

EASEMENT

The Undersigned Grantor(s) for and in consideration of FIVE HUNDRED Dollars Exactly (\$500.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST COMMUNICATIONS, INC., a Colorado Corporation, (Grantee) whose address is 103 North Durbin Street, Casper, Wyoming 82601, its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

An easement twenty (20) feet in width by twenty (20) feet in length, for a remote terminal cabinet site, located along and abutting the westerly right of way boundary of Beaver Creek County Road, with a site address of 396 Beaver Creek Road; together with a linear easement 16 feet in width, with 8 feet on each side of a centerline, beginning at the northerly boundary of said cabinet site easement 8 feet easterly of the Northwest corner of said cabinet site easement, N 0° 57' 35" W a distance of 10 (ten) feet to the point of termination of this easement, for a power source; and a linear easement 16 feet in width, with 8 feet on each side of a centerline, beginning at the southerly boundary of said cabinet site easement 8 feet easterly of the Southwest corner of said cabinet site easement, S 1° 0' 0" E a distance of 292 (two hundred ninety-two) feet to the point of termination of this easement, for a power source at a power pole; all lying in a portion of the NW 1/4 SE 1/4 of Section 27, T55N, R85W, of the 6th Principal Meridian, Sheridan County, Wyoming, said easement site being more particularly described on Exhibit A for right of way number 34471, which is attached hereto and hereby made a part hereof, a part of the property described in a warranty deed in Book 154 at Page 495, in the Sheridan County Clerk and Records Office, situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State.

Grantee shall have the right of ingress and egress over and across the Land of the Grantor to and from the above described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

In the case where electric power needs to be brought to the above described easement, the local power company, by this mention, will have the right to co-exist for the sole purpose of providing power to Grantee's facilities.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

Signed and delivered this 8 day of Sept 1995.

Gerald T. Powers  
Gerald T. Powers, Grantor

Geneva Powers  
Geneva Powers, Grantor

STATE OF WYOMING )  
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 1995.  
By Gerald T. Powers and Geneva Powers, husband and wife, Grantors.

Witness my hand and official seal:



William Ewing  
Notary Public  
My Commission Expires: Jan 4, 1999

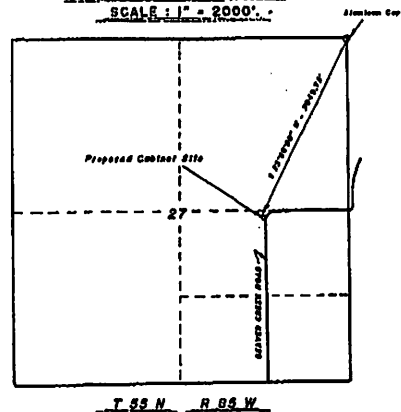
Grantor:  
Gerald and Geneva Powers  
470 Beaver Creek Road  
Sheridan, Wyoming 82801

R/W #34471  
JOB #427A388  
EXCH: Sheridan

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

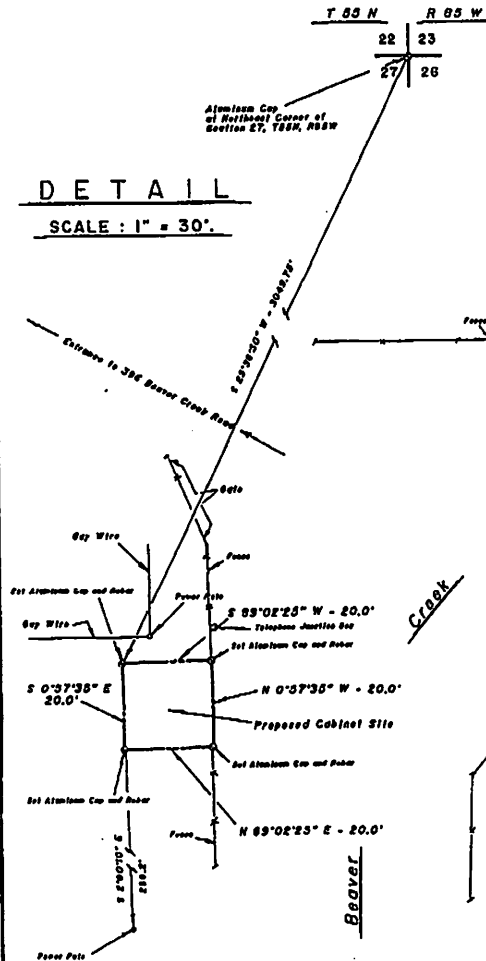
LOCATION

SCALE: 1" = 2000'



DETAIL

SCALE: 1" = 30'

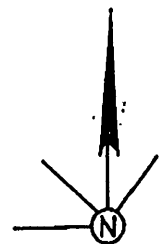
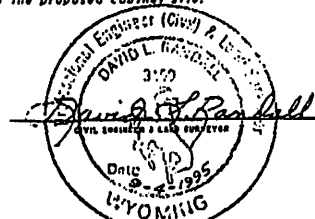


CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming, being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this map was made from field notes of an actual survey performed by me during May, June and August of 1995 and that it correctly represents the location of the proposed cabinet site.

Registration No. 3159 PE & LS



Sec. 27

T- 55 -N  
R- 85 -W

Scale 1" = 30'

Date September 4, 1995

Job No. 427A388

RL No. 175-B

U.S. WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 34471

GRANTOR Gerald T. and Geneva Powers

470 Beaver Creek Road

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Drawn By Dave Randall