

Irrigation Easement

Know all men by these presents:

That for and in consideration of the sum of \$1.00 and other valuable considerations, the receipt of which is hereby acknowledged and confessed, Sunrise Ranch, Inc., hereinafter called the Grantor, hereby grants to Spirit Ridge, LLC, a Wyoming Limited Liability Company, it's assigns or successors herein called the Grantee, the right of ingress, and egress to lay out, construct, inspect, operate and maintain an irrigation pipeline and it's appurtenances over, under, across, and through the following described tract of land located in the County of Sheridan, State of Wyoming, to-wit:

An irrigation and right-of-way easement ten (10) feet wide, being five (5) feet each side of the following described centerline situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the northeast corner of said Section 23 (Monumented with a 3" Brass Cap per PLS 102); thence S00°28'51"E, 412.66 feet along the east line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement; thence S89°31'09"W, 30.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S03°40'37"W, 413.75 feet from the northeast corner of said Section 23.

In addition, a temporary construction easement will be required, being a strip of land ten (10) feet wide, the south line of said strip being the north line of said ten (10) foot wide irrigation and right-of-way easement.

In addition, a temporary construction easement will be required, being a strip of land ten (10) feet wide, the north line of said strip being the south line of said ten (10) foot wide irrigation and right-of-way easement.

Said irrigation and right-of-way easement contains 300 square feet of land, more or less, and is subject to any right-of-way and/or easements, reservations and encumbrances which have been legally acquired.

Said temporary construction easements contain 600 square feet of land, more or less, and will become null and void at the time that the projects contractor's one year contractual warranty expires.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

Sunrise Ranch, Inc.

By Mike R. Groshart Title: Vice President
Mike Groshart

STATE OF WYOMING)
COUNTY OF SHERIDAN)

The foregoing was acknowledged before me this 16th day of Oct., 2007, by Mike Groshart, Sunrise Ranch, Inc., who represented to me he was duly authorized to execute the foregoing.

Witness my hand and official seal.

Donna Richards
Notary Public

My commission expires: 5-28-09

