

**STATE OF WYOMING**  
**PERPETUAL ROADWAY EASEMENT**  
**Easement No. 7788**

WHEREAS the Board of Land Commissioners approved this grant of easement on June 7, 2007;

THEREFORE, the State of Wyoming, acting through its Board of Land Commissioners (Grantor), for and in consideration of the payment of Two hundred fifty and no/100 dollars (\$250.00) hereby grants and conveys to Corbett E. Buller and Kristine L. Buller (Grantee), their heirs, administrators, successors, executors, legal representatives, and assigns for perpetual use, in the following described tract of land, a non-exclusive roadway, more particularly described as follows:

All that portion of the SE4SW4 of Section 13, T.57N., R.86W., of the 6th P.M., Sheridan County, Wyoming, said access road easement being 30 feet wide, 15 feet on each side of the centerline, when measured at right angles as described on the attached exhibits. The described parcel of land contains .05 acres, more or less.

See attached Exhibits A & B

These descriptions are based on a survey done by and under the authority of, Thomas D. Tucker with Wyoming PLS No. 6812, certified in May of 2009.

This roadway easement shall benefit and provide ingress and egress to the following described property for a single family dwelling and for agricultural and ranching purposes:

Township 57 North, Range 86 West  
Section 13: NE4SW4

TO HAVE AND TO HOLD this easement across the above-described tract of land for the purpose of locating, constructing, using, inspecting, maintaining, improving, and repairing the above-described non-exclusive roadway, subject to the following conditions:

1. The rights granted herein shall forever be subject to the rights of the Grantor, its assigns or lessees to explore for, develop, and extract any and all minerals or other subsurface resources beneath this easement. If required for mineral exploration, development or extraction, the Grantee shall, upon written notice from the Grantor, remove or relocate at its own expense the above-described roadway.
2. Upon abandonment or discontinuance of use of this easement for the purposes specified above, all of Grantee's rights under this grant of easement shall revert to the Grantor or its assigns, the same as if this grant had never been made. Should this easement be abandoned by the Grantee, the above-described tract of land shall be returned to a condition satisfactory to the Grantor.
3. This easement does not include the right to make use of the road for residential developments.
4. For record keeping purposes only, any transfer in ownership of the benefited property, or any change of name or mailing address of the owner of this easement, shall be reported to the Office of State Lands and Investments within thirty days (30) of the transfer or change.

The State of Wyoming and the Board of Land Commissioners do not waive their sovereign immunity by entering into this agreement and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. § 1-39-104(a) and all other law.

IN TESTIMONY WHEREOF, the Board of Land Commissioners has caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be affixed on the 26<sup>th</sup> day of October, 2009.



Countersigned:

*[Signature]*  
Governor, President  
Board of Land Commissioners

*[Signature]*  
Director, Secretary  
Office of State Lands & Investments

668051 EASEMENT  
BOOK 515 PAGE 0657  
RECORDED 05/03/2010 AT 08:20 AM  
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

Attorney General's Office Approval as to Form:

*[Signature]*  
Bridget Hill, Assistant Attorney General

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*[Signature]* Examined

**EXHIBIT "A"**

State of Wyoming  
Easement No. 7788  
Exhibit No. A

**Record Owner: State of Wyoming**  
**May 11, 2009**

**Re: 30.0' Right-of-Way Easement for Ingress and Egress.**

A right-of-way easement being a strip of land thirty (30) feet wide when measured at right angles, situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 13, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the east line of said strip being more particularly described as follows:

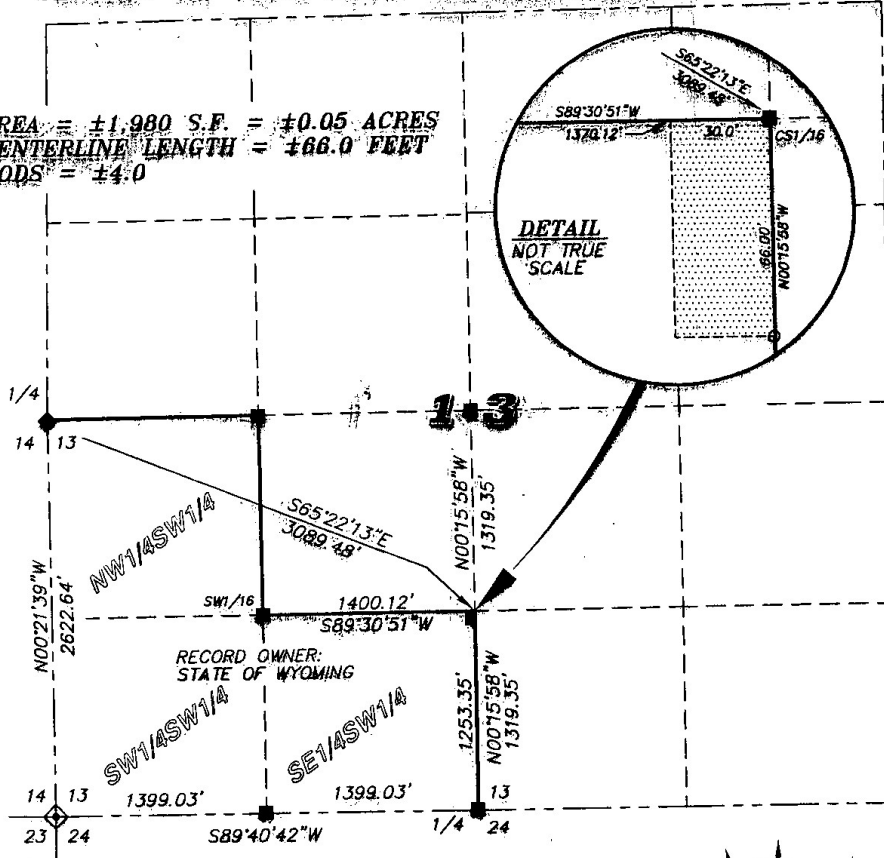
Commencing at the south quarter corner of said Section 13 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N00°15'58"W, 1253.35 feet along the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the **POINT OF BEGINNING** of said easement; thence, continue N00°15'58"W, 66.00 feet along said east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , also being the east line of said strip to the **POINT OF TERMINUS** of said easement, said point being the northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , and being S65°22'13"E, 3089.48 feet from the west quarter corner of said Section 13 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594).

Lengthening or shortening the west line of said strip to intersect the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ .  
Bearings are Based on the Wyoming Coordinate System NAD 1983, East Central Zone.

**EXHIBIT "B"**

SECTION 13, T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WY

TOTAL AREA =  $\pm 1.980$  S.F. =  $\pm 0.05$  ACRES  
TOTAL CENTERLINE LENGTH =  $\pm 66.0$  FEET  
TOTAL RODS =  $\pm 4.0$



DETAIL  
NOT TRUE  
SCALE

**LEGEND:**

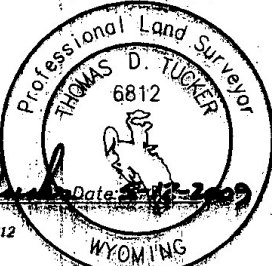
- FOUND 3" BRASS CAP PER PLS 102
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY/INTERIOR SECTION LINE
- SECTION LINE
- INTERIOR SECTION LINE

NOTE:  
FOR TRUE NORTH BEARINGS ADD 00°06'  
TO NE AND SW BEARINGS, AND  
SUBTRACT 00°06' FROM SE AND NW  
BEARINGS.

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS.

THOMAS D. TUCKER, STATES HE IS BY OCCUPATION A  
PROFESSIONAL LAND SURVEYOR EMPLOYED BY SPIRIT RIDGE, LLC TO MAKE  
THE SURVEY FOR A 30.0' RIGHT-OF-WAY EASEMENT AS DESCRIBED AND SHOWN ON THIS  
MAP; THAT THE SURVEY OF SAID RIGHT-OF-WAY WAS MADE BY HIM (OR UNDER HIS  
SUPERVISION) AND UNDER AUTHORITY, COMMENCING ON THE 11TH DAY OF JUNE 2007;  
AND THAT SUCH SURVEY IS ACCURATELY REPRESENTED UPON THIS MAP.



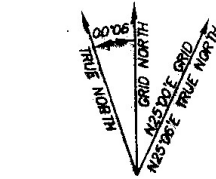
THOMAS D. TUCKER  
WYOMING LICENSE No. 6812

**CERTIFICATE OF APPLICANT:**

THIS IS TO CERTIFY THAT THOMAS D. TUCKER, WHO SUBSCRIBED THE  
STATEMENT HEREON IS, THE PERSON EMPLOYED BY THE UNDER-SIGNED  
APPLICANT TO PREPARE THIS MAP, WHICH HAS BEEN ADOPTED BY THE  
APPLICANT AS THE FINAL LOCATION OF THE WORKS THEREBY SHOWN; AND  
THAT THIS MAP IS FILED AS A PART OF THE COMPLETE APPLICATION; AND I  
FURTHER STATE THAT THE RIGHT-OF-WAY HEREIN DESCRIBED IS DESIRED  
FOR A 30.0' RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS.

(SEAL) SPIRIT RIDGE, LLC RANDY DEONES, MANAGING MEMBER  
COMPANY

*Randy Deones* MANAGER  
SIGNATURE OF APPLICANT TITLE



SCALE: 1"=1000'

BEARINGS ARE BASED ON THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE  
DATUM: NAD 83 (1983), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.00024  
DISTANCES ARE SURFACE

**RECORD OF SURVEY  
30.0' RIGHT-OF-WAY EASEMENT**

CLIENT: RANDY DEONES, MANAGING MEMBER

RECORD OWNER: SPIRIT RIDGE, LLC

LOCATION: SE1/4SW1/4, SECTION 13, T57N, R86W, 6TH P.M.,  
SHERIDAN COUNTY, WYOMING



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FAX 674-5000

JN: 27068  
DF: 2007/200706805  
MAY 11, 2009