

## ACCESS AND UTILITY EASEMENT

Western Transport, LLC, a Wyoming limited liability company, in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant an access and utility easement across that Sixty Foot (60') wide strip of land more specifically described on *Exhibit "A"* and shown on *Exhibit "B"*, attached hereto and incorporated herein (referred to herein as the "Easement Route"), as follows:

Western Transport, LLC grants this easement to and for the benefit of all record owners of that real property described on *Exhibit "C"*, attached hereto and incorporated herein, which are referred to herein as the Dominant Parcel. Each portion, parcel and tract within said Dominant Parcel is expressly benefitted by this Easement, which shall run with the land. This Easement is intended to provide the unfettered right of ingress and egress and utility corridor over, across and under the Easement Route for nonexclusive access and the right of installation, maintenance, repair and replacement of utilities (including but not limited to power, phone, cable, fiber optic, water, sewer and any other such utilities) to and for the benefit of the Dominant Parcel, and each and every portion, parcel and tract thereof. This Easement shall benefit and burden each portion of the above-described property, without risk or claim of merger. The record owner of the Easement Route shall bear no liability to any person or entity using said route.

This Easement is granted as a replacement of that NON-EXCLUSIVE ROADWAY EASEMENT being vacated by Grantor simultaneously herewith.

DATED this 17<sup>th</sup> day of December, 2009.

Western Transport, LLC

*Leo Goss*

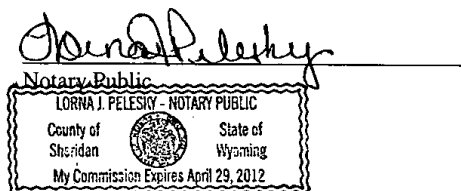
Leo Goss, Manager

STATE OF WYOMING       )  
  ) ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged to before me by Leo Goss, Manager of Western Transport, LLC, on the 17<sup>th</sup> day of December, 2009.

WITNESS my hand and official seal.

My Commission expires: April 29-2012



658269 EASEMENT  
BOOK 511 PAGE 0597  
RECORDED 12/17/2009 AT 03:40 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

**Record Owner: Western Transport, LLC**  
**December 17, 2009**

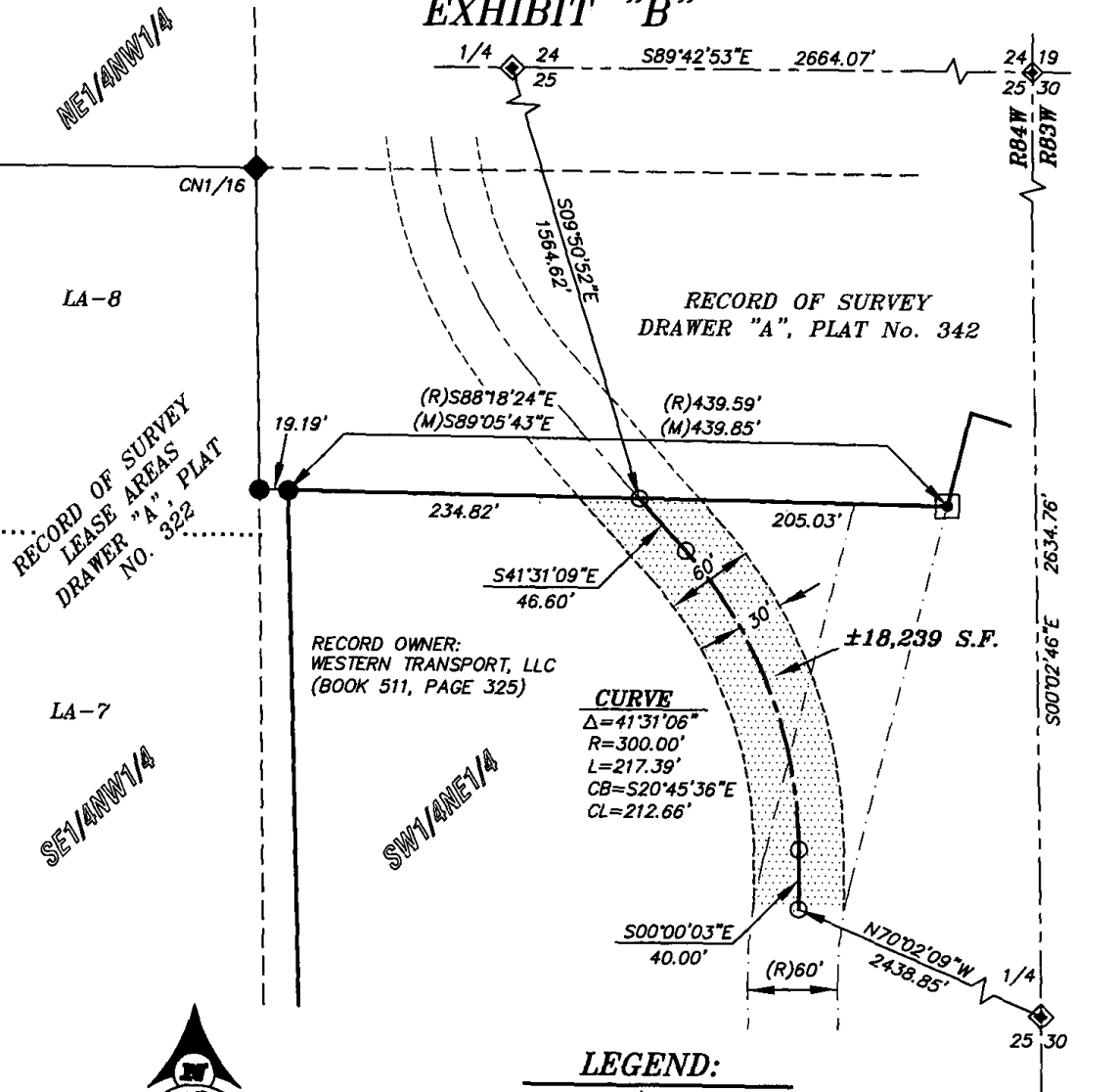
**Re: 60.0' Right-of-Way and Utility Easement for Ingress and Egress**

A right-of-way and utility easement for ingress and egress sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the SW¼NE¼ of Section 25, Township 56 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; said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 25 (Monumented with a 3¼" Aluminum Cap per PLS 6594); thence S09°50'52"E, 1564.62 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 493 of Deeds, Page 231; thence S41°31'09"E, 46.60 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 300.00 feet, a central angle of 41°31'06", an arc length of 217.39 feet, a chord bearing of S20°45'36"E, and a chord length of 212.66 feet to a point; thence S00°00'03"E, 40.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of a sixty (60) foot wide access easement described in said Book 493 of Deeds, Page 231, and being N70°02'09"W, 2438.85 feet from the east quarter corner of said Section 25 (Monumented with a 3¼" Aluminum Cap per PLS 6594). Lengthening or shortening the side line of said easement to intersect said boundary lines.

Said right-of-way and utility easements contain 18,239 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

# EXHIBIT "B"



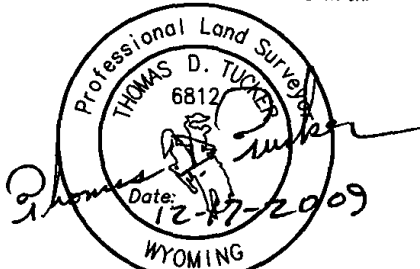
## LEGEND:

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◻ FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- ◊ FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- LA LEASE AREA
- PROPERTY/DEED LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - CENTERLINE OF 60.0' RIGHT-OF-WAY AND UTILITY EASEMENT
- - - PROPOSED RIGHT-OF-WAY & UTILITY EASEMENT LINE
- - - LEASE AREA LINE
- - - EXISTING 60' ACCESS EASEMENT LINE (BOOK 493, PAGE 231)
- - - 60' RIGHT-OF-WAY & UTILITY EASEMENT

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN : 88

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



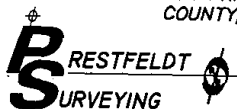
"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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## EXHIBIT "B" 60' RIGHT-OF-WAY & UTILITY EASEMENT

CLIENT: EASTSIDE INDUSTRIAL PARK  
TOM PILCH

LOCATION: SW1/4NE1/4, SECTION 25, T56N, R84W,  
6TH PRINCIPAL MERIDIAN, SHERIDAN  
COUNTY, WYOMING.



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

JN: 21044  
DN: 2001/200144DE2  
PF: T200144  
JANUARY 29, 2009  
REVISED: DECEMBER 17, 2009

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**EXHIBIT "C"**

1. That property described on that Quitclaim Deed dated January 24, 2008 and Recorded in Book 493 at Page 0231 on February 7, 2008, Karen Harris, Grantee;
2. That property described on that Warranty Deed dated August 15, 1994 and Recorded in Book 368 at Page 585 on September 13, 1994, Pelesky Petroleum Equipment & Service, limited Liability Company, Grantee, also known as C Bar K Petroleum Services, LLC-li;
3. That property described on that Warranty Deed dated November 15, 1994 and Recorded in Book 371 at Page 19 on December 14, 1994, Sheridan Speedway, Inc., a Wyoming corporation, Grantee;
4. That property described on that Warranty Deed dated March 21, 2008 and Recorded in Book 494 at Page 0378 on March 28, 2008, Fletcher Construction Company, a Wyoming corporation, Grantee;
5. That property described on that Quitclaim Deed dated January 24, 2008 and Recorded in Book 493 at Page 0235 on February 7, 2008, Craig and Karen, LLC, a Wyoming Limited Liability Company, Grantee.