



## ***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 in hand paid, does hereby grant a sixty foot wide (60) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land legally described and shown on the map attached hereto as Exhibit A (hereinafter "Easement Route"), which easement is to benefit the property legally described on Exhibit B attached. These Exhibits are incorporated herein.

*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 described on Exhibit B (herein the "Benefitted Parcel"), for the record owners thereof, their guests and invitees, and their successors and assigns.

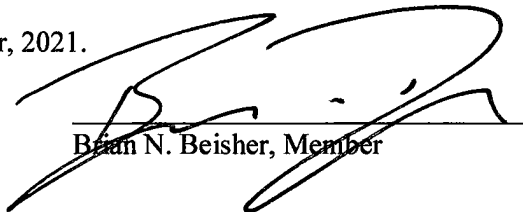
*Intent and Purpose of Easement.* Grantor's intent and purpose of this easement is to provide the non-exclusive right of ingress and egress, and the right to install, repair, replace and maintain utilities across the Easement Route for the Benefitted Lands.

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.

Neither Grantees nor Grantors, or the subsequent owners of the benefited and burdened properties, shall install or construct a gate of any sort across the easement route, or allow any such gate to be installed, constructed or maintained. Cattle guards shall be installed and maintained to avoid the necessity of gates and to control livestock. A gate or gates would constitute an unreasonable infringement of the easement route, and any structure that would inhibit the free movement across the easement route by requiring slowing down or exiting a vehicle is expressly not allowed.

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

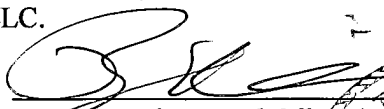
WITNESS my hand this 22<sup>nd</sup> day of December, 2021.

  
 Brian N. Beisher, Member

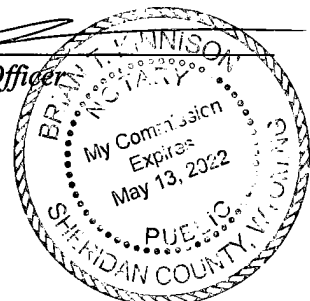
STATE OF WYOMING     )  
   )ss.  
 COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of December, 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: 5-13-22





2021-775141 12/22/2021 3:48 PM PAGE: 2 OF 3  
FEES: \$18.00 DO EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### EXHIBIT A

OF A ACCESS EASEMENT IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING LYING 60 FEET NORTHEAST OF THE FOLLOWING DESCRIBED LINE:

#### LEGAL DESCRIPTION

OF A SIXTY (60) FOOT WIDE ACCESS EASEMENT IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING LYING 60 FEET NORTHEAST OF THE FOLLOWING DESCRIBED LINE:

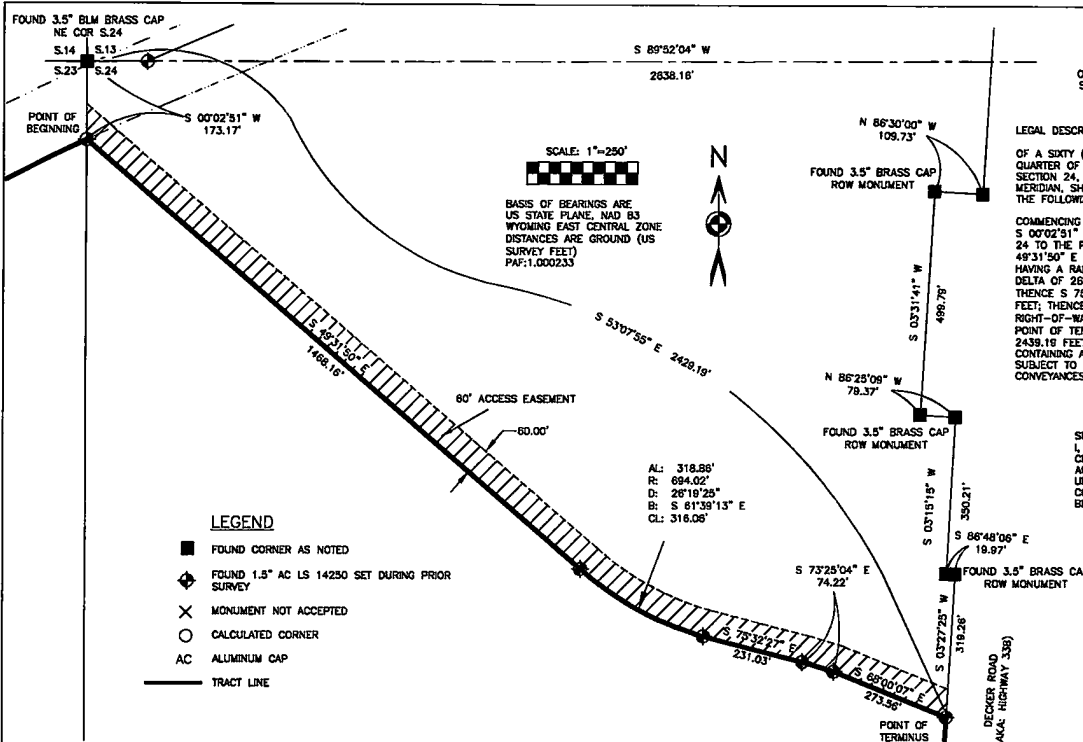
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24 THENCE S 00°02'31" W, 173.17 FEET ALONG THE WEST LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE S 49°31'50" E 1488.16 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 694.02 FEET, AN ARC LENGTH OF 318.88 FEET, A DELTA OF 26°19'25" AND A CHORD OF S 61°39'13" E, 318.08 FEET; THENCE S 75°32'27" E, 231.03 FEET; THENCE S 73°25'04" E, 74.22 FEET; THENCE S 86°00'07" E, 273.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF DECKER ROAD (AKA: HIGHWAY 338) AND THE POINT OF TERMINUS OF SUBJECT EASEMENT LYING S 53°07'55" E, 2438.18 FEET FROM SAID NORTHWEST CORNER OF SECTION 24, CONTAINING AN AREA OF ± 142297.85 SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, CONDITIONS, CONVEYANCES AND COVENANTS.

SURVEYOR'S CERTIFICATE:  
I, CLAYTON P. ROSENBLUND 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.



FOR: BLACK GOLD LAND CO  
SHERIDAN, WY

Date: 9/13/21



#### LEGEND

- FOUND CORNER AS NOTED
- ◆ FOUND 1.5" AC LS 14250 SET DURING PRIOR SURVEY
- × MONUMENT NOT ACCEPTED
- CALCULATED CORNER
- AC ALUMINUM CAP
- TRACT LINE

PREPARED BY:

Cannon Consulting LLC (307) 758-0109

**EXHIBIT B**

**LEGAL DESCRIPTION**

OF A TRACT OF LAND IN THE NORTH HALF (S½) OF SECTION 23, THE WEST HALF (W½) OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S 00°02'51" W, 173.17 FEET ALONG THE EAST LINE OF SAID SECTION 23 TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED HIGHWAY 338 SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 49°31'50" E, 1468.16 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 694.02 FEET, AN ARC LENGTH OF 318.86 FEET, A DELTA OF 26°19'25" AND A CHORD OF S 61°39'13" E, 316.05 FEET; THENCE S 75°32'27" E, 231.03 FEET; THENCE S 73°25'04" E, 74.22 FEET; THENCE S 68°00'07" E, 273.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DECKER ROAD (AKA HIGHWAY 338); THENCE S 03°27'25" W, 1268.01 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 86°47'52" W, 1872.04 FEET TO THE SOUTH EAST CORNER OF THE NORTH HALF (N1/2), OF SAID SECTION 23; THENCE N 89°49'34" W, 2022.19 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF (N½) TO THE CENTER QUARTER CORNER OF SAID SECTION 23; THENCE N 89°48'46" W, 2634.87 FEET CONTINUING ALONG SAID SOUTH LINE OF SAID NORTH HALF (N½) TO CENTERLINE LINE OF VACATED HIGHWAY 338; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 2864.80 FEET, AN ARC LENGTH OF 815.03 FEET, A DELTA OF 16°18'02", AND A CHORD OF N 54°41'29" E, 812.28 FEET ALONG SAID CENTERLINE; THENCE N 62°50'49" E, 4225.46 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 5729.60 FEET, AN ARC LENGTH OF 263.24, A DELTA OF 2°37'56", AND A CHORD LENGTH OF N 63°57'54" E, 263.21 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF SAID SECTION 23; THENCE S 00°02'51" W, 82.71 FEET, ALONG SAID WEST LINE OF SECTION 23 TO THE POINT OF BEGINNING CONTAINING AN AREA OF +/- 218.46 ACRES

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, CONDITIONS, CONVEYANCES AND COVENANTS.