

**EASEMENT**

**Giles W. Pritchard-Gordon (Farming) Ltd.**, a United Kingdom corporation, doing business as **PeeGee Ranch**, whose address is 1251 Lower Powder River Road, Arvada, Wyoming 82831, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby grants and conveys unto **Jane Dunbar** and **BankOne Texas, N.A., Trustee under the Will of Arabel Rowe Dunbar dated November 29, 1982**, jointly doing business as **Fence Creek Ranch**, whose address is 2423 Passaic Road, Leiter, Wyoming 82837, Grantee, a perpetual, nonexclusive, private access easement for ingress and egress, not to exceed 30 feet in width, along an existing private road known as the Fence Creek Road, more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein.

The access easement granted herein is for the benefit of, and shall run with the following described lands owned by Grantee:

See **Exhibit B** attached hereto and incorporated herein.

The easement is subject to the following terms and conditions:

1. The easement granted herein is limited to use for ranching, agricultural, and recreational purposes only, and may not be used for the purpose of exploring for, developing, producing, or transporting oil, gas, coal, shale, gravel, or any other mineral, nor for any other purpose not expressly described herein.
2. The easement granted herein is nonexclusive and is confined to the described existing roads, and shall not be interpreted to grant any further or broader rights than specifically set forth herein.
3. Grantor reserves the right at any time to place gates across the road traversed by this easement and to lock said gates, provided that Grantee is provided with keys to such locks.
4. Grantee may, at its sole expense, maintain and improve the road traversed by the easement granted herein, including the installation of cattle guards.
5. Grantee shall have no right to assign or convey to third parties the easement granted herein, except in connection with a sale of all or part of Grantee's lands benefitted by this easement.

6. This access easement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

DATED this 27 day of NOVEMBER, 2003

Giles W. Pritchard-Gordon (Farming) Ltd.,  
a United Kingdom corporation

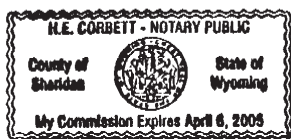
By:

  
Giles W. Pritchard-Gordon - President

STATE OF WYOMING           )  
  ) ss.  
COUNTY OF SHERIDAN       )

The foregoing Easement was acknowledged before me this 27 day of NOVEMBER, 2003, by Giles W. Pritchard Gordon, President of Giles W. Pritchard-Gordon (Farming) Ltd., a United Kingdom corporation.

Witness my hand and official seal.



  
Notary Public

My commission expires: 4/6/05

**EXHIBIT "A"****Re: 30' Road Easement****PeeGee Ranch to Jane Dunbar (Fence Creek Ranch)**

An easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline of an existing access road situated in the S1/2NW¼, SW¼NE¼, and NW¼SE¼ of Section 33, Township 58 North, Range 77 West, 6th P.M., Sheridan County, Wyoming, as shown on **Exhibit "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 33; thence S0°01'11"W, 1661.76 feet along the west line of said Section 33 to the **POINT OF BEGINNING** of said easement; thence S83°48'06"E, 66.43 feet along said centerline to a point; thence S62°29'44"E, 106.93 feet along said centerline to a point; thence S59°20'36"E, 406.35 feet along said centerline to a point; thence S62°33'17"E, 314.05 feet along said centerline to a point; thence S65°35'12"E, 405.00 feet along said centerline to a point; thence S68°23'28"E, 117.32 feet along said centerline to a point; thence S72°58'43"E, 104.84 feet along said centerline to a point; thence, through a curve to the left having a radius of 818.51 feet, a central angle of 24°30'21", an arc length of 350.08 feet, a chord bearing of S85°13'54"E, and a chord length of 347.42 feet along said centerline to a point; thence N82°30'56"E, 249.11 feet along said centerline to a point; thence, through a curve to the right having a radius of 1145.92 feet, a central angle of 31°35'24", an arc length of 631.80 feet, a chord bearing of S81°41'22"E, and a chord length of 623.83 feet along said centerline to a point; thence S65°53'40"E, 196.81 feet along said centerline to a point; thence S59°18'35"E, 151.10 feet along said centerline to a point; thence S55°02'05"E, 278.53 feet along said centerline to a point; thence S48°43'05"E, 1011.36 feet along said centerline to a point; thence S43°38'51"E, 133.35 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of said NW¼SE¼ and being N41°36'10"W, 1992.16 feet from the southeast corner of said Section 33.

Said easement being 4523.05 feet in length.

Basis of Bearings Per G.L.O. Resurvey (1921)

**Re: 30' Road Easement****PeeGee Ranch to Jane Dunbar (Fence Creek Ranch)**

An easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline of an existing access road situated in Lot 4 of Section 33, Township 58 North, Range 77 West, 6th P.M., Sheridan County, Wyoming, as shown on **Exhibit "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 33; thence N41°28'32"W, 1356.19 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of said Lot 4; thence S44°14'25"E, 779.63 feet along said centerline to a point; thence, through a curve to the left having a radius of 982.21 feet, a central angle of 24°54'03", an arc length of 426.87 feet, a chord bearing of S56°41'27"E, and a chord length of 423.52 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of said Lot 4 and being N0°05'14"W, 224.99 feet from the southeast corner of said Section 33.

Said easement being 1206.50 feet in length.

Basis of Bearings Per G.L.O. Resurvey (1921)

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	818.31'	24°30'21"	350.08'	S85°13'54"E
C2	1145.32'	31°35'24"	631.80'	S81°41'22"E
C3	982.21'	24°54'03"	426.87'	S56°41'27"E

- ☒ FOUND 2-1/2" G.L.O. BRASS CAP  
☐ CALCULATED CORNER/PROPERTY LINE INTERSECTION  
☐ CENTERLINE P.I. OF EXISTING ACCESS ROAD  
☐ RIGHT OF WAY LINE OF PROPOSED EASEMENT (30' WIDE)  
☐ CENTERLINE OF EASEMENT  
☐ TRACT LINE  
☐ SECTION LINE  
☐ INTERIOR SECTION LINE

**PS** RESTFIELD  
 SURVEYING  
 PO BOX 3002  
 SHERMAN, WY 82801  
 307-672-7415  
 FAX 674-5000

JN: 2003-58  
 DF: 2003\2003-58D  
 NOVEMBER 13, 2003

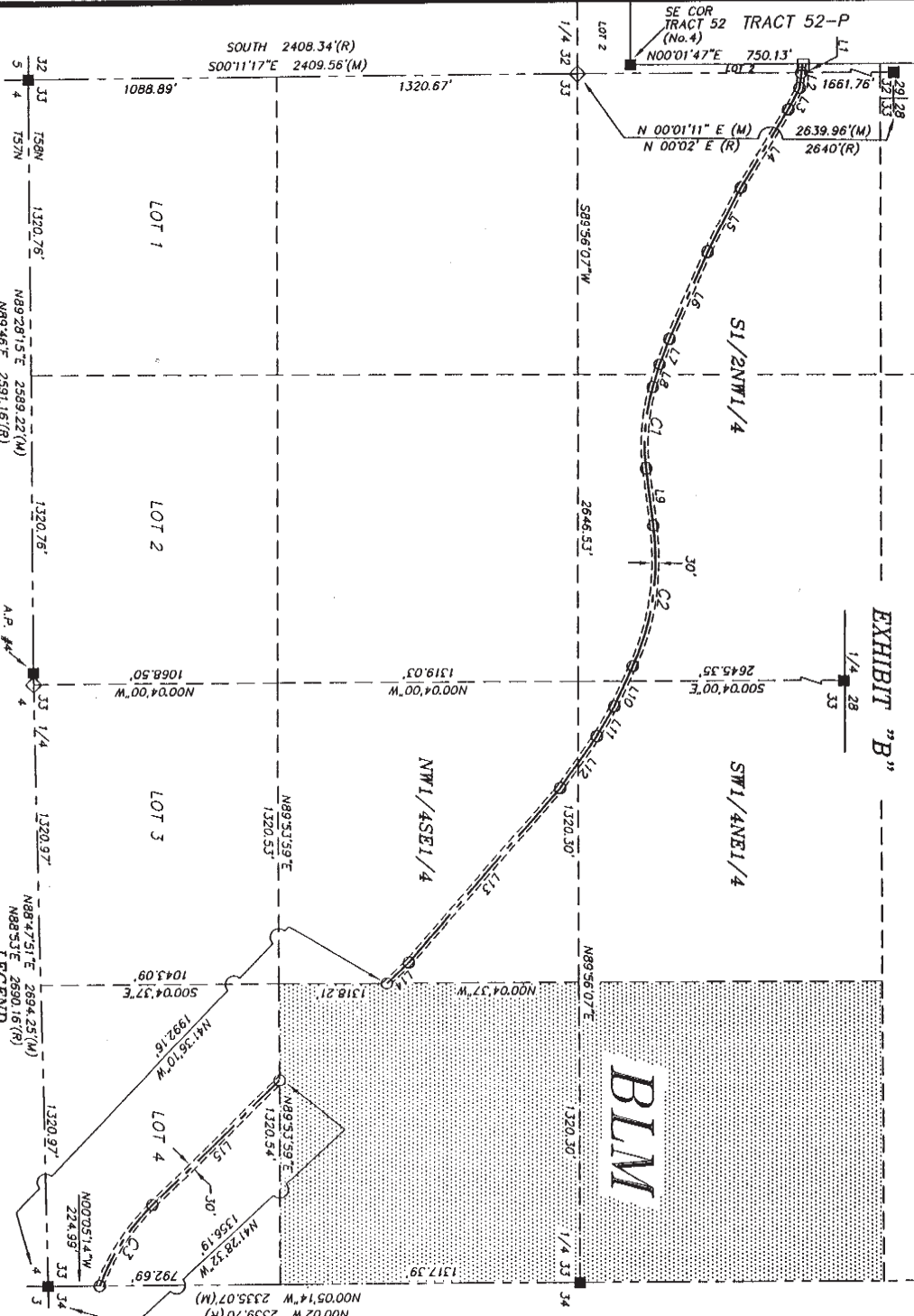


EXHIBIT "B"

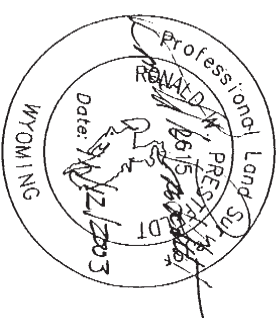
LINE	BEARING	LENGTH
L1	S83°48'06"E	38.28'
L2	S83°48'06"E	66.43'
L3	S62°29'44"E	106.93'
L4	S59°20'36"E	406.35'
L5	S62°33'17"E	314.05'
L6	S65°35'12"E	405.00'
L7	S68°23'28"E	117.32'
L8	S72°38'43"E	104.94'
L9	S82°30'56"E	249.11'
L10	S65°53'40"E	196.81'
L11	S59°18'35"E	151.10'
L12	S55°02'05"E	278.53'
L13	S48°43'05"E	1011.36'
L14	S43°38'51"E	133.35'
L15	S44°14'25"E	779.63'

# RECORD OF SURVEY

CLIENT: DUNBAR RANCH  
 2423 PASSAC ROAD  
 LEITER, WY 82837

LOCATION: LOT 2, SECTION 32, S1/4NW, SW1/4NE, SW1/4E, LOT 4, SECTION 33, T58N, R77W, 6TH P.M., SHERIDAN COUNTY, WY.

SCALE: 1"=600'  
 BASIS OF BEARINGS  
 PER G.L.O. RESURVEY (1921)



**EXHIBIT B****BENEFITTED LANDS**

All lands now or in the future owned by Grantee and located in the following described sections:

T58N/R77W, 6th P.M.

Sections 22, 23, 25, 26, 27, 35, 36

T58N/R76W, 6th P.M.

Sections 31, 32