



# Utility Easement

W/O No. 100803  
Township: 56 North  
Range: 84 West  
Sec. No. 15

KNOW ALL MEN BY THESE PRESENTS, The Undersigned Grantor(s), John E Rice and Sons Inc.  
(GRANTOR), whose address is 247 Decker Road Sheridan, Wyoming 82801 for a good and valuable consideration, the receipt thereof is hereby acknowledged, do hereby grant unto ADVANCED COMMUNICATIONS TECHNOLOGY, INC., (GRANTEE) whose address is 290 N Brooks St., Sheridan, Wyoming 82801, (GRANTEE) and to its successors or assigns, the right to enter upon the lands of the undersigned, described as follows, situated in the County of: Sheridan, State of: Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state:

A strip of land fifteen (15') wide and three hundred and fifty and four tenths of a foot (350.40') feet in length located in the SW1/4 of the NW1/4 of Section 15, Township 56 North, Range ~~72~~ <sup>84</sup> West more particularly described as follows, and further depicted in "Exhibit A" attached hereto and by reference made a part hereof.

The right-of-way and easement is granted for the purpose of constructing, reconstructing, maintaining, operating, repairing, inspecting, surveying, altering, abandoning, replacing, and/or removing above and below ground, telecommunications facilities and equipment. The facilities at all times, until surrendered, remain the property of the Grantee, its successors or assigns, notwithstanding that they may be affixed to the land and may at any time or from time to time be removed in whole or in part by Grantee.

Grantee, its successors and assigns, shall have the rights and benefits necessary or convenient for the full use of the rights herein granted; including, the right of reasonable ingress and egress across the lands of the Grantor to and from the right-of-way.

Grantor has the right to fully use and enjoy the surface of the right-of-way except as to such use, which might interfere with the full use of the right-of-way by Grantees, their successors and assigns. Grantor shall not place any obstruction across, under, or upon the surface of the right-of-way that interferes with the construction or the normal operation and maintenance of the facilities. Either party may assign its rights to the agreement or delegate its duties as specified herein in whole or in part.

The Right-Of-Way Easement shall be governed by Wyoming law and constitute the entire agreement between the parties relating to the subject matter hereto. If any provision of this Right-of-way Easement 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.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 21 day of: June, 20 11, signed, sealed and delivered in the presence of:

X \_\_\_\_\_

X James L. Tellis V.P.

James L. Tellis

(Printed Name)

(Printed Name)

STATE OF WYOMING }  
COUNTY OF Sheridan } ss.

The foregoing instrument was acknowledged before me by: James L. Tellis this

21<sup>st</sup> Day of: June 20 11

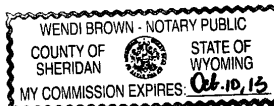
Witness my hand and official seal.

(Signed) Wendi Brown  
Notary Public

Wendi Brown  
(Print or type name)

My Commission Expires: Oct. 10, 2013

(Seal)



**EXHIBIT A**  
**GENERAL UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

THE FOLLOWING DESCRIBED LINE IS FOR A FIFTEEN (15) FOOT WIDE GENERAL UTILITY EASEMENT LOCATED IN THE SW¼ NW¼ OF SECTION 15, T.56N., R.84W., 6TH P.M., SHERIDAN COUNTY, WYOMING.

SAID EASEMENT RUNNING PARALLEL WITH AND EXTENDING FIFTEEN (15) FEET LEFT OR NORTHERLY OF THE FOLLOWING DESCRIBED LINE, WITH THE SIDE LINE INTERSECTING THE PROPERTY LINES AT THE BEGINNING AND ENDING, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

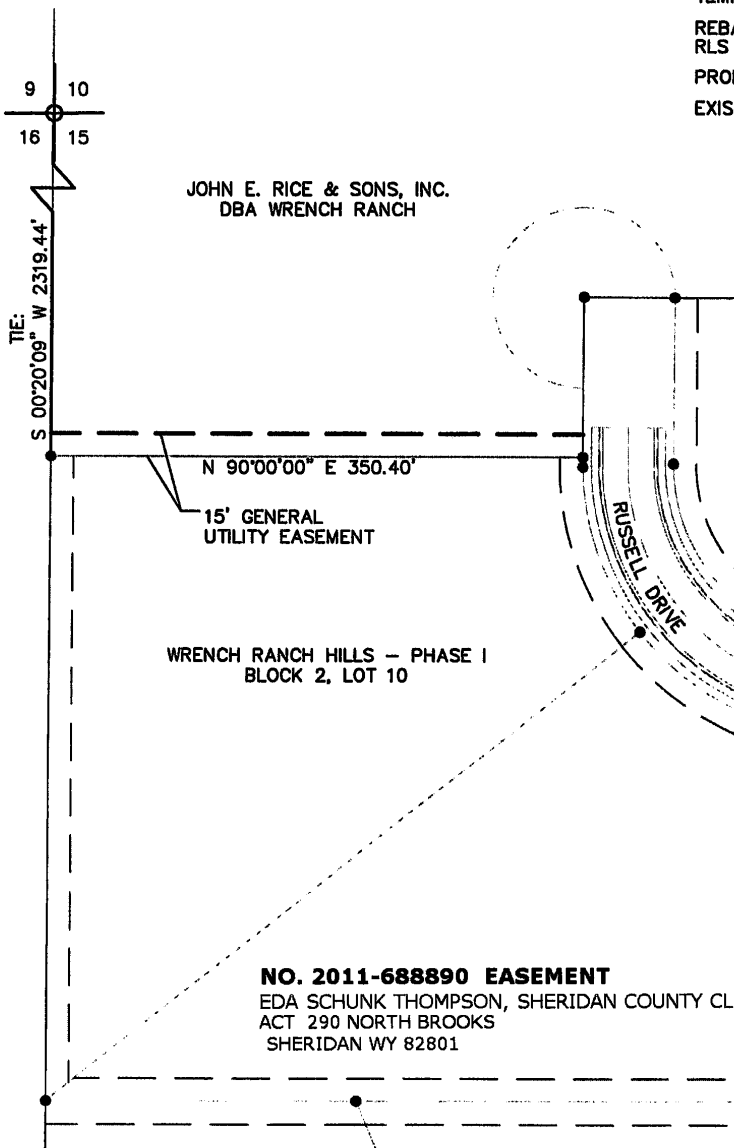
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE S. 00°20'09" W. A DISTANCE OF 2319.44 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 2 OF WRENCH RANCH HILLS - PHASE I, AS PLATTED AND RECORDED IN BOOK W, PAGE 64 AT THE SHERIDAN COUNTY CLERK'S OFFICE AND BEING THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N. 90°00'00" E. A DISTANCE OF 350.40 FEET ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 10 AND THE WESTERLY RIGHT-OF-WAY OF RUSSELL DRIVE, BEING THE POINT OF TERMINATION.



2011-688890 6/22/2011 2:05 PM PAGE: 2 OF 2  
BOOK: 525 PAGE: 744 FEES: \$11.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**LEGEND**

GENERAL UTILITY EASEMENT ———  
EXISTING UTILITY EASEMENT ———  
LOT LINE .....  
RIGHT-OF-WAY .....  
TEMP. CUL-DE-SAC .....  
REBAR WITH ALUMINUM CAP •  
RLS 5300  
PROPERTY BOUNDARY ———  
EXISTING 3" BRASS CAP O



UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT.



0 100 200  
HORIZONTAL SCALE: 1"=100'

THIS BAR MEASURES 1" @ ORIGINAL SCALE

**WRENCH RANCH HILLS  
PHASE I  
EXHIBIT A**

GENERAL UTILITY EASEMENT  
SCALE: 1" = 100'  
SHERIDAN COUNTY, WYOMING  
DATE: 6/13/11



ARCHITECTS • ENGINEERS • SURVEYORS  
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400 South Alder Ave. • Gillette, WY 82718 • (307) 682-1141

PROJECT NO.  
S11014

SHEET NO.  
1 of 1