

EASEMENT

CAROLYN M. COOLIDGE, a single person, ("GRANTOR"), whose address is P.O. Box 702, Sheridan, Wyoming 82801, for and in consideration of Ten Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby convey to the GRANTEE, W. CAMERON FORBES, a married man dealing in his sole and separate property, whose address is 212 Beaver Creek Road, Sheridan, Wyoming, 82801, his successors and assigns a nonexclusive easement over, across, and through the property of Grantor for purposes of ingress and egress to and from property of Grantee. Said easement will be limited to domestic and agricultural uses only, and may service only two (2) primary residences and one (1) guest house (temporary residence) and may not service any land owned by Grantee lying north of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming other than for agricultural purposes. Said easement is limited to sixty (60) feet in width and thirty (30) feet in width as more particularly described below. The road surface shall be approximately twelve (12) feet in width, but not more than fifteen (15) feet in width. The location of the road surface shall not be relocated within the area of the easement once such road surface is located and established. The easement may be further utilized for purposes of locating utility lines servicing real property owned by Grantee provided, however, that such utility lines must be buried underground and must lie not more than eleven (11) feet from the center of the road surface lying within the easement. Grantor may run fences inside the area of the easement up to a reasonable distance from the surface of any roadway provided such fences leave enough room along the roadway to permit snow removal, culvert work and road maintenance. Grantor may also run a fence or gate across the easement a total of not more than four (4) times, and Grantee will not cause such fences or gates to remain open at such times so as to permit Grantor's livestock to escape the enclosure. Grantee shall have the right to replace any gate placed by Grantor across the easement with any other gate, provided: (1) any gate selected by Grantee prevents Grantor's livestock from leaving the enclosure; (2) any gate selected by Grantee be installed and maintained so as to not expose Grantor's livestock to cattle guards; and (3) Grantee will pay all costs associated with installing and maintaining any gate Grantee selects. Grantee may also (at Grantee's sole expense) install a cattle guard at the point where the easement intersects the boundary between the Grantor's and Grantee's lands, provided Grantor's

livestock is not exposed to any such cattle guard. Said easement is more particularly located as described in Exhibit "A" and Exhibit "B" attached hereto.

Grantor and Grantee shall share, in proportion to their actual use, all costs associated with maintaining and improving the said roadway in such condition as to be reasonably suitable as a private drive.

Any structures presently existing in or encroaching upon the area of the easement, and any replacements or substitutions thereof, may continue to so exist and encroach within the area of the easement into the future.

Witness our hands this 23 day of September, 1997.

Carolyn M. Coolidge
CAROLYN M. COOLIDGE

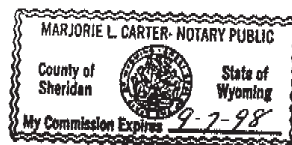
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged by CAROLYN M. COOLIDGE, before me this 23rd day of September, 1997.

Witness my hand and official seal.

Marjorie L. Carter
Notary Public

My Commission expires: 9-7-98



LEGAL DESCRIPTION

RE: 60 FOOT WIDE EASEMENT-CAROLYN COOLIDGE TO W. CAMERON FORBES

A sixty (60) foot wide access easement being thirty (30) feet each side of a centerline situated in the S½NW¼ of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 23; thence N16°37'35"E, 615.78 feet to the **POINT OF BEGINNING**, said point lying on the centerline of the Beaver Creek Road (AKA County Road No. 87); thence S62°59'55"E, 271.85 feet along said centerline to a point; thence N71°20'11"E, 321.03 feet along said centerline to a point; thence S79°14'37"E, 102.33 feet along said centerline to a point; thence N73°27'09"E, 99.95 feet along said centerline to a point; thence N60°54'00"E, 172.31 feet along said centerline to a point, said point being 30 feet southerly of the southerly line of a tract of land described in Book 294 of Deeds, Page 266; thence, 30 feet southerly of and parallel to said southerly line, N77°13'43"E, 530.05 feet along said centerline to a point; thence along said centerline through a curve to the left, having a radius of 30.00 feet, a central angle of 39°35'58", an arc length of 20.73 feet, a chord bearing of N57°25'44"E, and a chord length of 20.32 feet to a point, said point being easterly 30 feet from the easterly line of said tract described in Book 294 of Deeds, Page 266; thence, 30 feet easterly of and parallel to said easterly line, N37°37'46"E, 31.44 feet along said centerline to the **POINT OF TERMINUS**, said point being N63°19'02"E, 1816.12 feet from said west quarter corner of Section 23.

Basis of Bearings is Wyoming State Plane (East Central Zone).

LEGAL DESCRIPTION**RE: 30 FOOT WIDE EASEMENT CAROLYN COOLIDGE TO W. CAMERON FORBES**

A thirty (30) foot wide access easement situated in the SE¼NW¼ of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; the south line of said thirty (30) foot wide easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 23; thence N64°19'30"E, 1819.09 feet to the **POINT OF BEGINNING** of said easement; thence N81°17'29"E, 141.19 feet along said south line to the **POINT OF TERMINUS** of said easement, said point being N65°31'59"E, 1954.57 feet from said west quarter corner of Section 23.

Basis of Bearings is Wyoming State Plane (East Central Zone).

CMC

RECORD OWNER: SARAH P. FORBES
(BK 344, PG 537)

RECORD OWNER: JEANNE M. CLARK
(BK 294, PG 266)

SW1/4NE1/4

±71.01 ACRES

SE1/4NW1/4

SECTION CORNER TABLE

FROM THE WEST QUARTER CORNER OF SECTION 23

TIE	BEARING	DISTANCE
TIE No. 1	N 61° 37' 55" E	615.78'
TIE No. 2	N 63° 19' 02" E	1816.12'
TIE No. 3	N 64° 19' 30" E	1819.09'
TIE No. 4	N 65° 31' 59" E	1954.57'
TIE No. 5	N 65° 05' 42" E	2608.19'

CURVE DATA-C1

Δ = 39° 35' 58"
R = 30.00'
L = 20.23'
CB = N 57° 25' 44" E
CL = 20.32'

SCALE: 1" = 300'

SW1/4

LEGEND

- SET 1-1/2" ALUMINUM CAP ON 5/8" REBAR FOR WITNESS CORNER PER LS 2615
- SET 3-1/4" ALUMINUM CAP ON 30" ROD PER LS 2615
- SET 1-1/2" ALUMINUM CAP ON 5/8" REBAR PER LS 2615
- NOT FOUND/NOT SET
- FO 1 1/2" ALUMINUM CAP PER LS 2615

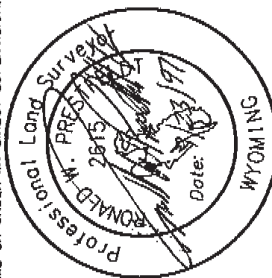
- RIGHT OF WAY LINE
- PROPERTY LINE
- CENTERLINE BEAVER CREEK COUNTY ROAD/ACCESS EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- FENCE LINE

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE).
NOTE: ROTATE BEARINGS 02° 08' COUNTER CLOCKWISE FOR RECORD BEARINGS PER BK 344, PG 537 AND BK 294, PG 266.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

I, RONALD W. RESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



RECORD OF SURVEY

CLIENT: W. CAMERON FORBES
LOCATION: S1/2NW1/4, SW1/4NE1/4, SECTION 23;
T55N, R85W, 6TH P.M., SHERIDAN COUNTY, WY.



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WY 94017
DC 9401708
SEPT. 1997