

## NONEXCLUSIVE UTILITY EASEMENTS DEDICATION

KNOW ALL MEN BY THESE PRESENTS that BARNEY BROS. LAND & LIVESTOCK, INC., of Sheridan County, Wyoming, does hereby and herewith declare and dedicate non-exclusive utility easements for all utilities and right to lay out, construct, inspect, operate, maintain, repair, remove and replace such utilities. The description of the nonexclusive utility easements are more particularly described in EXHIBIT "A", which is attached hereto and incorporated herein by this reference.

The grant herein are nonexclusive right-of-way and utility easements and shall be perpetual so long as said property is used for the aforementioned purposes.

The grant herein shall be binding upon the successors and assigns of the Grantor.

Grantor hereby waives and releases any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

IN WITNESS WHEREOF, the Grantor has set its hand this 26 day of December, 2006.

GRANTOR:  
BARNEY BROS. LAND & LIVESTOCK, INC.

By: [Signature]

Title: 362

STATE OF WYOMING     )  
                                      ) SS.  
COUNTY OF FREMONT     )

The foregoing Nonexclusive Utility Easements Dedication was acknowledged before me by GARY A. BARNEY as Secretary of Barney Bros. Land & Livestock, Inc., this 26 day of December, 2006.

Witness my hand and official seal.

[Signature]  
Notary Public

My Commission Expires:

June 16, 2007



562311 EASEMENT  
BOOK 480 PAGE 0585  
RECORDED 01/08/2007 AT 04:30 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

A nonexclusive utility easement being a strip of land sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the N½NE¼ of Section 19, Township 57 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Section 19 (Monumented with a 3¼" Brass Cap Per PLS 6812); thence S61°18'59"W, 1469.72 feet to the **POINT OF BEGINNING**, said point being the southwest corner of Lot 14, Stonebrook Meadows Subdivision to the Town of Ranchester, (Lengthening or Shortening the side lines of said right-of-way and utility easement to intersect the south boundary line of said Stonebrook Meadows Subdivision); thence, along said centerline through a curve to the left, having a radius of 250.00 feet, a central angle of 15°13'13", an arc length of 66.41 feet, a chord bearing of S32°38'21"E, and a chord length of 66.22 feet to the **POINT OF TERMINUS**, said point being S58°44'06"W, 1466.64 feet from the northeast corner of said Section 19.

Said right-of-way and utility easement contains 3,984 square feet of land more or less.

A nonexclusive utility easement being a strip of land twenty (20) feet wide when measured at right angles situated in the N½NE¼ of Section 19, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; the westerly line of said strip being more particularly described as follows:

Commencing at the northeast corner of said Section 19 (Monumented with a 3¼" Brass Cap Per PLS 6812); thence S60°52'55"W, 1440.21 feet to the **POINT OF BEGINNING**, said point lying on the south line of Lot 14, Stonebrook Meadows Subdivision to the Town of Ranchester, (Shortening the easterly line of said strip to intersect the south line of said Lot 14); thence, along the westerly line of said strip through a curve to the left, having a radius of 220.00 feet, a central angle of 12°52'15", an arc length of 49.42 feet, a chord bearing of S33°48'50"E, and a chord length of 49.32 feet to the **POINT OF TERMINUS**, said point being S58°55'19"W, 1437.01 feet from the northeast corner of said Section 19.

Said nonexclusive utility easement contains 874 square feet of land more or less.

A nonexclusive utility easement being a strip of land twenty (20) feet wide when measured at right angles situated in the N½NE¼ of Section 19, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; the easterly line of said strip being more particularly described as follows:

Commencing at the northeast corner of said Section 19 (Monumented with a 3¼" Brass Cap Per PLS 6812); thence S61°43'47"W, 1498.98 feet to the **POINT OF BEGINNING**, said point lying on the south line of Lot 15, Stonebrook Meadows Subdivision to the Town of Ranchester, (Lengthening the westerly line of said strip to intersect the south line of said Lot 15); thence, along the easterly line of said strip through a curve to the left, having a radius of 280.00 feet, a central angle of 17°02'50", an arc length of 83.31 feet, a chord bearing of S31°43'32"E, and a chord length of 83.00 feet to the **POINT OF TERMINUS**, said point being S58°33'20"W, 1496.28 feet from the northeast corner of said Section 19.

Said nonexclusive utility easement contains 1,797 square feet of land more or less.

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