

***PRIVATE ACCESS AND UTILITY EASEMENT***

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant a non-exclusive, non-restrictive, appurtenant forty (40) foot wide access and utility easement as legally described on Exhibit A attached hereto and incorporated herein (herein the "Easement Route").

*Grant of Easement For Benefit of Adjacent Lands.* Grantor grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands referred to as Tract 6 and Tract 7 (herein "Benefited Parcels") shown on the map attached hereto as Exhibit B and incorporated herein, together with all improvements thereon now and to be constructed in the future and any portions thereof (herein the "Benefitted Parcel"), for the record owners thereof and their guests and invitees. The lands burdened by this easement shall be Tracts 4, 6, and 7 as shown on Exhibit B.

*Intent and Purpose of Easement.* Grantor's intent and purpose of this easement is to provide the non-exclusive private right of ingress and egress, and the right to install, repair, replace and maintain utilities and a road, across the Easement Route for the Benefitted Lands.

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement.

This easement shall run with the land in perpetuity, and this easement shall not merge from common ownership of the benefitted and burdened property.

WITNESS my hand this 22<sup>nd</sup> day of July, 2021.

STATE OF WYOMING       )  
                                      )ss.  
COUNTY OF SHERIDAN    )

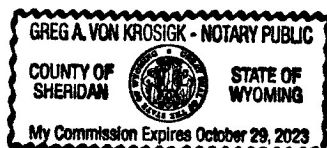
Brian N. Beisher, Member

This instrument was acknowledged before me on the 22<sup>nd</sup> day of July, 2021, by Brian N. Beisher, as Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10/29/23



LEGAL DESCRIPTION  
EXHIBIT "A"

**ACCESS AND UTILITY EASEMENT CROSSING TRACTS 4, 6, AND 7 SE DECKER ROAD**

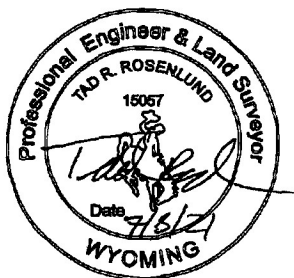
A forty (40) foot wide strip of land for an access and utility easement, situated within the N1/2 of Section 24, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; being more particularly described as follows:

Commencing at the N $\frac{1}{4}$  corner of Section 24, thence S 13°40'0" W, 1863.13 feet, to the southwest corner of said Tract 7 and the true Point of Beginning;

thence along the south line of said Tract 7, S 89°15'43" E, 115.74 feet; thence N 39°23'33" E, 224.49 feet; thence S 88°31'44" E, 1371.06 feet; thence N 86°5'42" E, 302.63 feet; thence S 80°14'42" E, 441.70 feet; thence, departing from said south line and following an existing two-track road, S 68°33'9" E, 114.46 feet; thence S 79°12'35" E, 215.53 feet; thence S 75°12'6" E, 76.00 feet; thence S 68°19'35" E, 65.94 feet; thence through a curve to the left, concave to the north, having a radius of 51.17 feet, a central angle of 114°43'42", an arc length of 102.46 feet, a chord bearing of N 58°18'50" E, and a chord length of 86.18 feet; thence N 4°43'13" W, 109.17 feet; thence through a curve to the right, concave to the south, having a radius of 33.89 feet, a central angle of 153°8'54", an arc length of 90.59 feet, a chord bearing of N 87°5'16" E, and a chord length of 65.93 feet; thence S 17°1'27" E, 44.85 feet; thence S 12°17'57" E, 97.03 feet, to the Point of Terminus on said south line of Tract 7, from which said N $\frac{1}{4}$  corner bears N 54°14'36" W, 3133.50 feet; the parallel sidelines of subject easement being truncated or extended to intersect the boundary lines of Tract 4 and Tract 7.

Subject to any prior recorded easements, exceptions, restrictions or conveyances.

The basis of bearing is Wyoming State Plane Coordinate System, NAD 83, East Central Zone; Scale Factor: 1.000233; all units are U.S. survey feet; distances are ground.

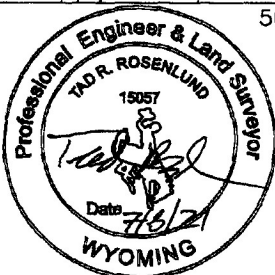
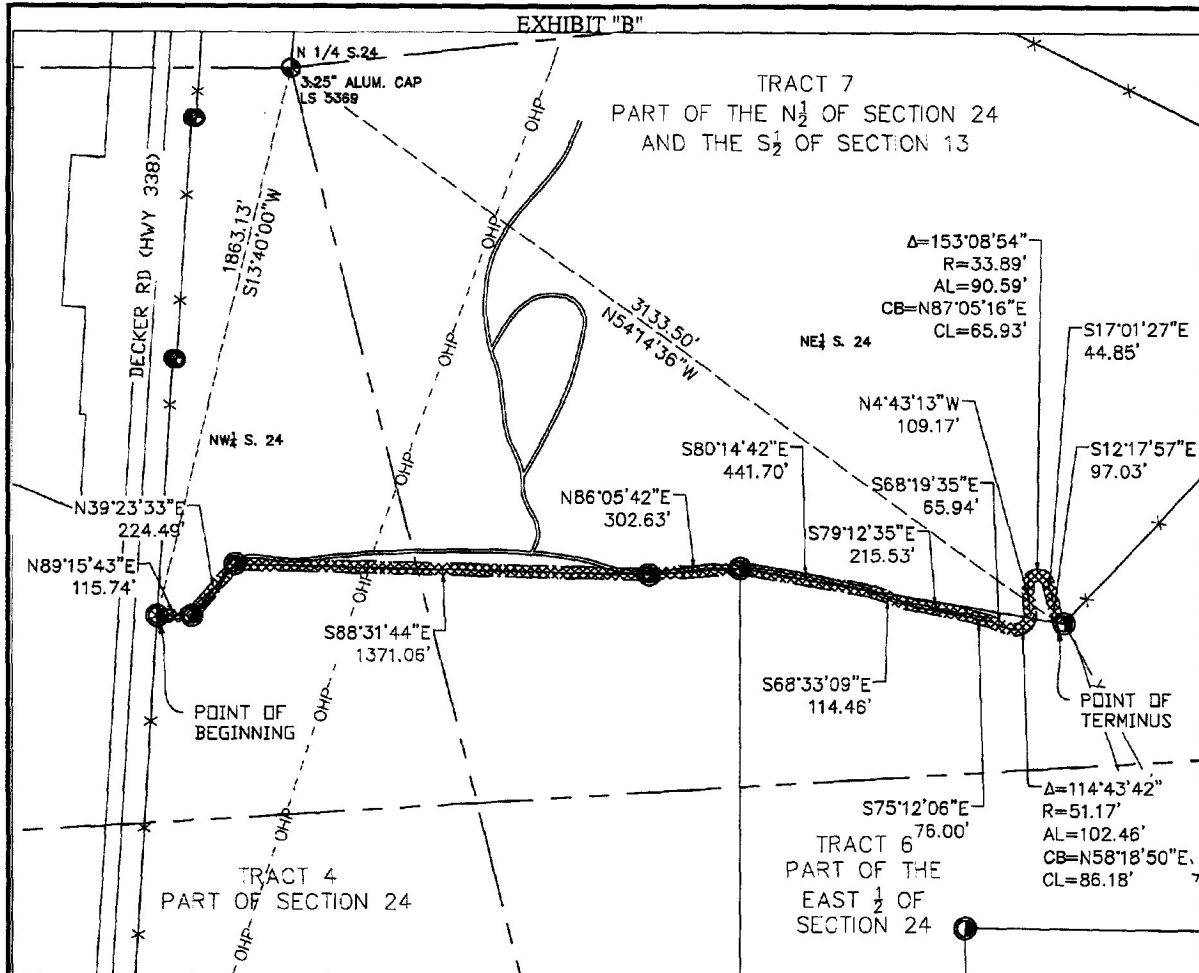


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FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



EXHIBIT B  
ACCESS AND UTILITY EASEMENT FOR  
TRACTS 4, 6, AND 7 SE DECKER ROAD  
SITUATED IN SECTION 24, T57N, R84W, 6TH  
P.M., SHERIDAN COUNTY, WYOMING

PROJECT	BLACK GOLD
DATE	7/7/2021
EXHIBIT A - 1 of 1	



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SCALE IN FEET

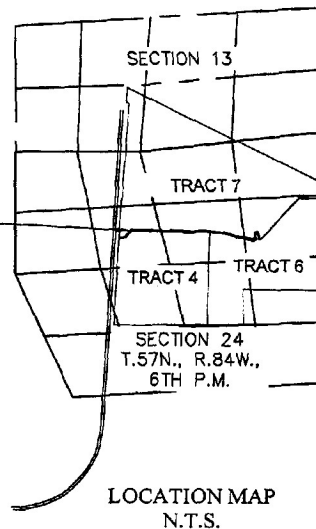


**SURVEYOR'S CERTIFICATE:**  
I, TAD R. ROSENLUND, DO HEREBY CERTIFY THAT THIS PLAT  
WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME  
OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY  
SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

**LEGEND**

- SECTION LINE
- INTERIOR SECTION LINE
- == TWO TRACK ROAD
- X X FENCE LINE
- ADJACENT PARCEL LINE
- EASEMENT
- OHP --- OVERHEAD POWERLINE
- ⊕ FOUND 3.25" BRASS ROW MONUMENT
- ⊕ FOUND MONUMENT AS DESCRIBED
- ⊕ SET 2" ALUMINUM CAP ON  $\frac{1}{2}$ " REBAR

EASEMENT LOCATION



The basis of bearing is Wyoming State Plane  
Coordinate System, NAD 83, East Central Zone;  
PAF: 1.000233; all units are U.S. survey feet.  
Distances are at ground.



**EXHIBIT B**  
ACCESS AND UTILITY EASEMENT FOR  
TRACTS 4, 6, AND 7 SE DECKER ROAD  
SITUATED IN SECTION 24, T57N, R84W, 6TH P.M., SHERIDAN  
COUNTY, WYOMING

PROJECT BLACK GOLD  
DATE 7/8/2021

EXHIBIT B - 1 of 1

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FEES: \$18.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2021-771379 EASEMENT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801