

RECORDED AUGUST 21, 1996 BK 381 PG 310 NO 235125 RONALD L. DAILEY, COUNTY CLERK

**ACCESS AND UTILITY EASEMENT
FOR BEATTY SPUR RANCHETTES**

R E C I T A L S

WHEREAS, Scott A. Nicholson and Sandra L. Nicholson, husband and wife, hereinafter "Grantors" of Sheridan County, State of Wyoming are the owners of certain real property situate in Sheridan County, Wyoming, known as the Beatty Spur Ranchettes, consisting of 354.633 acres divided into nine (9) separate tracts and more particularly described upon Exhibit "A" attached hereto and made a part hereof:

WHEREAS, the Beatty Spur Ranchettes Owners Association, hereinafter "Grantee" is an unincorporated association consisting of the present and future owners of the tracts comprising the property described on Exhibit "A" hereto, and:

WHEREAS, Grantors desire to convey to Grantee a perpetual easement for access and utilities to serve the individual tracts comprising the property described in Exhibit "A" hereto.

NOW THEREFOR, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors convey and warrant to Grantee, its members and their successors and assigns an easement over and across the lands described in Exhibit "A" attached hereto for the purposes of ingress and egress and for purposes of installing and maintaining utility lines and constructing, maintaining and repairing a roadway within said easement which is more particularly described on Exhibit "B" attached hereto.

The undersigned hereby relinquish, release and waive all rights, distributive shares or homestead interests under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit Grantee the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, appropriate roadways and utility service lines and equipment as are necessary to the rights of ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the Beatty Spur Ranchettes.

IN WITNESS WHEREOF the undersigned have set their hands this
9th day of August, 1996.

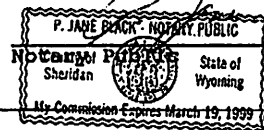

Scott A. Nicholson


Sandra L. Nicholson

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

Subscribed and sworn to before me by this 9 day of
August, 1996 by Scott A. Nicholson.

Witness my hand and official seal.

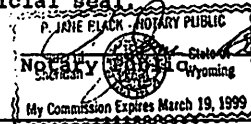


My Commission Expires: _____

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

Subscribed and sworn to before me by this 9 day of
August, 1996 by Sandra L. Nicholson.

Witness my hand and official seal.



My Commission Expires: _____

CONSENT

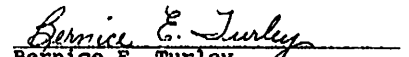
The undersigned owners of Tract 7 of the Beatty Spur
Ranchettes and mortgagees of the land shown on Exhibit "A" hereof
do hereby consent to the foregoing Access and Utility Easement.


James E. Haskett


Brenda L. Haskett


William G. Barbula


Arline M. Barbula


Bernice E. Turley

STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by James E. Haskett and Brenda L. Haskett this 21st day of August, 1996.



and official seal

James E. Clark
 Notary Public

My Commission Expires: May 2, 1998



STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by William G. Barbula and Arline M. Barbula this 12th day of August, 1996.



Witness my hand and official seal.

Shurley W. Kadman
 Notary Public

My Commission Expires: 2-16-2000

STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Bernice E. Turley this 12th day of August, 1996.



Witness my hand and official seal.

Shurley W. Kadman
 Notary Public

My Commission Expires: 2-16-2000

EXHIBIT "A"

LEGAL DESCRIPTION
354.633 ACRE TRACT

A tract of land located in Lots 1, 2, 3, and 4 and the East Half of the West Half (E $\frac{1}{2}$ W $\frac{1}{2}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 7, and in Lot 1 and in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 18, Township 57 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southwest Corner of said Section 7; thence along the west line of said Section 7 N 0°11'40"E, 2701.12 feet to the West Quarter Corner of said Section 7; thence continuing along said west line N 0°50'29"E, 1625.61 feet to a point on the center line of County Road No. 108 (Beatty Creek Spur Road); thence along said center line the following bearings and distances: S 62°19'57"E, 291.51 feet; thence S 58°23'42"E, 45.51 feet; thence S 40°16'25"E, 47.97 feet; thence S 36°19'26"E, 217.41 feet; thence S 36°09'59"E, 858.33 feet; thence S 49°00'07"E, 43.87 feet; thence S 64°12'14"E, 87.32 feet; thence S 65°45'59"E, 1198.02 feet; thence S 57°26'00"E, 76.87 feet; thence S 65°44'44"E, 337.38 feet; thence S 65°35'15"E, 100.88 feet to a point on the east line of said E $\frac{1}{2}$ W $\frac{1}{2}$; thence leaving said center line of County Road No. 108 and following said east line S 0°38'15"W, 1115.40 feet to the Northwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7; thence along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ N 89°38'31"E, 807.62 feet to a point on a tract of land as described in Sheridan County Book 286 of Deeds, Page 146; thence along the boundary line of said tract of land the following bearings and distances: S 34°08'26"E, 44.39 feet; thence S 34°08'26"E, 169.59 feet; thence S 33°54'31"E, 258.42 feet; thence S 8°32'39"E, 332.39 feet; thence N 34°25'47"E, 269.12 feet; thence N 17°59'10"E, 56.95 feet; thence S 34°08'26"E, 50.71 feet to a point on the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along said east line S 0°36'44"W, 863.36 feet to the Northeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence along the east line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ S 0°16'25"E, 1329.59 feet to the Southeast Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the south line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ S 89°37'11"W, 1330.88 feet to the Southwest Corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18 S 89°37'10"W, 2639.13 feet to a point on the west line of said Section 18; thence along said west line N 0°12'02"W, 1332.38 feet to the Northwest Corner of said Section 18, said point also being the point of beginning, said tract containing 354.633 acres, more or less.

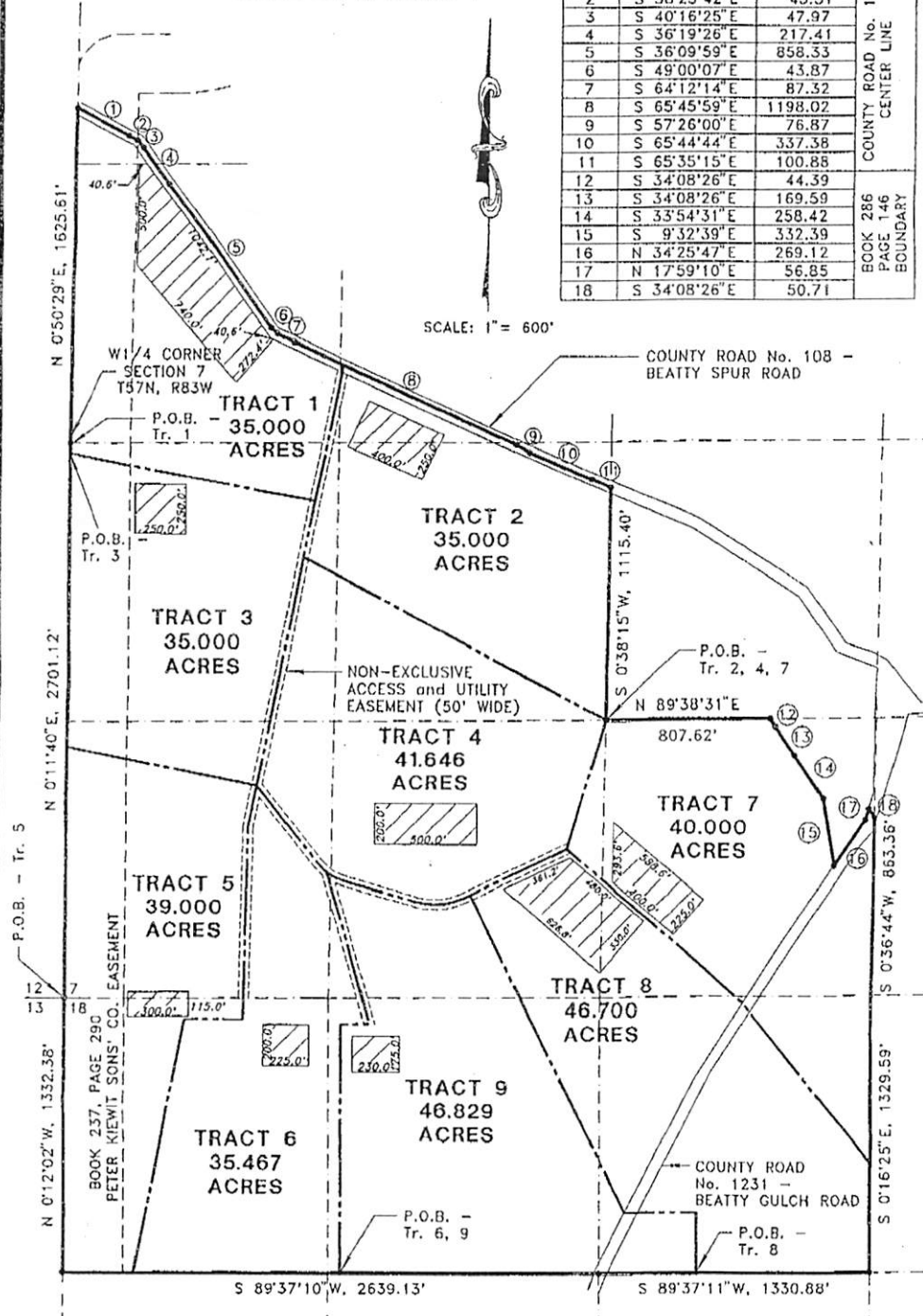
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SHOWING
TRACTS 1 THROUGH 9
OF THE
BEATTY SPUR RANCHETTES
LOCATED WITHIN
SHERIDAN COUNTY, WYOMING

LINE	DIRECTION	DISTANCE
1	S 62°19'57"E	291.51
2	S 58°23'42"E	45.51
3	S 40°16'25"E	47.97
4	S 36°19'26"E	217.41
5	S 36°09'59"E	858.33
6	S 49°00'07"E	43.87
7	S 64°12'14"E	87.32
8	S 65°45'59"E	1198.02
9	S 57°26'00"E	76.87
10	S 65°44'44"E	337.38
11	S 65°35'15"E	100.88
12	S 34°08'26"E	44.39
13	S 34°08'26"E	169.59
14	S 33°54'31"E	258.42
15	S 9°32'39"E	332.39
16	N 34°25'47"E	269.12
17	N 17°59'10"E	56.85
18	S 34°08'26"E	50.71

COUNTY ROAD No. 108
CENTER LINE
BOOK 286
PAGE 146
BOUNDARY

SCALE: 1" = 600'



MENTOCK-WILEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492



BUILDING ENVELOPES

EXHIBIT "B" (Page 1)

**LEGAL DESCRIPTION
ACCESS AND UTILITY EASEMENT**

A fifty (50) feet wide tract of land, to be used for purposes of ingress and egress and for purposes of installing and maintaining utility lines, located in Lots 2, 3, and 4, and in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$), and in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, and in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 18, all in Township 57 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, lying twenty-five (25) feet on each side of the following described centerline(s):

Beginning at a point located N 23°38'22"E, 3369.20 feet from the Southwest Corner of said Section 7, said point lying on the center line of County Road No. 108 (Beatty Spur Road); thence S 11°13'08"W, 2290.62 feet; thence S 1°04'34"W, 834.50 feet, containing 3.587 acres, more or less,

and

Beginning at a point located N 42°11'42"E, 1407.99 feet from the Southwest Corner of said Section 7; thence S 38°17'54"E, 490.30 feet; thence along a curve to the left having a radius of 233.73 feet, a central angle of 35°34'52", and arc length of 145.15 feet, with chord bearing and distance of S 56°05'20"E, 142.83 feet; thence S 73°52'46"E, 375.83 feet; thence along a curve to the left having a radius of 322.31 feet, a central angle of 41°31'54", and arc length of 233.63 feet, with chord bearing and distance of N 85°21'17"E, 228.55 feet; thence N 64°35'20"E, 566.21 feet, containing 2.079 acres, more or less,

and

Beginning at a point located N 64°24'54"E, 1430.82 feet from the Southwest Corner of said Section 7; thence S 16°39'33"E, 766.09 feet, containing 0.879 acres, more or less.