being the Center One/Quarter corner of said Section 8; thence N 18°29'51" W a distance of 152.54 feet to a point, the POINT OF BEGINNING, which intersects the Northwesterly boundary of a deed recorded on 9/20/2001 as Document No. 2001-1223923 and former Chicago-Northwestern Railroad southeastern right-of-way.

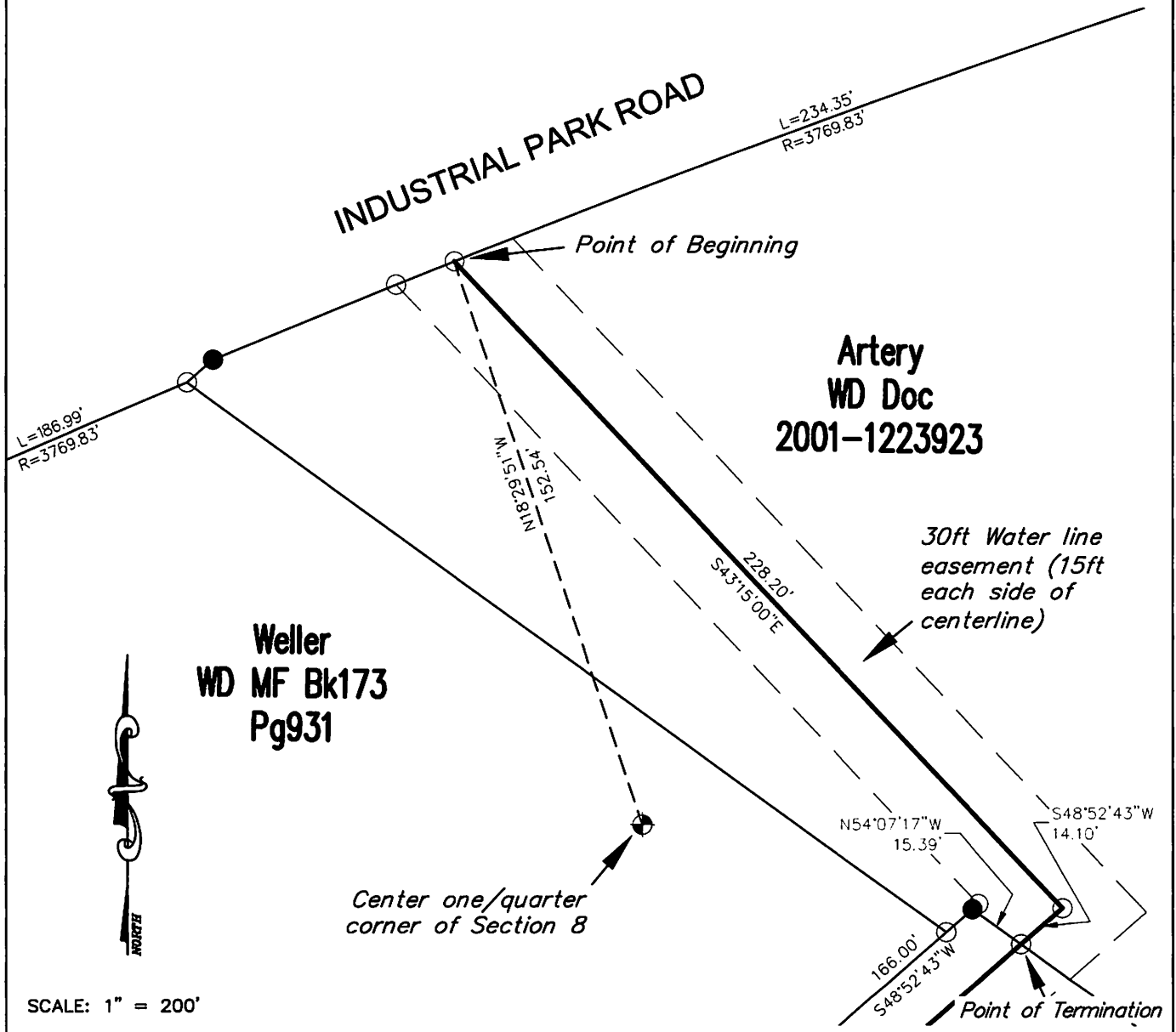
Thence leaving said right-of-way, S 43°15'00" E a distance of 228.20 feet to a point;

Thence S 48°52'43" W a distance of 14.10 feet to a point, that intersects the southwesterly boundary of said Document No. 2001-1223923, the POINT OF TERMINATION.

CONTAINING: 242.30 lineal feet or 0.17 acres of land, more or less. The sideline to extend or shorten to begin on the southeastern right-of-way of former railroad and end on the southwesterly boundary of Document No. 2001-1223923.

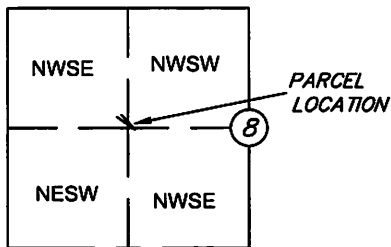
EXHIBIT-B

30' Water Line Easement ARTERY to City of Lander
 within the: SE1/4NW1/4, SW1/4NE1/4, NW1/4SE1/4 & NE1/4SW1/4
 of Sec. 8, T. 33 N, R. 99 W, 6th P.M., County of Fremont, WY



**Weller
 WD MF Bk173
 Pg931**

SCALE: 1" = 200'

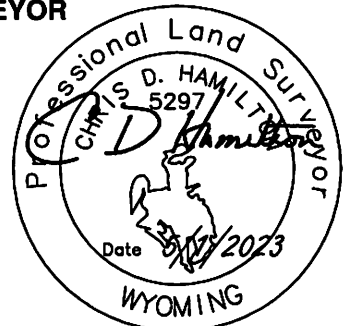


LOCATION MAP (NW1/4)

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF FREMONT)

I, Chris D. Hamilton,
 Registered Professional
 Land Surveyor in the State
 of Wyoming, hereby state;
 to the best of my
 knowledge, information and
 belief, that this map
 represents the easement as
 shown



PARCEL 1

All that portion of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming which lies northwest of the southeast right-of-way boundary of U.S. Highway No. 789, said boundary described as follows: Beginning at point no. 1, on the north line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ bearing S88°27'16"W a distance of 190.20 feet from the E $\frac{1}{4}$ corner of said Section 8; thence proceed along a curve to the right whose radius is 6630 feet and whose length is 772.98 feet to point no. 2 (chord between points no. 1 and 2 bears S47°20'34"W a distance of 769.32 feet); thence S44°01'00"W a distance of 225.00 feet to point no. 3, which point lies on the south line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and is the end of said boundary.

PARCEL 2

A tract of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming more particularly described as follows:

Beginning at point no. 1, an aluminum capped 5/8" steel rebar, which point bears S60°28'29"E a distance of 283.28 feet from the Center $\frac{1}{4}$ corner of said Section 8; thence proceed N43°42'00"E a distance of 824.16 feet, more or less, to point no. 2 and the southeast boundary of the old railroad boundary; thence proceed N71°08'00"E along the southeast boundary of said railroad a distance of 521.79 feet, more or less, to point no. 3; thence S01°14'55"E along the east boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 1138.48 feet to point no. 4; thence S40°45'24"W a distance of 1029.76 feet, more or less to point no. 5; thence S88°22'00"W along the south boundary of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 380.42 feet to point no. 6; thence N20°35'00"E a distance of 333.30 feet to point no. 7; thence S88°22'00"W a distance of 804.65 feet to point no. 8, an aluminum capped 5/8" steel rebar; thence N36°40'00"E a distance of 1091.38 feet to point no. 1, the point of beginning.

PARCEL 3

Township 33 North, Range 99 West of the 6th Principal Meridian, Section 8 - A Portion of the SE $\frac{1}{4}$, more particularly described as follows: Beginning at Corner No. 1, the point of intersection of the northwesterly right-of-way line of Highway 789 and the west line of the SE $\frac{1}{4}$ of Section 8, which bears N. 1°05'W. a distance of 493.0 feet from the S $\frac{1}{4}$ Corner of said Section 8, thence proceed N. 1°05'W. along the west line of the SE $\frac{1}{4}$ of said Section 8, a distance of 97.73 feet to Corner No. 2,

which is a point in an old county road; thence proceed along said road N. 30°46'E. a distance of 685.06 feet to Corner No. 3; thence proceed along said road N. 40°45.4'E. a distance of 1309.16 feet, more or less, to Corner No. 4, a concrete monument; thence proceed S. 0°12'E. a distance of 103.3 feet to Corner No. 5; thence proceed N. 89°29'E. a distance of 168.68 feet to Corner No. 6 which is a point on the northwesterly right-of-way line of Highway 789; thence proceed along said highway right-of-way line S. 44°01'W. a distance of 147.35 feet to Corner No. 7, a concrete highway right-of-way monument marked "Sta 61+34"; thence proceed S. 59°56'W. a distance of 86.02 feet to Corner No. 8, a concrete highway right-of-way monument marked "Sta 60+53"; thence proceed along said right-of-way line S. 44°01'W. a distance of 1289.9 feet to Corner No. 9, the point of a tangency of a one degree curve at highway Sta 47+63.1; thence proceed along said highway right-of-way which follows a one degree curve to the left, to Corner No. 1 (Corner No. 1 bears S. 41°29.3'W. a distance of 584.06 feet from Corner No. 9), said parcel containing 5.19 acres, more or less.

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QUIT CLAIM DEED \$14.00 Kristy Artery
Julie A Freese, Fremont County Clerk



PARCEL 4

All that portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming which lies southeast of the southeast right-of-way boundary of U.S. Highway No. 789, said boundary described as follows: Beginning at point no. 1, on the north line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ bearing S88°27'16"W a distance of 190.20 feet from the E $\frac{1}{2}$ corner of said Section 8; thence proceed along a curve to the right whose radius is 6630 feet and whose length is 772.98 feet to point no. 2 (chord between points no. 1 and 2 bears S47°20'34"W a distance of 769.32 feet); thence S44°01'00"W a distance of 225.00 feet to point no. 3, which point lies on the south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and is the end of said boundary.

EXCEPTING the following two described tracts:

EXCEPTION 1: A tract of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, Beginning at Corner #1, whence the East $\frac{1}{4}$ corner of Section 8, T. 33 N., R. 99 W., bears North 0°2' East 273 feet, thence South 0°2' West 451 feet to Corner #2, the North East corner monument of the State Training School Farm, thence N. 88°27' West 684.5 feet along the north boundary of the said farm, to Corner #3, thence North 64°54' East 302.5 feet to Corner #4, thence North 58°30' East 112 feet to Corner #5, thence North 54°11' East 200 feet to Corner #6, thence North 49°58' East 200 feet to #1, the place of beginning.

EXCEPTION 2: A tract of land located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Point No. 1, which is the E $\frac{1}{2}$ corner of said Section 8 (NE corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$), thence proceed S. 0°35' E. along the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 164.8 feet to Point No. 2, which is the point of intersection with the northerly right-of-way of old highway No. 789; thence proceed along said right-of-way line to Point No. 5 as follows: S. 47°52' W. a distance of 240.5 feet to Point No. 3 which is the P.C. of a circular curve to the right, the radius of which is 1392.7 feet; thence proceed around said curve to Point No. 4, the P.T. of said curve, the chord of said curve bears S. 56°38' W. a distance of 424.6 feet; thence S. 65°24' W., a distance of 250.0 feet to Point No. 5; thence proceed S. 80°21' W., a distance of 158.4 feet to Point No. 6, which point is on the southerly right-of-way line of the present Highway No. 789; thence proceed N. 44°01' E., along said right-of-way line a distance of 225.0 feet to Point No. 7; the P.C. of a circular curve to the right, the radius of which is 5630'; thence proceed around said curve to Point No. 8 which is on the

North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; the chord of said curve bears N. 48°08.5' E., a distance of 785.1 feet, more or less, from Point No. 7 to Point No. 8; thence proceed N. 88°28' E., along the North line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 173.8 feet, more or less, to Point No. 1, the point of beginning hereinbefore mentioned.

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QUIT CLAIM DEED \$14.00 Kristy Artery
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