



2021-766975 3/5/2021 1:09 PM PAGE: 1 OF 9
 FEES: \$36.00 PK RIGHT OF WAY EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ORIGINAL

R/W No: _____
 Township: 21
 Range: 57N
 Section: 84W

Right-of-Way and Land Easement

This Right-of-Way and Easement Agreement ("Agreement") is between Tongue River Stone Inc. ("Grantor"), with a mailing address of: Po Box 20 Sheridan WY 82801, for good and valuable consideration of \$10, the receipt thereof is hereby acknowledged, do hereby grant unto Visionary Communications Inc., 1001 S. Douglas Hwy., Suite #201, Gillette, WY 82716, and to its successor(s) or assignee(s) (collectively "Grantee"), the right as described in this Agreement for a term of 15 years.

Grantor is the fee owner of certain land located in the City/Town of: Sheridan of the County of: Sheridan and state of Wyoming, designated as SWNW Section 21 Township 57N Range 84W; GPS Coordinates 44.900384, -107.008461; hereinafter referred to as "Parcel A" and more particularly described by the map set forth on Exhibit A attached hereto and made a part hereof.

Grantor is willing to grant to Grantee an easement for Grantee's installation of facilities (the "Easement Area"), more particularly described by a diagrammatic sketch along with the access path to the Easement Area in Exhibit A, in exchange for the monetary consideration provided above.

Grantor hereby grants and conveys to Grantee, a non-exclusive easement in gross to operate, maintain and repair its lines (the "Easement") running in, under, upon, about, over and through the Easement Area located on Parcel A, for the benefit of Grantee. The Easement shall serve the purpose of allowing Grantee to constructing, reconstructing, maintaining, operating, repairing, inspecting, surveying, altering, abandoning, replacing, and/or removing above and below ground Grantee's facilities and equipment in the Easement Area.

Grantee may use the Easement for (a) ingress and egress to Parcel A; (b) a right-of-way; (c) to place utility wires in the Easement Area; and (d) to use the Easement Area for all other activities incidental to the Easement. Grantee's facilities placed in the Easement Area are, at all times, until surrendered, the property of the Grantee, notwithstanding that they may be affixed to Parcel A and may at any time or from time to time be removed in whole or in part by Grantee.

Grantee shall be permitted access to a reasonable area of Parcel A nearby the Easement Area (the "Access Area"), to perform improvements, maintenance and repairs as necessary. Grantee agrees not to interrupt Grantor's use of Parcel A, and if such interruption is necessary, such interruption shall be temporary in nature and designed to limit any interruption of access to and from the remaining lands of Grantor. Grantor has the right to full use and enjoyment of the surface of the Easement Area except as to such use, which might interfere with the full use granted in this Agreement to Grantee. Grantor shall not place any obstruction across, under, or upon the surface of the Easement Area that interferes with the construction or the normal operation and maintenance of the facilities. Either party may assign its rights to this Agreement or delegate its duties as specified herein in whole or in part.

This Agreement shall be governed by the laws of the state of Wyoming and constitute the entire agreement between the parties relating to the subject matter hereto. If any provision of this right-of-way shall be held invalid or unenforceable, the remainder of the easement and the application of such provisions, other than that which has been held invalid or unenforceable, shall not be affected thereby, but shall continue to be valid and enforceable to the fullest extent permitted by the law.

Grantor hereby represents and warrants to Grantee that: (a) it has the full right, power, title and interest to make the within grant of Easement to Grantee; and (b) such grant of Easement and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by Grantee pursuant to the terms hereof.

Both parties represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

x [Signature]
(Signature of Grantor)

Blaine Phillips Owner
(Printed Name & Title)

Tongue River Stone Inc.
(Company)

12-2-20
(Date)

STATE OF WYOMING }
County of Sheridan } ss.

The foregoing instrument was acknowledged before me this 21 day of December, 2020 by:
Blaine Phillips, owner/Agent, Tongue River Stone, Inc.
(Grantor - Print) (Title) (Company)

WITNESS my hand and official seal.

[Signature]
(Notary Public - Signed)
Anthony T. Wendland
(Notary Public - Print)



My Commission expires: February 10, 2022



2021-766975 3/5/2021 1:09 PM PAGE: 3 OF 9
FEES: \$36.00 PK RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

R/W No: _____
Township: 21
Range: 57N
Section: 84W

X

[Signature]
(Signature of Grantee)
Greg Worthen Secretary
(Printed Name & Title)
Visionary Communications, Inc.
(Company)
12-3-2020
(Date)

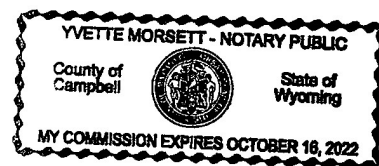
STATE OF Wyoming }
County of Campbell } ss.

The foregoing instrument was acknowledged before me this 3rd day of December, 2020 by:
Greg Worthen, Secretary, Visionary Communications Inc.
(Grantee - Print) (Title) (Company)

WITNESS my hand and official seal.

[Signature]
(Notary Public - Signed)
Yvette Morsett
(Notary Public - Print)

(SEAL)



My Commission expires: October 16, 2022



611 SKYLINE ROAD, LARAMIE, WY 82070 | 307.742.0031

Re: Kleenburn Tower Access Easement

All that certain piece or parcel of land, being an easement twenty-five feet (25') in width, having twelve and one half foot (12.5'), by perpendicular measure, on each side of the following described centerline, situated in the SW1/4/NW1/4 and NW1/4SW1/4 of Section 21, Township 57 North, Range 84 West of the 6th P.M., in the County of Sheridan, State of Wyoming, being more particularly described as follows to wit;

Beginning at a point, lying N 82°10'20" W, 15.14 feet from the southeastern corner of an easement, known as the Kleenburn Tower Site Easement, situated in SW1/4/NW1/4 of Section 21, Township 57 North, Range 84 West of the 6th P.M.,

Thence, along said centerline, the following 14 segments:

1. S23°38'22"E , 92.06 feet to a point;
2. Along a curve having a radius of 49.85 feet, an arc length of 68.5 feet, and a chord bearing and distance of S65°45'07 "E , 63.24 feet to a point;
3. Along a curve having a radius of 214.01 feet, an arc length of 123.94 feet, and a chord bearing and distance of N86°03'54 "E , 122.22 feet to a point;
4. S74°00'39"E , 64.62 feet to a point;
5. Along a curve having a radius of 58.51 feet, an arc length of 44.32 feet, and a chord bearing and distance of N89°49'52 "E , 43.28 feet to a point;
6. Along a curve having a radius of 28.92 feet, an arc length of 34.61 feet, and a chord bearing and distance of N33°28'55 "E , 32.59 feet to a point;
7. Along a curve having a radius of 202.51 feet, an arc length of 184.66 feet, and a chord bearing and distance of N16°42'21 "W , 178.33 feet to a point;
8. Along a curve having a radius of 181.27 feet, an arc length of 123.31 feet, and a chord bearing and distance of N47°02'33 "W , 120.95 feet to a point;
9. N25°48'03"W , 163.93 feet to a point;
10. Along a curve having a radius of 126.27 feet, an arc length of 80.73 feet, and a chord bearing and distance of N53°22'01 "W , 79.36 feet to a point;
11. Along a curve having a radius of 340.34 feet, an arc length of 82.55 feet, and a chord bearing and distance of N84°10'06 "W , 82.35 feet to a point;
12. N63°47'02"W , 102.69 feet to a point;
13. N66°20'30"W , 40.59 feet to a point;
14. Along a curve having a radius of 222.98 feet, an arc length of 78.39 feet, and a chord bearing and distance of N63°37'45 "W , 77.99 feet, more or less, to a point in the western boundary line of Tongue River Stone, being the point of terminus.



2021-766975 3/5/2021 1:09 PM PAGE: 5 OF 3
FEES: \$36.00 PK RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This easement has been granted for ingress, egress and regress to the Kleenburn Tower Site Easement and is subject to any and all rights, exceptions, easements, rights-of-ways, reservations, covenants, and other encumbrances contained in prior deeds in the chain-of-title. Bearing and Distances herein are based on NAD83 (2011) State Plane Coordinates, Wyoming East Central Zone, US Survey Feet.



611 SKYLINE ROAD, LARAMIE, WY 82070 | 307.742.0031

Re: Kleenburn Tower Site Easement

All that certain piece or parcel of land, being known as an easement situated in SW1/4/NW1/4 of Section 21, Township 57 North, Range 84 West of the 6th P.M., in the County of Sheridan, State of Wyoming, being more particularly described as follows to wit:

Beginning at a point, being the northeastern corner of the easement, known as the Kleenburn Tower Site Easement, as described herein, and being S 59°12'38" W, 4920.96 feet from a 4-inch diameter aluminum cap labelled "T57N R84W S15/S16/S21/S22 LS 3569 2007".

Thence, along the following four course and distances:

1. S 07°49'40" W, 31.00 feet to a point;
2. N 82°10'20" W, 50.00 feet to a point;
3. N 07°49'40" E, 31.00 feet to a point;
4. S 82°10'20" E, 50.00 feet to the Point-of-Beginning.

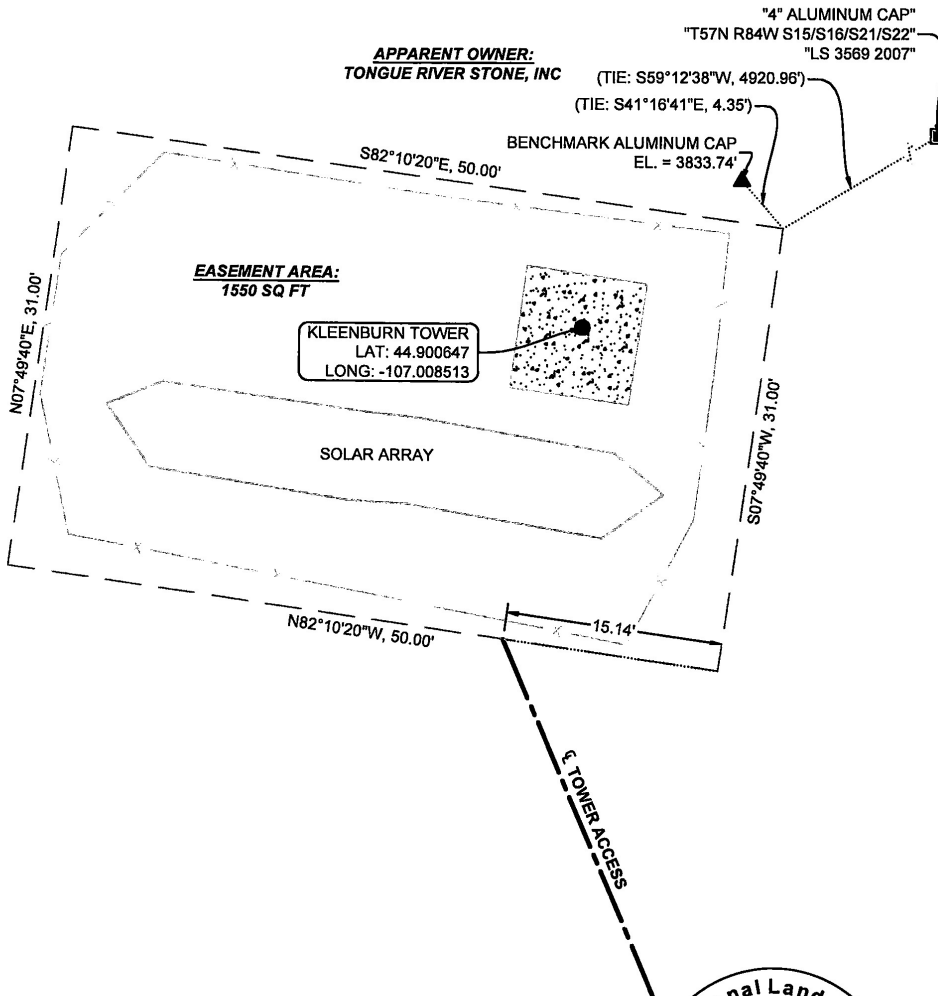
Containing 1,550 Square Feet of land as described herein.

This easement is subject to any and all rights, exceptions, easements, rights-of-ways, reservations, covenants, and other encumbrances contained in prior deeds in the chain-of-title. Bearing and Distances herein are based on NAD83 (2011) State Plane Coordinates, Wyoming East Central Zone, US Survey Feet.



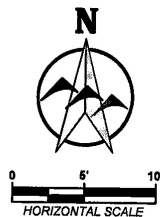
2021-766975 3/5/2021 1:09 PM PAGE: 7 OF 9
FEES: \$36.00 PK RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SECTION 21
T.57N., R.84W.



LEGEND:

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- ACCESS CENTERLINE
- EXISTING FENCE
- EXISTING EASEMENT
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- TOWNSHIP/RANGE LINE



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTES:

1. DISTANCES: U.S. SURVEY FOOT (GRID)
2. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST-CENTRAL ZONE
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, ZONING BOUNDARIES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. TOWER SITE ACCESS EASEMENT IS 25' WIDE. BEING 12.5', BY PERPENDICULAR MEASURE, TO EACH SIDE OF THE CENTERLINE DEPICTED HEREON.

EXHIBIT A

VISIONARY COMMUNICATIONS, INC.
1001 S. DOUGLAS BLVD., STE 201
GILLETTE, WY 82716

KLEENBURN TOWER SITE
SW1/4NW1/4 SECTION 21,
T.57N., R.84W. 6TH P.M.,
SHERIDAN COUNTY, WYOMING

WWCENGINEERING
611 SKYLINE ROAD
LARAMIE, WY 82070
TEL. (307) 742-0031
www.wwcengineering.com

TOWER SITE
PAGE 1 OF 3

DRAWN BY: CIG CHECKED BY: JNM APPROVED BY: JNM SURVEY DATE: 12/14/2020

PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEY\SDSCAD\SHSHEETS\2020350-VBRS-KLEENBURN.DWG



2021-766975 3/5/2021 1:09 PM PAGE: 8 OF 10
FEES: \$36.00 PK RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

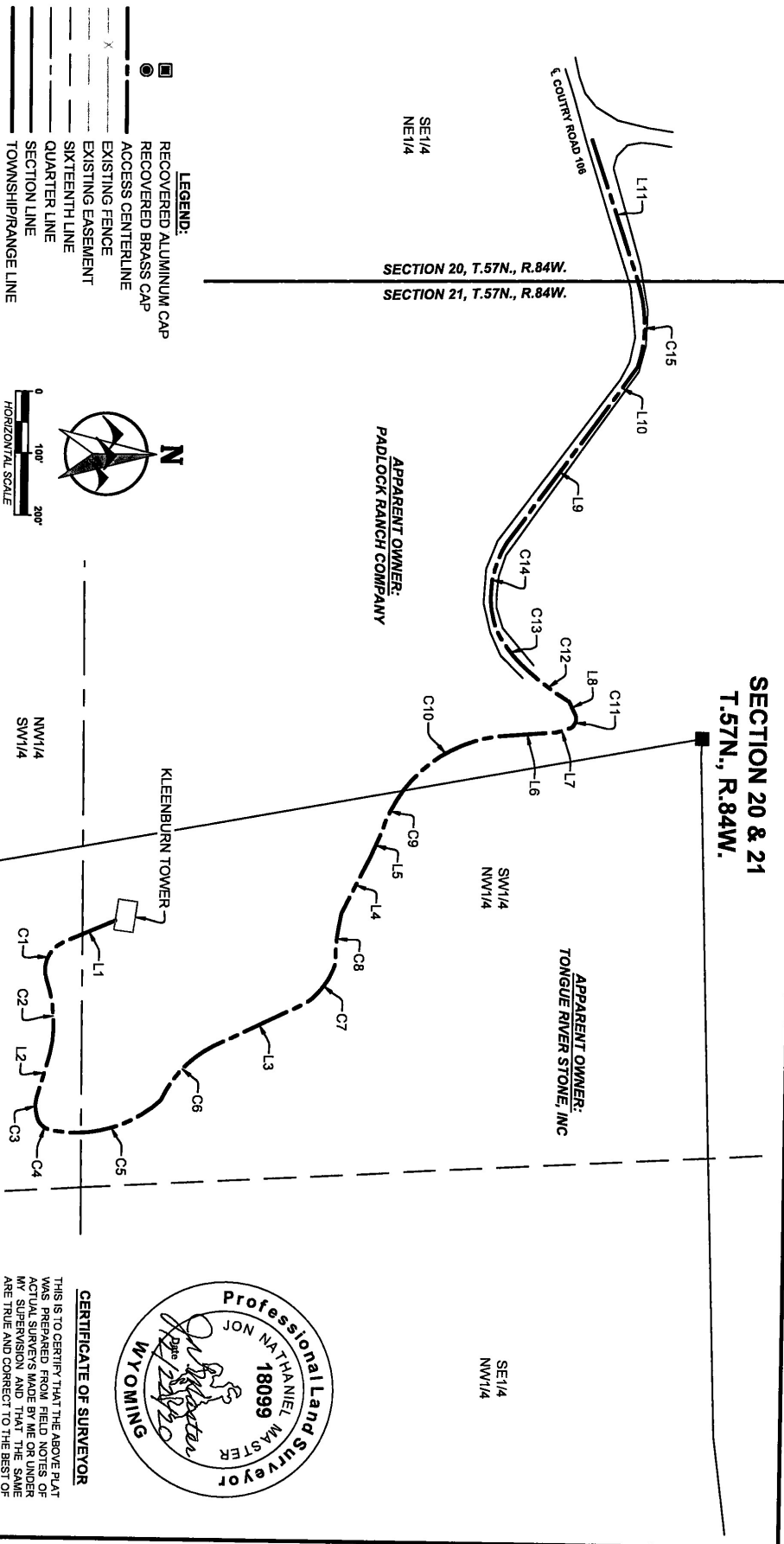


EXHIBIT B1

VISIONARY COMMUNICATIONS, INC.
1001 S. DOUGLAS BLVD. STE 201
GILLETTE, WY 82718

TOWER ACCESS

PAGE 2 OF 3

DRAWN BY: CIG

CHECKED BY: JNM

APPROVED BY: JNM

SURVEY DATE: 12/14/2020

FILE: K:\L\NAME\VISIONARY BROADBAND REGIONAL SURVEY\BROADBAND\BROADBAND\KLEENBURN.DWG

WVC ENGINEERING

614 STATE ROAD

LEWISTON, WY 82439


TEL: (807) 714-4200

WWW.WVCENGINEERING.COM

Line Table		
Line No.	Length	Bearing
L1	92.06	S23°38'22"E
L2	64.62	S74°00'39"E
L3	163.93	N25°48'03"W
L4	102.69	N63°47'02"W
L5	40.59	N66°20'30"W
L6	91.89	N4°46'52"W
L7	20.33	N16°59'06"W
L8	20.66	S64°17'31"W
L9	250.22	N53°52'00"W
L10	84.12	N54°01'29"W
L11	249.79	S71°38'35"W

Curve Table					
Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C1	49.85	68.50	78°43'51"	S65°45'07"E	63.24
C2	214.01	123.94	33°10'58"	N86°03'54"E	122.22
C3	58.51	44.32	43°24'21"	N89°49'52"E	43.28
C4	28.92	34.61	68°34'00"	N33°28'55"E	32.59
C5	202.51	184.66	52°14'40"	N16°42'21"W	178.33
C6	181.27	123.31	38°58'27"	N47°02'33"W	120.95
C7	126.27	80.73	36°37'54"	N53°22'01"W	79.36
C8	340.34	82.55	13°53'50"	N84°10'06"W	82.35
C9	222.98	78.39	20°08'34"	N63°37'45"W	77.99
C10	222.98	181.37	46°36'10"	N30°15'23"W	176.41
C11	16.71	30.93	106°04'36"	N66°53'41"W	26.70
C12	466.47	81.76	10°02'32"	S35°57'51"W	81.66
C13	215.51	85.19	22°38'57"	S51°18'43"W	84.64
C14	159.65	163.24	58°35'11"	N80°46'24"W	156.23
C15	223.21	127.10	32°37'26"	N88°40'36"W	125.39

NO. 2021-766975 RIGHT OF WAY EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 VISIONARY BROADBAND P O BOX 2799
 1001 S DOUGLAS HWY STE 201 GILLETTE WY 82716

EXHIBIT B2 VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716	KLEENBURN TOWER ACCESS SW1/4NW1/4 SECTION 21, T.57N., R.84W. 6TH P.M., SHERIDAN COUNTY, WYOMING		 WWCENGINEERING 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com
	TOWER ACCESS PAGE 3 OF 3	DRAWN BY: CIG CHECKED BY: JNM APPROVED BY: JNM SURVEY DATE: 12/14/2020 PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CAD\05SHEETS\2020350-VBRS-KLEENBURN.DWG	