

RECORDED APRIL 4, 1997 BK 385 PG 300 NO 252241 RONALD L. DAILEY, COUNTY CLERK

EASEMENT

THIS GRANT OF EASEMENT is made between **MULLINAX CONCRETE SERVICE COMPANY, INC.**, a Wyoming Corporation, Grantor, of the City of Sheridan, County of Sheridan, State of Wyoming, and **JOHN E. RICE & SONS, INC.**, a Wyoming Corporation, Grantee, of the City of Sheridan, County of Sheridan, State of Wyoming, as follows:

WHEREAS, Grantor is the owner in fee simple of a certain parcel of land located in Sheridan County, Wyoming, including that land described on Exhibit "A" hereto; and

WHEREAS, Grantee is the owner in fee simple of a certain parcel of land located in Sheridan County, Wyoming, as described more particularly on Exhibit "B" hereto; and

WHEREAS, Grantor has agreed in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to grant to the Grantee an easement and right-of-way over and across the land described on Exhibit "A";

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged by Grantor, Grantor does hereby grant, warrant and convey to Grantee, its heirs, successors and assigns, a non-exclusive easement and right-of-way upon, across and through the land described on Exhibit "A" hereto, granting and conveying unto Grantee, its heirs, successors and assigns, full and free right and liberty for it and them, its and their tenants, servants, visitors, contractors, licensees and invitees in common with all others having the like right, at all times hereafter, with or without vehicles of any description, for all legal purposes connected with the use and enjoyment of the land of Grantee described on Exhibit "B" hereto, to pass and repass along said easement and right-of-way and to make such other reasonable and necessary uses of said easement and right-of-way as shall be permissible at law in the State of Wyoming, to have and to hold said

easement and right-of-way hereby granted unto Grantee, its heirs, successors and assigns,
as appurtenant to said land described on Exhibit "B".

EXECUTED this 3rd day of April, 1997.

MULLINAX CONCRETE SERVICE COMPANY,
INC., a Wyoming Corporation

By: Robert Mullinax
Title: President

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing Easement was acknowledged before me by Robert Mullinax, the President of MULLINAX CONCRETE SERVICE COMPANY, INC., a Wyoming Corporation, this 3rd day of April, 1997.

~~WITNESS my hand and official seal.~~



Joan M. Bergstrom
Notary Public

My Commission Expires: 3-14-98

EASEMENT DESCRIPTION

A sixty (60) foot wide access easement situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Commencing at the southwest corner of said Section 15; thence N82°30'59"E, 783.54 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north right of way line of Fort Mackenzie Road AKA State Highway No. 337; thence N00°21'41"E, 407.39 feet to a point; thence N15°41'13"E, 90.09 feet to a point, said point being the southeast corner of a tract of land described in Book 326 of Deeds, page 596; thence N00°23'17"E, 756.22 feet along the east line of said tract described in Book 326 of Deeds, Page 596 and the east line of a tract of land described in Book 202 of Deeds, Page 277 to the northeast corner of said tract described in Book 202 of Deeds, Page 277, said point lying on the centerline of Burlington-Northern Railroad's Fort Mackenzie Spur track; thence through a curve to the right, having a radius of 954.93 feet, a central angle of 03°58'51", an arc length of 66.35 feet, a chord bearing of S64°22'16"E, and a chord length of 66.33 feet along said centerline to a point; thence, sixty (60) feet from and parallel to said east line of said tracts described in Book 202 of Deeds, Page 277 and Book 326 of Deeds, Page 596, S00°23'17"W, 735.99 feet to a point; thence S15°41'12"W, 90.07 feet to a point; thence S00°21'41"W, 404.10 feet to a point, said point lying on said north right of way line of Fort Mackenzie Road AKA State Highway No. 337; thence through a curve to the right, having a radius of 2829.79 feet, a central angle of 01°13'07", an arc length of 60.19 feet, a chord bearing of N85°04'46"W, and a chord length of 60.19 feet along said north right of way line to the **POINT OF BEGINNING** of said easement.

Said tract contains 1.71 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

$\Delta = 03^{\circ}58'51''$
 $R = 954.93'$
 $L = 66.35'$
 $CB = S 64^{\circ}22'16'' E$
 $CL = 66.33'$

SHERIDAN FOREST PRODUCTS
 (BK 202, PG 277)
LEGEND

- FOUND 1-1/2" ALUMINUM CAP PER LS 258
- FOUND 4" MILITARY MONUMENT
- ▣ FOUND ALUMINUM CAP/IRON PIPE PER PEBLS 551
- ⊙ FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- NOT FOUND/NOT SET
- RIGHT OF WAY MONUMENT

— EASEMENT BOUNDARY

— FENCE LINE

— BURLINGTON-NORTHERN RAILROADS
FORT MACKENZIE SPUR TRACK

— INTERIOR SECTION LINE

CHARLES D. MORGAN
 (BK 326, PG 596)

MULLINAX CONCRETE & IRRIGATION
 (BK 99, PG 441)
 (BK 99, PG 442)

N.A. NELSON CONSTRUCTION CO.

SCALE HOUSE

MULLINAX CONCRETE & IRRIGATION
 (BK 99, PG 441)
 (BK 99, PG 442)

$\Delta = 01^{\circ}13'07''$
 $R = 2829.79'$
 $L = 60.19'$
 $CB = N 85^{\circ}04'46'' W$
 $CL = 60.19'$

FORT MACKENZIE ROAD
 (AKA STATE HIGHWAY No. 337)

SURVEYOR'S CERTIFICATION

STATE OF WYOMING :ss
 COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

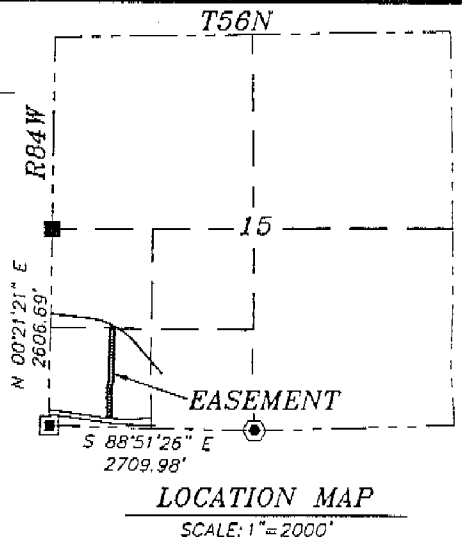
Date: 2/13/97

WYOMING



R. PRESTFELDT
 SURVEYING
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 FAX 674-5000

JN: 95038
 DF: 95/95038WME
 FEBRUARY, 1997



SCALE: 1"=120'
 BASIS OF BEARINGS IS WYOMING
 STATE PLANE (EAST CENTRAL ZONE)

RECORD OF SURVEY

CLIENT: JOHN E. RICE & SONS, INC. D/B/A/
 WRENCH RANCH.
 NELTJE, PRESIDENT
 JAMES L. JELLIS, VICE PRESIDENT

RE: ACCESS EASEMENT TO WRENCH RANCH
 LOCATION: W1/2SW1/4, SEC. 15, T56N, R84W,
 6th P.M., SHERIDAN COUNTY, WY.

EXHIBIT "B"**Township 56 North, Range 84 West, 6th P.M.,
Sheridan County, Wyoming**

- Section 4: ALL, EXCEPT that portion of NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying north and east of Goose Creek and EXCEPT that portion of the subject land lying within the boundaries of State Highway 338 and Interstate 90.
- Section 8: ALL
- Section 9: ALL EXCEPT that portion of the subject land lying within the boundaries of Interstate 90.
- Section 10: ALL of said Section EXCEPT that portion platted as Suburban Gardens but including Blocks 5, 6, 7, 8, 9, 10, 11, 12 and 13 of said Suburban Gardens and EXCEPT that portion of subject land lying within the boundaries of the County Road (aka Higby Road) railroad right-of-way, State Highway 338 and Interstate 90.
- Section 15: That portion of the W $\frac{1}{2}$ lying west of State Highway 338 and north and west of Goose Creek and north of the north boundary of those tracts set forth in Book 99 of Deeds, Pages 441 and 442 and Book 27, Page 235; EXCEPT those lands set forth on the Plat of Sheridan Park (vacated) but including the following described tract:
- A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, more particularly described as follows:
- Beginning at a point which bears N64°09'22"E, a distance of 1982.30 feet from the west quarter corner of said Section 15; thence N57°30'E, a distance of 236.29 feet; thence N75°20'E, a distance of 427.42 feet; thence S2°51'05"E, a distance of 306.26 feet; thence S39°51'55"W, a distance of 1100.53 feet; thence N4°50'E, a distance of 918.58 feet to the point of beginning and EXCEPT that portion of subject land lying within the boundaries of Interstate 90.
- Section 16: That portion of Section 16, commencing at the corner common to Sections 15, 16, 21 and 22, T56N, R84W, of the 6th P.M.; thence S87°50'W, along the section line, 5301.1 feet, more or less to the corner common to Sections 16, 17, 20 and 21; thence N0°03'E, along the section line, 2534.4 feet; thence S73°50'E, 816.2 feet; thence S81°14'E, 1474.6 feet; thence N21°56'E, 159.7 feet; thence N79°44'E, 64 feet; thence S54°34'E, 3185.7 feet; thence S64°36'E, 97.7 feet; thence S74°22'E, 238.5 feet; thence S0°42'W, 86.7 feet, to the place of beginning.
- Section 17: The N $\frac{1}{2}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, EXCEPT a .6258 acre portion thereof, described as beginning at the corner common to Sections 16, 17, 20 and 21; thence N0°03'E, 2688.6 feet, more or less, to the quarter corner of said section as the true point of beginning; thence N86°51'W, 208.0 feet; thence S3°09'W, 104.0 feet; thence S73°50'E, 221.1 feet; thence N0°03'E, 154.2 feet, to the place of beginning. Subject to that access road to radio facility.