

EASEMENT

THIS EASEMENT is made effective this 29 day of January, 2007, by and between **STONEMILL CONSTRUCTION LLC**, of Sheridan County, Wyoming, hereinafter referred to as "Grantor," and **TONGUE RIVER DITCH COMPANY**, of Sheridan County, Wyoming, hereinafter referred to as "Grantee";

WITNESSETH:

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, and the covenants and agreements herein contained, the Grantor has bargained, sold, conveyed, transferred and delivered, and by these presents does bargain, grant, sell, convey, transfer and deliver unto Grantee, its heirs, representatives, successors and assigns, an exclusive twenty (20) foot easement which may be used for all lawful purposes, which easement is more particularly described on the attached Exhibit "A".

This easement is an acknowledgement and formalization of the easement and right of way for the Tongue River Ditch which predated the ownership and subdivision of the property over which the easement passes by the Grantor.

This easement further represents a conveyance by the Grantor to Grantee Tongue River Ditch Company of the utility easement previously reserved by the Grantor on the plat of the Stonebrook Meadows Subdivision.

SUBJECT, HOWEVER, to the provision that no rights or utilities may be granted by the parties to use the easement except for the platted alley and storm sewer between Lots 8 and 9, noted as "Area Retained" on the plat attached hereto as Exhibit "B" (2 of 2), and telephone cable crossing provided between Lots 14 and 15, noted as "Area Retained" on the plat attached hereto as Exhibit "B" (2 of 2), or except by recorded easement or right of way.

TO HAVE AND TO HOLD said easement and right-of-way, forever unto the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

STONEMILL CONSTRUCTION LLC

By: Drew Redinger

Title: Manager

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by Drew Redinger, the Manager of STONEMILL CONSTRUCTION LLC, this 29 day of January, 2007.

Witness my hand and official seal.

Michelle Johnson
Notary Public

My Commission expires: _____

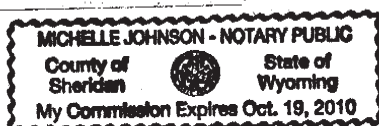


EXHIBIT "A"

AN EASEMENT BEING A STRIP OF LAND TWENTY (20) FEET WIDE SITUATED IN LOT 6 THRU LOT 8, STONEBROOK MEADOWS SUBDIVISION TO THE TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; THE EASTERLY LINE OF SAID TWENTY (20) FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 (SHORTENING THE WESTERLY LINE OF SAID STRIP TO INTERSECT THE NORTH LINE OF SAID LOT 6); THENCE S22°36'18"W, 77.02 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG THE EASTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 29°40'52", AN ARC LENGTH OF 33.67 FEET, A CHORD BEARING OF S37°26'44"W, AND A CHORD LENGTH OF 33.30 FEET TO A POINT; THENCE S52°17'11"W, 63.68 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG THE EASTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 39°18'28", AN ARC LENGTH OF 44.59 FEET, A CHORD BEARING OF S32°37'57"W, AND A CHORD LENGTH OF 43.72 FEET TO A POINT; THENCE S12°58'43"W, 56.12 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO THE **POINT OF TERMINUS**, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 8, (LENGTHENING THE WESTERLY LINE OF SAID STRIP TO INTERSECT THE SOUTH LINE OF SAID LOT 8).

AN EASEMENT BEING A STRIP OF LAND TWENTY (20) FEET WIDE SITUATED IN LOT 9 THRU LOT 14, STONEBROOK MEADOWS SUBDIVISION TO THE TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; THE EASTERLY LINE OF SAID TWENTY (20) FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE S12°58'43"W, 12.16 FEET ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE **POINT OF BEGINNING**, (LENGTHENING THE WESTERLY LINE OF SAID STRIP TO INTERSECT THE NORTH LINE OF SAID LOT 9); THENCE S12°58'43"W, 24.76 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG THE EASTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 25°14'30", AN ARC LENGTH OF 99.12 FEET, A CHORD BEARING OF S25°35'58"W, AND A CHORD LENGTH OF 98.32 FEET TO A POINT; THENCE S38°13'13"W, 97.35 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG THE EASTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 20°08'01", AN ARC LENGTH OF 35.14 FEET, A CHORD BEARING OF S28°09'12"W, AND A CHORD LENGTH OF 34.96 FEET TO A POINT; THENCE S18°05'12"W, 106.42 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO A POINT; THENCE S11°14'29"W, 86.54 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG THE EASTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 9°21'53", AN ARC LENGTH OF 24.56 FEET, A CHORD BEARING OF S46°25'26"W, AND A CHORD LENGTH OF 23.05 FEET TO A POINT; THENCE S81°36'22"W, 60.16 FEET ALONG THE EASTERLY LINE OF SAID STRIP TO THE **POINT OF TERMINUS**, SAID POINT BEING N81°36'22"E, 50.21 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 14, (LENGTHENING THE WESTERLY LINE OF SAID STRIP TO INTERSECT THE EAST UTILITY/DRAINAGE/DITCH EASEMENT AND SETBACK LINE LOCATED IN LOT 14).

AN EASEMENT BEING A STRIP OF LAND TWENTY (20) FEET WIDE SITUATED IN LOT 15, LOT THRU LOT 21, STONEBROOK MEADOWS SUBDIVISION TO THE TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; THE SOUTHERLY LINE OF SAID TWENTY (20) FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BASIS OF BEARINGS IS THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL

EXHIBIT "B" (1 of 2)

PARTIAL VACATION OF UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the Town of Ranchester does hereby vacate, remise, release, relinquish, and abandon the UTILITY EASEMENT portion as shown on EXHIBIT "B" (2 of 2), situated in the STONEBROOK MEADOWS SUBDIVISION to the Town of Ranchester, County of Sheridan, State of Wyoming. The Ditch Easement, Setback Restrictions, and Drainage are hereby retained.

to-wit:

GRANTOR: Stonemill Construction LLC, Drew Redinger, President

GRANTEE: THE TOWN OF RANCHESTER

DATED: JULY 4, 2004

EASEMENTS COVERED: As shown on the Final Plat of the STONEBROOK MEADOWS SUBDIVISION.

RECORDED: At 2:00 o'clock P.M., The 19th Day of July, 2004, and duly recorded in Drawer "S", Plat Number "106", Stamp receiving Number "481647"

UTILITY EASEMENT VACATED:

A UTILITY EASEMENT BEING A STRIP OF LAND TWENTY (20) FEET WIDE SITUATED IN LOT 6 THRU LOT 8, STONEBROOK MEADOWS SUBDIVISION TO THE TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; THE EASTERLY LINE OF SAID TWENTY (20) FOOT WIDE STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BASIS OF BEARINGS IS THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE.

SEE EXHIBIT "B" (2 of 2) attached hereto and by this reference made a part hereof, said EXHIBIT "B" (1 of 2) and EXHIBIT "B" (2 of 2) are hereby acknowledged and approved by the Town of Ranchester.

RANCHESTER TOWN COUNCIL

AN ORDINANCE VACATING A PORTION OF AN EXISTING EASEMENT WITHIN THE TOWN OF RANCHESTER.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RANCHESTER "ORDINANCE #222"

STONEBROOK MEADOWS SUBDIVISION

TO THE TOWN OF RANCHESTER
SHERIDAN COUNTY, WYOMING

HARDIN
STREET

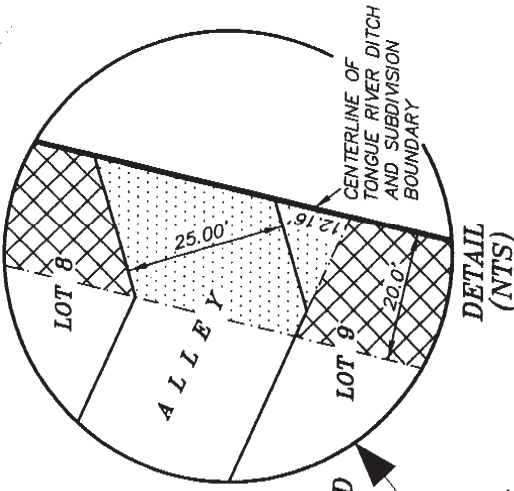
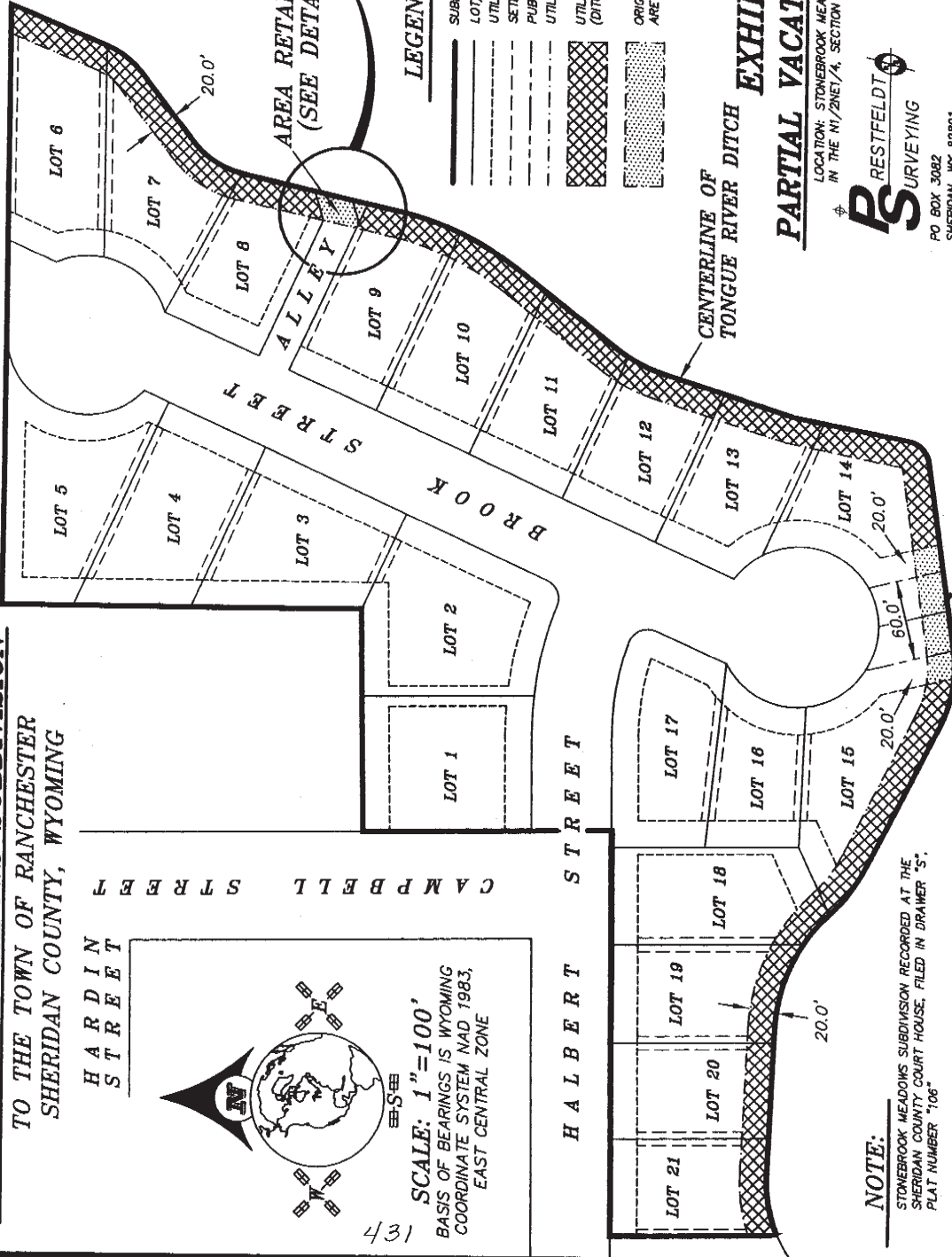
CAMPBELL STREET

HALBERT STREET



SCALE: 1"=100'
BASIS OF BEARINGS IS WYOMING
COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE

431



LEGEND:

- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- UTILITY/DRAINAGE/DITCH EASEMENT AND SETBACK LINE
- SETBACK LINE (20' FRONT & REAR LOT LINES AND 5' ON SIDE LOT LINES)
- PUBLIC EASEMENT LINE
- UTILITY/DITCH EASEMENT AND SETBACK LINE
- UTILITY EASEMENT VACATED IN THIS AREA:
(DITCH EASEMENT, SETBACK RESTRICTIONS, AND DRAINAGE ARE RETAINED)
- ORIGINAL EASEMENT STATUS PER STONEBROOK MEADOWS SUBDIVISION
ARE RETAINED: UTILITY/DITCH EASEMENT AND SETBACK

CENTERLINE OF
TONGUE RIVER DITCH

EXHIBIT "B" (2 OF 2)

PARTIAL VACATION OF UTILITY EASEMENT

LOCATION: STONEBROOK MEADOWS SUBDIVISION TO THE TOWN OF RANCHESTER, SITUATED
IN THE NW/2NE1/4, SECTION 19, T37N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

CLIENT: STONEMILL CONSTRUCTION
DREW REDINGER
TO GRANDVIEW DR.
SHERIDAN, WY. 82801

RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

NOTE:

STONEBROOK MEADOWS SUBDIVISION RECORDED AT THE
SHERIDAN COUNTY COURT HOUSE, FILED IN DRAWER "S",
PLAT NUMBER "106"

JN: 24001
DF: 200412004001EYS
JANUARY 15, 2007