

446

RECORDED APRIL 13, 1993 BK 357 PG 446 NO 135009 RONALD L. DAILEY, COUNTY CLERK

RIGHT OF WAY EASEMENT

THIS AGREEMENT made and entered into this 15th day of June 1992, by and between Robert J. Viren and Leslie S. Viren, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTORS, and Edward A. Viren and Donna L. Viren, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTEEES.

WITNESSETH, that:

WHEREAS, The Grantors, Robert J. Viren and Leslie S. Viren, husband and wife, are the owners of a parcel of land described as follows:

Township 57 North, Range 82 West, 6th P.M., Sheridan County, WY.

Section 21: East 1/2
Section 22: NW1/4NW1/4, South 1/2 NW1/4, SE1/4, South 1/2 SE1/4, NW1/4SE1/4
Section 26: West 1/2 NW1/4, NW1/4SW1/4
Section 27: North 1/2, SE1/4, North 1/2 SW1/4
Section 28: East 1/2 NE1/4

That portion of the East 1/2 SE1/4 of Section 9 lying east and south of the following described existing and proposed fence line, said fence lines more particularly described as follows:

Beginning at a point on the approximate south line of said Section 9, said point being N39°49'12"W, 10,175.41 feet from the east quarter corner of Section 22; thence N02°28'13"W, 691.89 feet to a point on an existing fence line; thence N02°28'13"W, 349.89 feet along said existing fence line to a point; thence N43°03'51"E, 181.57 feet along said existing fence line to a point; thence N57°38'22"E, 731.65 feet to a point on a proposed fence line; thence S63°27'38"E, 427.56 feet along said proposed fence line to a point on the approximate east line of said Section 9, said point being S30°28'46"E, 10,571.42 feet from the northeast corner of Section 5 and N30°36'32"W, 10,677.07 feet from the east quarter corner of Section 22;

That portion of the SW1/4SW1/4 of Section 10, West 1/2 NW1/4, SW1/4 of Section 15, NE1/4, NE1/4NW1/4, and NE1/4SE1/4 of Section 22; said portions lying south and west of an existing and proposed fence line, said fence lines more particularly described as follows:

Beginning at a point on a proposed fence line and the approximate west line of said Section 10, said point being S30°28'46"E, 10,571.42 feet from the northeast corner of Section 5 and N30°36'32"W, 10,677.07 feet from the east quarter corner of said Section 22; thence S64°12'43"E, 660.53 feet along a proposed fence line to a point on an existing fence line; thence S75°01'29"W, 136.70 feet along said existing fence line to a point; thence S01°22'17"W, 590.29 feet along said existing fence line to a point; thence S04°39'52"W, 289.69 feet along said existing fence line to a point; thence S01°30'22"E, 1493.52 feet to a point on an

RIGHT-OF-WAY EASEMENT
VIREN TO VIREN

existing fence line; thence S31°38'42"E, 520.77 feet along said existing fence line to a point; thence S28°50'40"E, 276.45 feet along said existing fence line to a point; thence S13°44'28"E, 286.96 feet along said existing fence line to a point; thence S24°57'49"E, 242.90 feet along said existing fence line to a point; thence S37°18'21"E, 1123.24 feet along said existing fence line to a point; thence S01°24'05"W, 970.91 feet along said existing fence line to a point; thence S36°58'58"E, 684.21 feet along said fence line to a point; thence S58°13'52"E, 955.01 feet along said existing fence line to a point; thence S39°13'54"E, 549.68 feet along said existing fence line to a point; thence S28°21'44"E, 1385.52 feet along said existing fence line to a point; thence S34°00'23"E, 610.24 feet along said existing fence line to a point; thence S58°57'13"E, 567.24 feet along said existing fence line to a point; thence S60°44'34"E, 780.13 feet along said existing fence line to a point on the approximate east line of said Section 22, said point being S0°05'22"W, 427.70 feet from said east quarter corner of Section 22.

Also including a tract of land situated in the South 1/2 SW1/4 of Section 10, and Section 15, said tract of land being more particularly described as follows:

Beginning at a point on an existing fence line, said point being S32°22'08"E, 11,126.79 feet from the northeast corner of Section 5; thence S75°01'29"W, 136.70 feet along said existing fence line to a point; thence S01°22'17"W, 590.29 feet along said existing fence line to a point; thence S04°39'52"W, 289.69 feet along said existing fence line to a point; thence S01°30'22"E, 1493.52 feet to a point on an existing fence line; thence S31°38'42"E, 520.77 feet along said existing fence line to a point; thence S28°50'40"E, 276.45 feet along said existing fence line to a point; thence S13°44'28"E, 286.96 feet along said existing fence line to a point; thence S24°57'49"E, 242.90 feet along said existing fence line to a point; thence S37°18'21"E, 1123.24 feet along said existing fence line to a point; thence S01°24'05"W, 970.91 feet along said existing fence line to a point; thence N44°55'32"E, 3436.72 feet to a point on a proposed fence line; thence N54°20'37"W, 510.00 feet along said proposed fence line to a point; thence N50°03'32"W, 1580.52 feet along said proposed fence line to a point; thence N65°53'38"W, 295.88 feet along said proposed fence line to a point; thence N45°47'56"W, 2279.97 feet along said proposed fence line to the point of beginning.

WHEREAS, the Grantees Edward A. Viren and Donna L. Viren are the owners of a parcel of land described as follows:

Township 58 North, Range 82 West, 6th P.M., Sheridan County, WY

Section 32: South 1/2 SW1/4, NW1/4SW1/4, SW1/4SE1/4

That portion of the East 1/2 SE1/4 of said Section 32 lying west and south of a proposed fence line; said proposed fence line more particularly described as follows:

Beginning at a point on an east-west fence line and the approximate north line of said East 1/2 SE1/4, said point being S89°30'37"W, 1288.65 feet from the east quarter corner of said Section 32; thence S02°02'54"W, 1240.85 feet along said proposed fence line to a point; thence S34°57'32"E, 1255.85 feet along said proposed fence line to a point; thence S41°00'29"E, 633.92 feet along said proposed fence line to a point on the approximate south line of said East 1/2 SE1/4,

RIGHT-OF-WAY EASEMENT
VIREN TO VIREN

said point being West, 220.77 feet from the southeast corner of said Section 32.

Township 57 North, Range 82 West, 6th P.M., Sheridan County, WY

Section 5: Lots 2, 3, and 4, South 1/2 NW1/4, SW1/4NE1/4, SE1/4, North 1/2 SW1/4
 Section 6: Lot 1, South 1/2 NE1/4, North 1/2 SE1/4
 Section 8: East 1/2, NE1/4SW1/4
 Section 9: SW1/4, South 1/2 NW1/4, NW1/4NW1/4

That portion of Lot 4, South 1/2 NW1/4, SW1/4 of Section 4, Lot 1, SE1/4NE1/4 of Section 5, NE1/4NW1/4, NW1/4NE1/4, South 1/2 NE1/4, and SE1/4 of Section 9; said portions lying west and south of an existing and proposed fence line; said fence lines more particularly described as follows:

Beginning at a point on the approximate north line of said Lot 1, of Section 5, said point being West, 220.77 feet from the northeast corner of said Section 5; thence S41°00'29"E, 762.67 feet along a proposed fence line to a point; thence S30°54'12"W, 388.74 feet along said proposed fence line to a point; thence S04°12'13"W, 1145.64 feet along said proposed fence line to a point; thence S73°59'22"E, 1049.52 feet along said proposed fence line to a point; thence S32°40'07"E, 917.67 feet along said proposed fence line to a point on an existing fence line; thence S04°04'35"E, 1353.41 feet along said existing fence line to a point; thence S31°13'40"W, 85.09 feet along said existing fence line to a point; thence S53°19'21"E, 1261.36 feet along a proposed fence line to a point; thence S30°15'29"E, 1274.05 feet along said proposed fence line to a point on an existing fence line; thence S39°06'28"E, 308.91 feet along said existing fence line to a point; thence S43°35'14"E, 649.96 feet along said existing fence line to a point; thence S29°19'43"E, 814.22 feet along said existing fence line to a point; thence S26°56'33"E, 256.94 feet along said existing fence line to a point; thence S20°55'42"W, 287.17 feet along said existing fence line to a point; thence S36°26'30"E, 378.22 feet along said existing fence line to a point; thence S79°06'11"W, 89.66 feet along said existing fence line to a point; thence S63°27'38"E, 650.00 feet along a proposed fence line to a point; thence S57°38'22"W, 731.65 feet to a point on an existing fence line; thence S43°03'51"W, 181.57 feet along said existing fence line to a point; thence S02°28'13"E, 349.89 feet along said existing fence line to a point; thence S02°28'13"E, 691.89 feet to a point on the approximate south line of said section 9; said point being N39°49'12"W, 10,175.41 feet from the east quarter corner of Section 22.

Also including a tract of land situated in the South 1/2 NE1/4, SE1/4 and East 1/2 SW1/4 of Section 15; the NW1/4NE1/4, NE1/4NW1/4 of Section 22, Township 57 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point on a fenceline, said point being N50°16'19"W, 2600.19 feet from the east quarter corner of said Section 22; thence N20°42'53"E, 3962.52 feet to a point on a proposed fence line; thence N54°20'37"W, 877.26 feet along said proposed fence line to a point; thence S44°55'32"W, 3436.72 feet to a point on an existing fence line; thence S36°58'58"E, 684.21 feet along said existing fence line to a point; thence S58°13'52"E, 955.01 feet along said existing fence line to a point; thence S39°13'54"E, 549.68 feet along said existing fence line to a point; thence S28°21'44"E, 351.50 feet along said existing fence line to the point of beginning.

RIGHT-OF-WAY BASEMENT
 VIREN TO VIREN

WHEREAS, the Grantees desire a private right-of-way to permit Grantees, their heirs, successors-in-interest and assignees to have ingress and egress between two portions of the lands owned by Grantees as described above;

NOW THEREFORE, in consideration of the above and foregoing, and in further consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantors, the receipt and sufficiency whereof is hereby acknowledged, Grantors do hereby grant unto the Grantees and to their heirs, successors-in-interest, and assigns, easements for private rights-of-way and private roadways located in Sheridan County, and State of Wyoming, to-wit:

An access easement for ingress and egress forty (40) feet wide being twenty (20) feet either side of a centerline lying in Section 10 and Section 15, Township 57 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Beginning at a point on a proposed road centerline, said point being N28°30'08"W, 10,111.28 feet from the east quarter corner of Section 22, of said Township 57 North, Range 82 West; thence S75°01'28"W, 133.65 feet along said centerline to a point; thence S01°22'17"W, 575.89 feet along said centerline to a point; thence S04°39'52"W, 292.39 feet along said centerline to a point; thence S16°48'05"W, 501.53 feet along said centerline to a point; thence S18°45'41"E, 91.01 feet along said centerline to a point on an existing road centerline; thence S44°18'58"E, 149.52 feet along said centerline to a point; thence S57°09'55"E, 74.26 feet along said centerline to a point; thence S78°43'07"E, 319.41 feet along said centerline to a point; thence S41°35'58"E, 212.51 feet along said centerline to a point; thence S34°44'36"E, 368.79 feet along said centerline to a point; thence S01°42'22"W, 123.56 feet along said centerline to a point; thence S23°36'00"W, 303.35 feet along said centerline to a point; thence S08°41'21"E, 339.60 feet along said centerline to a point; thence S29°31'11"E, 194.48 feet along said centerline to a point; thence S04°11'55"E, 131.33 feet along said centerline to a point; thence S31°34'12"E, 124.50 feet along said centerline to a point; thence S46°30'16"E, 94.08 feet along said centerline to a point; thence N84°37'35"E, 133.86 feet along said centerline to a point; thence S78°47'06"E, 86.89 feet along said centerline to a point; thence S46°06'53"E, 202.29 feet along said centerline to a point; thence S15°56'32"E, 191.64 feet along said centerline to a point; thence S00°23'55"E, 223.59 feet along said centerline to a point; thence S05°52'49"E, 197.13 feet along said centerline to a point; thence S02°07'41"E, 326.09 feet along said centerline to a point; thence S08°12'06"W, 105.45 feet along said centerline to a point; thence S14°09'59"E, 170.36 feet along said centerline to a point; thence S04°55'46"E, 321.34 feet along said centerline to a point; thence S14°29'25"E, 242.07 feet along said centerline to a point; thence N44°15'01"W, 5080.84 feet from the said east quarter corner of Section 22.

This easement is granted to enable Grantees and their heirs, successors-in-interest, and assigns, to have access between their lands as described above.

As additional consideration for this grant, Grantees agree as follows:

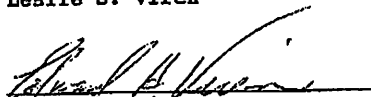
1. The Grantors, their successors-in-interest and assigns reserve the right to use said access routes at all times; and,
2. Grantees, their heirs, successors-in-interest and assigns shall be responsible for the maintenance of the roadways at all times; and,
3. Grantees, their heirs, successors-in-interest and assigns shall hold Grantors, their successors-in-interest and assigns harmless from any and all liability for injury, death or property damage sustained by Grantees, their heirs, successors-in-interest and assigns, or their employees or invitees on the roadways to be constructed and maintained by Grantees, their heirs, successors-in-interest and assigns.

These easements and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the Grantees, their heirs, successors-in-interest and assigns and does not permit any use other than uses connected with agriculture or hunting.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 15th day of June, 1990


Robert J. Viren

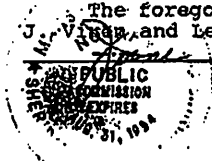

Leslie S. Viren


Edward A. Viren


Donna L. Viren

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Robert J. Viren and Leslie S. Viren, husband and wife, this 15th day of August, 1994.

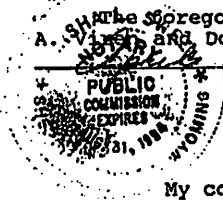


Muriel L. Linn
NOTARY PUBLIC

My commission expires: August 31, 1994

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Edward A. Viren and Donna L. Viren, husband and wife, this 9th day of August, 1994.



Muriel L. Linn
NOTARY PUBLIC

My commission expires: August 31, 1994

RIGHT-OF-WAY EASEMENT
VIREN TO VIREN