

612633 EASEMENT
BOOK 496 PAGE 0609
RECORDED 06/18/2008 AT 10:20 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

ACCESS AND UTILITY EASEMENT

DSB Investments, Inc., a Wyoming corporation (herein "DSB"), in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant an access and utility easement across that Sixty Foot (60') wide strip of land more specifically described on **Exhibit "A"**, attached hereto and incorporated herein (referred to herein as the "Easement Route"), and reserves certain rights therein, as set forth hereinafter:

DSB grants this easement to and for the benefit of all that real property more specifically described in **Exhibit "B"**, attached hereto and incorporated herein, which is referred to herein as the Dominant Parcel. Each portion, parcel and tract within said Dominant Parcel is expressly benefitted by this Easement, which shall run with the land. DSB owns the Easement Route and owns that property described in Exhibit B and intends to sell and convey the individual tracts generally shown as the "Bozeman Trail Ranches Tracts" on **Exhibit "C"** (which is attached hereto and incorporated herein for illustration purposes only), immediately hereafter. This ACCESS AND UTILITY EASEMENT is intended to provide the right of ingress and egress and utility access over, across and under the Easement Route for the nonexclusive access and utility corridor to and for the benefit of the property described in Exhibit and each and every portion thereof. This easement shall benefit and burden each portion of the above-described property, without risk or claim of merger.

DSB shall bear no liability to any person or entity using the Easement Route and each and every owner benefitted by this easement indemnifies and holds the grantor herein harmless from any liability arising from their use of the road. DSB retains all right, title and interest to the Easement Route not otherwise granted herein.

DATED this 17th day of June, 2008.

DSB INVESTMENTS, INC.


By: D. Scott Bliss, President

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing ACCESS AND UTILITY EASEMENT was acknowledged to before me by D. Scott Bliss, as President of DSB Investments, Inc., on this the 17th day of June, 2008.

WITNESS my hand and official seal.

My Commission expires: 5-13-10


Notary Public

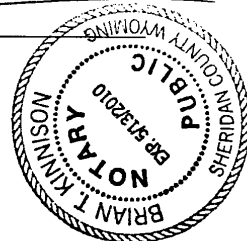


EXHIBIT "A" 610

LEGAL DESCRIPTION

A sixty (60) foot wide strip of land situated in Lots 2 and 3 of Section 31, Township 56 North, Range 84 West, the S½NE¼, and the NW¼NE¼ of Section 36, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said strip being more particularly described as follows:

Commencing at the southwest corner of said Section 31 (monumented with a 3-1/4" aluminum cap per LS 5369); thence N14°18'37"E, 2,559.39 feet, to the **POINT OF BEGINNING**, lying on the south line of proposed Tract No.10; thence through a curve to the left, having a radius of 407.04 feet, a delta of 66°57'30", an arc length of 475.68 feet, a chord bearing of N32°35'41"W and a chord length of 449.07 feet to a 2" aluminum cap per PLS 2615; thence N66°04'26"W, 110.15 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 316.48 feet, a delta of 38°31'22", an arc length of 212.79 feet, a chord bearing of N46°48'45"W and a chord length of 208.80 feet to 2" aluminum cap per PLS 2615; thence N27°33'03"W, 154.49 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the left having a radius of 447.46 feet, a delta of 57°34'21", an arc length of 449.62 feet, a chord bearing of N56°20'13"W and a chord length of 430.94 feet to 2" aluminum cap per PLS 2615; thence N85°07'24"W, 93.84 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 259.18 feet, a delta of 48°34'47", an arc length of 219.75 feet, a chord bearing of N60°50'01"W and a chord length of 213.23 feet to 2" aluminum cap per PLS 2615; thence through a curve to the left, a radius of 559.58 feet, a delta of 21°43'57", an arc length of 212.25 feet, a chord bearing of N47°24'36"W and a chord distance of 210.98 feet to a 2" aluminum cap per PLS 2615; thence N58°16'34"W, 80.19 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the left having a radius of 1,115.92 feet, a delta of 14°47'07", an arc length of 287.97 feet, a chord bearing of N65°40'08"W and a chord length of 287.17 feet to 2" aluminum cap per PLS 2615; thence N73°03'42"W, 469.27 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the left having a radius of 542.96 feet, a delta of 10°18'48", an arc length of 97.73 feet, a chord bearing of N78°13'06"W and a chord length of 97.60 feet to 2" aluminum cap per PLS 2615; thence N83°22'29"W, 309.41 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 411.97 feet, a delta of 43°21'10", an arc length of 311.72 feet, a chord bearing of N61°41'54"W and a chord length of 304.33 feet to 2" aluminum cap per PLS 2615; thence N40°01'19"W, 268.67 feet, to a 2" aluminum cap per PLS 2615; thence N06°05'03"E, 83.26 feet, to a 2" aluminum cap per PLS 2615; thence S40°01'19"E, 326.40 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the left having a radius of 351.97 feet, a delta of 43°21'10", an arc length of 266.32 feet, a chord bearing of S61°41'54"E and a chord length of 260.01 feet to 2" aluminum cap per PLS 2615; thence S83°22'29"E, 309.41 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 602.96 feet, a delta of 10°18'48", an arc length of 108.53 feet, a chord bearing of S78°13'05"E and a chord length of 108.39 feet to 2" aluminum cap per PLS 2615; thence S73°03'42"E, 280.65 feet, to a 2" aluminum cap per PLS 2615; thence continue easterly along said line, a distance of 188.62 feet; thence through a curve to the right having a radius of 1,175.92 feet, a delta of 14°47'07", an arc length of 303.45 feet, a chord bearing of S65°40'08"E and a chord length of 302.61 feet to 2" aluminum cap per PLS 2615; thence S58°16'34"E, 80.19 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 619.58 feet, a delta of 21°43'57", an arc length of 235.01 feet, a chord bearing of S47°24'36"E and a chord length of 233.60 feet to 2" aluminum cap per PLS 2615; thence through a curve to the left, a radius of 199.18 feet, a delta of 48°34'47", an arc length of 168.88 feet, a chord bearing of S60°50'00"E and a chord distance of 163.87 feet to a 2" aluminum cap per PLS 2615; thence S85°07'24"E, 93.84 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 507.46 feet, a delta of 57°34'21", an arc length of 509.91 feet, a chord bearing of S56°20'14"E and a chord length of 488.73 feet to 2" aluminum cap per PLS 2615; thence S27°33'03"E, 154.49 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the left having a radius of 256.48 feet, a delta of 38°31'22", an arc length of 172.44 feet, a chord bearing of S46°48'44"E and a chord length of 169.21 feet to 2" aluminum cap per PLS 2615; thence S66°04'26"E, 110.15 feet, to a 2" aluminum cap per PLS 2615; thence through a curve to the right having a radius of 467.04 feet, a delta of 66°57'30", an arc length of 545.80 feet, a chord bearing of S32°35'41"E and a chord length of 515.27 feet to 2" aluminum cap per PLS 2615 lying on said south line; thence N89°06'56"W, 60.00 feet along said south line to the **POINT OF BEGINNING**.

Containing 5.24 acres, more or less.

Bearings are based on The Wyoming Coordinate System, NAD 1983, East Central Zone.

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Exhibit "B"

Township 56 North, Range 85 West, 6th P.M.

Section 35: All;

Section 36: All;

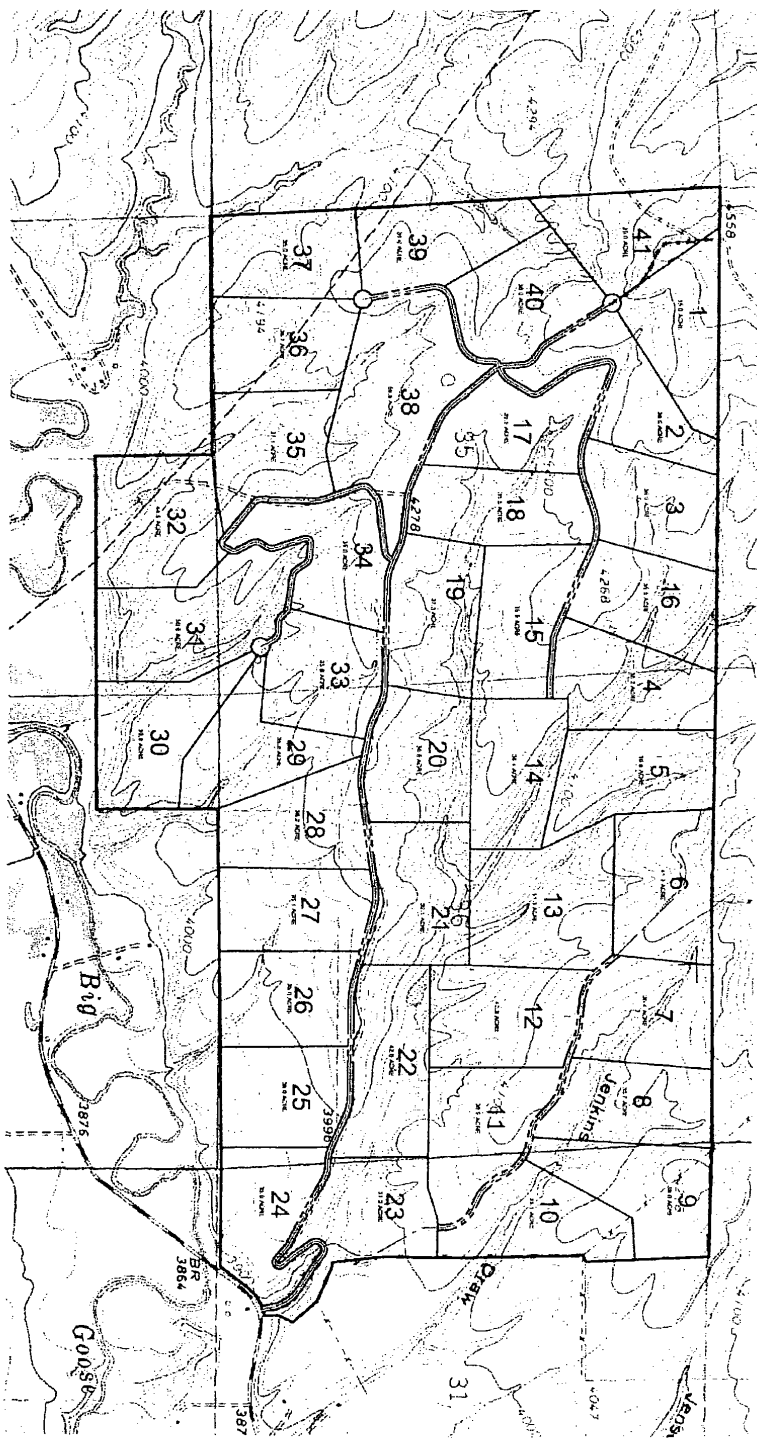
Township 55 North, Range 85 West, 6th P.M.

Section 1: Lot 4;

Section 2: Lots 1 and 2;

Township 56 North, Range 84 West, 6th P.M.

Section 31: Lot 3, W $\frac{1}{2}$ NW $\frac{1}{4}$, and that portion of Lot 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31 lying north of the County Road as it existed on November 6, 1915, excepting therefrom any lands conveyed to Mrs. Lena Phillips by deed recorded in Book 33 of Deeds at page 522 in the office of the County Clerk of Sheridan County.



BOZEMAN TRAIL RANCHES

Exhibit C

