

**EASEMENT INSTRUMENT FOR RECORD OF SURVEY OF THE GRIFFITH LARGE
ACREAGE TRACTS LOCATED IN SHERIDAN COUNTY, WYOMING**

This Grant of Easement is made by K.O.R., LLC, a Wyoming limited liability company of P.O. Box 2044 Road, Sheridan, Wyoming 82801 ("KOR") as set forth herein, for the purpose of establishing certain access and utility easements to facilitate the approval of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming.

For the purpose of establishing certain access and utility easements to facilitate the approval of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming, and otherwise consistent with the access and utility easements that are shown on that certain Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming recorded at Drawer "A" of Plats, Number "452" in the official land records of the Clerk and Recorder for Sheridan County, Wyoming, KOR hereby establishes and reaffirms the following specific easements:

A. A public access and utility easement, sixty feet (60') in width comprising 3.44 acres of land, more or less, and a sixty feet (60') radius cul-de-sac comprising 10,984 square feet of land, more or less, located as specifically described in the attached and incorporated Exhibit "A" hereto. Said easement shall burden Tracts 1, 2 and 3 as those Tracts are shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming. Said easement shall benefit Tracts 1, 2, 3 and 4 as those Tracts are shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming.

B. A private utility easement, sixteen feet (16') in width comprising 38,855 square feet of land, more or less, and located as specifically described in the attached and incorporated Exhibit "B" hereto. Said easement shall burden Tract 4 as that Tract is shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming. Said easement shall benefit Tracts 1, 2, 3, 5 and 6 as those Tracts are shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming.

C. A private utility easement, sixteen feet (16') in width comprising 12,625 square feet of land, more or less, and located as specifically described in the attached and incorporated Exhibit "C" hereto. Said easement shall burden Tract 2 as that Tract is shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming. Said easement shall benefit Tracts 1, 3, 4, 5 and 6 as those Tracts are shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming.

D. A private utility easement comprising 35,090 square feet of land, more or less, and located as specifically described in the attached and incorporated Exhibit "D" hereto. Said easement shall burden Tract 2 as that Tract is shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming. Said easement shall benefit Tracts 1, 3, 4, 5 and 6 as those Tracts are shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming.

E. A public access and utility easement, sixty feet (60') in width comprising 23,705 square feet of land, more or less, and located as specifically described in the attached and incorporated Exhibit "E" hereto. Said easement shall burden Tract 6 as that Tract is shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming. Said easement shall benefit Tract 5 as that Tract is shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming.

Said specific easements shall be perpetual and shall run with the land.

Said specific easements shall, at all times, be subject to the following terms and conditions:

1. All access easements shall be available to all relevant owners of lands shown in the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming for reasonable ingress and egress to their lands and improvements at all times and shall otherwise be available to the Public to the extent required by applicable Sheridan County, Wyoming zoning, planning and/or subdivision regulations.

2. All utility easements shall be available to all relevant owners of lands described on the Record of Survey of the Griffith Large Acreage Tracts located in Sheridan County, Wyoming for the reasonable surveying, installation, operation and maintenance of the following utilities and all reasonable related appurtenances: underground water, underground sewer, underground electrical power, underground natural gas and underground telecommunications/internet/cable at all times and shall otherwise be available to the Public to the extent required by applicable Sheridan County, Wyoming zoning, planning and/or subdivision regulations.

All rights, benefits and conditions granted, created or reserved here, and all impositions, undertakings and obligations imposed here, shall fully inure to the benefit of, and be binding upon, the respective grantees, heirs, successors and assigns or the Grantor and otherwise as set forth herein.

Any property rights not specifically conveyed by the Grantor herein, are expressly reserved to the Grantor and the Grantor's respective grantees, heirs, successors and assigns.

In witness whereof, the Grantor executes this instrument on the 26 day of July 2012.

K.O.R., LLC

By: Nathan Mullinax
Managing Member and Authorized Agent

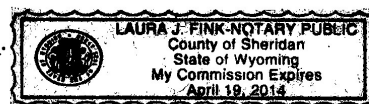
STATE OF WYOMING)
) SS.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Nathan Mullinax, in his capacity as the authorized managing member of K.O.R., LLC, a Wyoming limited liability company on this 26 day of July 2012.

Witness my hand and official seal.

Laura J. Fink
Notary Public

My commission expires 4/19/14



LEGAL DESCRIPTION (EXHIBIT "A")

Record Owner: K.O.R. LLC
July 24, 2012

Re: 60.0' Public Access & Utility Easement (Griffith Large Acreage Tracts)

A public access and utility easement being a strip of land sixty (60) feet wide when measured at right angles, situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in **Drawer "A" of Plats, Number "452"**, County Clerk's Office, Sheridan County Courthouse; the southerly line of said strip being more particularly described as follows:

Commencing at the northeast corner of said Section 23 (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence S62°19'52"W, 1860.43 feet to a point, said point lying on the centerline of Soldier Creek Road, (AKA County Road No. 74); thence N71°57'58"W, 30.18 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northwesterly right-of-way line of said Soldier Creek Road, (AKA County Road No. 74); thence, continue N71°57'58"W, 904.27 feet along said southerly line to a point; thence, along said southerly line through a curve to the right, having a central angle of 18°00'44", a radius of 580.00 feet, an arc length of 182.34 feet, a chord bearing of N62°57'36"W, and a chord length of 181.59 feet to a point; thence N53°57'14"W, 35.00 feet along said southerly line to a point; thence, along said southerly line through a curve to the left, having a central angle of 41°11'20", a radius of 220.00 feet, an arc length of 158.15 feet, a chord bearing of N74°32'54"W, and a chord length of 154.77 feet to a point; thence S84°51'26"W, 170.67 feet along said southerly line to a point; thence, along said southerly line through a curve to the left, having a central angle of 49°07'22", a radius of 220.00 feet, an arc length of 188.62 feet, a chord bearing of S60°17'44"W, and a chord length of 182.89 feet to a point; thence S35°44'03"W, 654.96 feet along said southerly line to a point; thence, along said southerly line through a curve to the right, having a central angle of 53°50'25", a radius of 205.00 feet, an arc length of 192.64 feet, a chord bearing of S62°39'16"W, and a chord length of 185.63 feet to the **POINT OF TERMINUS** of said easement, said point being S43°52'00"W, 1573.01 feet from the north quarter corner of said Section 23 (Monumented with a 3/4" Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect boundary lines.

Said public access and utility easement contains 3.44 acres of land, more or less.

Re: 60.0' Cul-de-Sac Public Access & Utility Easement (Griffith Large Acreage Tracts)

A public access and utility easement situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in **Drawer "A" of Plats, Number "452"**, County Clerk's Office, Sheridan County Courthouse; said easement being more particularly described as follows:

Commencing at the north quarter corner of said Section 23 (Monumented with a 3/4" Aluminum Cap per PLS 6812); thence S43°52'00"W, 1573.01 feet to the **POINT OF BEGINNING** of said easement; said point also being the beginning of a curve to the right, of which the radius point lies N60°25'32"W, a radial distance of 60.00 feet; thence westerly along the arc, through a central angle of 300°00'00", a distance of 314.16 feet to a point; thence S00°25'32"E, 60.00 feet to the **POINT OF BEGINNING** of said easement.

Said public access and utility easement contains 10,984 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



LEGAL DESCRIPTION (EXHIBIT "B")

Record Owner: K.O.R. LLC

July 24, 2012

Re: 16.0' Private Utility Easement (Griffith Large Acreage Tracts)

A private utility easement being a strip of land sixteen (16) feet wide when measured at right angles, situated in the $W\frac{1}{2}NE\frac{1}{4}$ and the $SE\frac{1}{4}NW\frac{1}{4}$ of Section 23, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in **Drawer "A" of Plats, Number "452"**, County Clerk's Office, Sheridan County Courthouse; the southerly line of said strip being more particularly described as follows:

Commencing at the northeast corner of said Section 23 (Monumented with a $3\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence $S62^{\circ}59'20''W$, 1881.63 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right-of-way line of Soldier Creek Road, (AKA County Road No. 74); thence, along said southerly line and said northerly right-of-way line through a non-tangent curve to the right, having a central angle of $19^{\circ}14'16''$, a radius of 686.04 feet, an arc length of 230.35 feet, a chord bearing of $S34^{\circ}06'22''W$, and a chord length of 229.27 feet to a point; thence $S43^{\circ}43'47''W$, 561.47 feet along said southerly line and said northerly right-of-way line to a point; thence, along said southerly line and said northerly right-of-way line through a non-tangent curve to the right, having a central angle of $34^{\circ}59'42''$, a radius of 447.64 feet, an arc length of 273.41 feet, a chord bearing of $S61^{\circ}14'18''W$, and a chord length of 269.18 feet to a point; thence $S78^{\circ}44'17''W$, 349.20 feet along said southerly line and said northerly right-of-way line to a point; thence $S79^{\circ}44'05''W$, 216.61 feet along said southerly line and said northerly right-of-way line to a point; thence, along said southerly line and said northerly right-of-way line through a non-tangent curve to the left, having a central angle of $11^{\circ}54'48''$, a radius of 983.35 feet, an arc length of 204.46 feet, a chord bearing of $S73^{\circ}47'17''W$, and a chord length of 204.10 feet to a point; thence $S67^{\circ}49'48''W$, 447.00 feet along said southerly line and said northerly right-of-way line to a point; thence $S75^{\circ}48'39''W$, 155.95 feet along said southerly line and said northerly right-of-way line to the **POINT OF TERMINUS** of said easement, said point being $N65^{\circ}41'45''E$, 1665.11 feet from the west quarter corner of said Section 23 (Monumented with a $2\frac{1}{2}$ " Aluminum Cap per PLS 6594). Lengthening or shortening the side line of said easement to intersect boundary lines as shown on the Record of Survey filed in Drawer "A" of Plats, Number "452".

Said private utility easement contains 38,855 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



LEGAL DESCRIPTION (EXHIBIT "C")

Record Owner: K.O.R. LLC

July 24, 2012

Re: 16.0' Private Utility Easement (Griffith Large Acreage Tracts)

A private utility easement being a strip of land sixteen (16) feet wide when measured at right angles, situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 23, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in **Drawer "A" of Plats, Number "452"**, County Clerk's Office, Sheridan County Courthouse; the easterly line of said strip being more particularly described as follows:

Commencing at the west quarter corner of said Section 23 (Monumented with a 2 $\frac{1}{2}$ " Aluminum Cap per PLS 6594); thence N65°41'45"E, 1665.11 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right-of-way line of Soldier Creek Road, (AKA County Road No. 74); thence N00°25'32"W, 797.26 feet along said easterly line to the **POINT OF TERMINUS** of said easement, said point being S43°52'00"W, 1573.01 feet from the north quarter corner of said Section 23 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812). Lengthening or shortening the side line of said easement to intersect boundary lines as shown on the Record of Survey filed in **Drawer "A" of Plats, Number "452"**.

Said private utility easement contains 12,625 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



LEGAL DESCRIPTION (EXHIBIT "D")

Record Owner: K.O.R. LLC

July 24, 2012

Re: Private Utility Easement (Griffith Large Acreage Tracts)

A private utility easement described along a centerline situated in the S½NW¼ of Section 23, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in **Drawer "A" of Plats, Number "452"**, County Clerk's Office, Sheridan County Courthouse; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 23 (Monumented with a 2½" Aluminum Cap per PLS 6594); thence N65°26'14"E, 1668.46 feet to the **POINT OF BEGINNING** of said easement, said point being eight (8) feet northerly of the northerly right-of-way line of Soldier Creek Road, (AKA County Road No. 74); thence, eight (8) feet northerly of and parallel to said northerly right-of-way line, S75°48'39"W, 355.00 feet with parallel easement lines being eight (8) feet to the left or southerly side and eight (8) feet to the right or northerly side along said centerline to a point; thence, N14°11'21"W, 7.00 feet with parallel easement lines being eight (8) feet to the left or westerly side and eight (8) feet to the right or easterly side along said centerline to a point, said point being fifteen (15) feet north of said northerly right-of-way line of Soldier Creek Road, (AKA County Road No. 74); thence, fifteen (15) feet northerly of and parallel to said northerly right-of-way line, S75°48'39"W, 136.44 feet with parallel easement lines being fifteen (15) feet to the left or southerly side and fifteen (15) feet to the right or northerly side along said centerline to a point; thence, fifteen (15) feet northerly of and parallel to said northerly right-of-way line, with parallel easement lines being fifteen (15) feet to the left or southerly side and fifteen (15) feet to the right or northerly side along said centerline through a non-tangent curve to the left, having a central angle of 30°39'41", a radius of 761.28 feet, an arc length of 407.39 feet, a chord bearing of S60°27'51"W, and a chord length of 402.55 feet to a point; thence S44°54'51"E, 3.00 feet with parallel easement lines being fifteen (15) feet to the left or northeasterly side and fifteen (15) feet to the right or southwesterly side along said centerline to a point, said point being twelve (12) feet northwest of said northerly right-of-way line of Soldier Creek Road, (AKA County Road No. 74); thence, twelve (12) feet northerly of and parallel to said northerly right-of-way line, S45°08'43"W, 537.23 feet with parallel easement lines being twelve (12) feet to the left or southerly side and twelve (12) feet to the right or northerly side along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the south line of the SW¼NW¼, and being S89°55'30"W, 310.35 feet from said west quarter corner of Section 23. Lengthening or shortening the side line of said easement to intersect boundary lines as shown on the Record of Survey filed in Drawer "A" of Plats, Number "452".

Said private utility easement contains 35,090 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

LEGAL DESCRIPTION (EXHIBIT "E")

Record Owner: K.O.R. LLC
July 24, 2012

Re: 60.0' Public Access & Utility Easement (Griffith Large Acreage Tracts)

A public access and utility easement sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the N½SE¼ of Section 14, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, Record of Survey filed in **Drawer "A" of Plats, Number "452"**, County Clerk's Office, Sheridan County Courthouse; said centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N40°43'17"W, 1675.62 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southerly right-of-way line of Keystone Road, (AKA County Road No. 98); thence S33°31'35"W, 84.98 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 32°17'50", a radius of 400.00 feet, an arc length of 225.48 feet, a chord bearing of S49°40'30"W, and a chord length of 222.50 feet to a point; thence S65°49'25"W, 84.63 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N50°48'13"E, 1644.79 feet from the south quarter corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect boundary lines.

Said public access and utility easement contains 23,705 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

NO. 2012-698065 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801