

EASEMENT

CHARLES G. NEELLEY, (herein referred to as "Grantor") in anticipation of the sale of Lot 1 of the Wagon Box Minor Subdivision, a subdivision in Sheridan County, Wyoming, hereby reserves to himself, his successors and assigns, a perpetual right-of-way, for ingress and egress and for the installation of utilities across the following described lands (herein referred to as the "servient estate"), to-wit:

A parcel of land which will be known as Lot 1 of the Wagon Box Minor Subdivision which will be described as follows:

A tract of land situated in Lot 2 (SW¹/₄NW¹/₄), Lot 3 (NW¹/₄SW¹/₄), and the NE¹/₄SW¹/₄ of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 7; thence S55°19'27"E, 993.29 feet to the **POINT OF BEGINNING** of said tract, said point lying on the north right of way line of State Highway No. 340 (North Piney Road) and being the southeast corner of a tract of land described in Book 380 of Deeds, Page 486; thence N60°07'56"W, 177.29 feet along the east line of said tract described in Book 380 of Deeds, Page 486 to a point; thence N12°30'32"W, 259.57 feet along said east line to a point, said point being the southeast corner of a tract of land described in Book 399 of Deeds, Page 57; thence N12°25'33"W, 144.73 feet along the east line of said tract described in Book 399 of Deeds, Page 57 to a point; thence N56°29'16"E, 163.58 feet to a point; thence S87°46'37"E, 247.76 feet to a point; thence N00°26'31"E, 516.85 feet to a point, said point lying on the centerline of North Piney Creek; thence N47°20'27"E, 49.60 feet along said centerline of North Piney Creek to a point; thence N72°18'48"E, 57.04 feet along said centerline of North Piney Creek to a point; thence N87°55'24"E, 193.36 feet along said centerline of North Piney Creek to a point, said point being the northwest corner of a tract of land described in Book 381 of Deeds, Page 83; thence S01°11'49"E, 587.81 feet along the west line of said tract described in Book 381 of Deeds, Page 83 to a point, said point being the northwest corner of a tract of land described in Book 381 of Deeds, Page 180; thence S89°08'10"E, 140.80 feet along the north line of said tract described in Book 381 of Deeds, Page 180 to a point, said point being the northeast corner of said tract described in Book 381 of Deeds, Page 180 and lying on the west line of a tract of land described in Book 378 of Deeds, Page 468; thence S00°11'20"E, 456.90 feet along said west line described in Book 378 of Deeds, Page 468 to a point, said point lying on said north right of way line of State Highway No. 340 (North Piney Road); thence through a curve to the left, having a radius of 1185.90 feet, a central angle of 01°34'15", an arc length of 32.51 feet, a chord bearing of S82°58'27"W, and a chord length of 32.51 feet to a point; thence S81°59'43"W, 288.07 feet along said north right of way line of State Highway No. 340 (North Piney Road) to a point; thence through a curve to the left, having a radius of 2904.80 feet, a central angle of 02°59'53", an arc length of 152.00 feet, a chord bearing of S80°31'41"W, and a chord length of 151.98 feet to a point; thence S79°06'20"W, 120.20 feet to the **POINT OF BEGINNING**.

Said tract of land containing 12.95 acres of land, more or less.

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

This easement shall be for the benefit of and shall run with the following described land (herein referred to as the "dominant estate"), to-wit:

Remainder of Wagon Box property:

A parcel of land lying in the W¹/₂NW¹/₄ and the N¹/₂SW¹/₄ of Section 7, T.53N., R.83W., 6th P.M., Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point, said point being the Northwest corner of said Section 7; thence along the North line of said Section 7, S.89°51'23"E., 1301.57 feet to a point, said point being the Northeast corner of said W¹/₂NW¹/₄; thence along the East line of said W¹/₂NW¹/₄, S.0°02'35"W., 2053.02 feet to a point lying in the centerline of Piney Creek; thence along said centerline N.79°39'15"W., 50.82 feet to a point 50 feet West of said East line; thence parallel to said East line S.0°02'35"W., 604.46 feet to a point 50 feet South of the North line of said N¹/₂SW¹/₄; thence parallel to said North line N.89°34'54"E., 141.04 feet to a point; thence S.0°07'58"W., 444.89 feet to a point on the Northerly right-of-way line of the Story-Piney Inn County Road; thence along said right-of-way Southwesterly through a curve having a delta of 1°33'41", a radius of 1185.90 and a length of 32.31 feet, S.82°57'39"W., 32.31 feet to a point; thence along said right-of-way S.82°17'31"W., 288.37 feet to a point; thence Southwesterly through a curve having a delta of 3°00'15", a radius of 2904.80, and a length of 152.31 feet, S.80°50'02"W., 152.29 feet to a point; thence along said right-of-way S.79°24'52"W., 120.20 feet to a point; thence N.59°42'21"W., 177.11 feet to a point; thence N.12°10'54"W., 404.38 feet to a point; thence N.12°24'51"W., 119.73 feet to a point; thence N.26°41'38"W., 218.84 feet to a point lying in the centerline of North Piney Creek; thence along said centerline S.40°43'31"W., 81.68 feet to a point; thence along said centerline S.54°19'41"W., 307.59 feet to a point; thence along said centerline S.69°19'13"W., 159.37 feet to a point; thence N.0°14'33"E., 2684.51 feet to the point of beginning.

Basis of bearing of the above described tract is true North.

EXCEPTING from the above described tract, a parcel of land which will, in the future, be described on the plat of the Wagon Box Minor Subdivision as Lot 1 and which is more particularly described as follows, to-wit:

A tract of land situated in Lot 2 (SW¹/₄NW¹/₄), Lot 3 (NW¹/₄SW¹/₄), and the NE¹/₄SW¹/₄ of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

COMMENCING at the west quarter corner of said Section 7; thence S55°19'27"E, 993.29 feet to the **POINT OF BEGINNING** of said tract, said point lying on the north right of way line of State Highway No. 340 (North Piney Road) and being the southeast corner of a tract of land described in Book 380 of Deeds, Page 486; thence N60°07'56"W, 177.29 feet along the east line of said tract described in Book 380 of Deeds, Page 486 to a point; thence N12°30'32"W, 259.57 feet along said east line to a point, said point being the southeast corner of a tract of land described in Book 399 of Deeds, Page 57; thence N12°25'33"W, 144.73 feet along the east line of said tract described in Book 399 of Deeds, Page 57 to a point; thence N56°29'16"E, 163.58 feet to a point; thence S87°46'37"E, 247.76 feet to a point; thence N00°26'31"E, 516.85 feet to a point, said point lying on the centerline of North Piney Creek; thence N47°20'27"E, 49.60 feet along said centerline of North Piney Creek to a point; thence N72°18'48"E, 57.04 feet along said centerline of North Piney Creek to a point; thence N87°55'24"E, 193.36 feet along said centerline of North Piney Creek to a point, said point being the northwest corner of a tract of land described in Book 381 of Deeds, Page 83; thence S01°11'49"E, 587.81 feet along the west line of said tract described in Book 381 of Deeds, Page 83 to a point, said point being the northwest corner of a tract of land described in Book 381 of Deeds, Page 180; thence S89°08'10"E, 140.80 feet along the north line of said tract described in Book 381 of Deeds, Page 180 to a point, said point being the northeast corner of said tract described in Book 381 of Deeds, Page 180 and lying on the west line of a tract of land described in Book 378 of Deeds, Page 468; thence S00°11'20"E, 456.90 feet along said west line described in Book 378 of Deeds, Page 468 to a point, said point lying on said north right of way line of State Highway No. 340 (North Piney Road); thence through a curve to the left, having a radius of 1185.90 feet, a central angle of 01°34'15", an arc length of 32.51 feet, a chord bearing of S82°58'27"W, and a chord length of 32.51 feet to a point; thence S81°59'43"W, 288.07 feet along said north right of way line of State Highway No. 340 (North Piney Road) to a point; thence through a curve to the left, having a radius of 2904.80 feet, a central angle of 02°59'53", an arc length

of 152.00 feet, a chord bearing of S80°31'41"W, and a chord length of 151.98 feet to a point; thence S79°06'20"W, 120.20 feet to the **POINT OF BEGINNING**.

Said tract of land containing 12.95 acres of land, more or less.

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

Kagie property:

Township 53 North, Range 84 West of the 6th P.M., Sheridan County, WY
Section 12: NE¹/₄NE¹/₄

Nelda Chambers property:

A tract of land situated in the NW¹/₄SE¹/₄ and the SW¹/₄NE¹/₄ of Section 12, Township 53 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the northwest corner of said SW¹/₄NE¹/₄, (Monumented with a 2¹/₂" Aluminum Cap per PE&LS 3159); thence S.89°45'53"E., 442.59 feet along the north line of said SW¹/₄NE¹/₄ to the **POINT OF BEGINNING** of said tract; thence S.89°45'53"E., 864.20 feet along said north line to the northeast corner of said SW¹/₄NE¹/₄ (Monumented with a 3¹/₄" Aluminum Cap per LS 2615), said point lying on the west line of a tract of land described in Book 387 of Deeds, Page 234; thence S.00°16'08"W., 26.73 feet along the east line of said SW¹/₄NE¹/₄ and said west line to a point; thence S.74°12'07"W., 126.07 feet along said west line to a point; thence S.22°08'08"E., 112.00 feet along said west line to a point; thence S.08°13'20"E., 205.10 feet along said west line to a point; thence S.00°10'51"E., 224.12 feet along said west line to a point; thence S.05°53'28"W., 142.45 feet along said West line to a point; thence S.30°05'16"W., 24.21 feet along said west line to a point; thence S.01°18'05"W., 183.99 feet along said west line to a point; thence S.13°09'26"W., 393.62 feet along said west line to a point; thence S.07°15'42"W., 188.90 feet along said west line to a point lying on the centerline of North Piney Creek, said point being the southwest corner of said tract described in Book 387 of Deeds, Page 234; thence N.63°11'46"W., 14.44 feet along said centerline of North Piney Creek to a point; thence N.80°18'45"W., 115.26 feet along said centerline of North Piney Creek to a point; thence N.75°36'26"W., 125.33 feet along said centerline of North Piney Creek to a point; thence N.65°30'00"W., 125.87 feet along said centerline to North Piney Creek to a point; thence N.53°24'36"W., 112.22 feet along said centerline of North Piney Creek to a point; thence N.47°23'13"W., 142.73 feet along said centerline of North Piney Creek to a point; thence N.70°05'02"W., 38.23 feet along said centerline of North Piney Creek to a point; thence S.83°23'18"W., 85.77 feet along said centerline of North Piney Creek to a point; thence N.00°22'38"E., 1236.81 feet to the **POINT OF BEGINNING**.

Said tract contains 24.88 acres of land more or less
Basis of Bearings is True North

ALSO tract of land situated in the S¹/₂NE¹/₄ and the N¹/₂SE¹/₄ of Section 12, Township 53 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the east quarter corner of Section 12; thence N.00°12'06"E., 1307.26 feet along the east line of said NE¹/₄ to a point, said point being the northeast corner of the SE¹/₄NE¹/₄; thence N.89°49'34"W., 1307.51 feet along the north line of said SE¹/₄NE¹/₄ to a point, said point being the northwest corner of said SE¹/₄NE¹/₄; thence S.00°16'08"W., 26.73 feet along the west line of said SE¹/₄NE¹/₄ to a point, said point lying on a fence line; thence S.74°12'07"W., 126.07 feet along said fence line to a point; thence S.22°08'08"E., 112.00 feet along said fence line to a point; thence S.08°13'20"E., 205.10 feet along said fence line to a point; thence S.00°10'51"E., 224.12 feet along said fence line to a point; thence S.05°53'28"W., 142.45 feet along said fence line to a point; thence S.30°05'16"W., 24.21 feet along said fence line to a point; thence S.01°18'05"W., 183.99 feet along said fence line to a point; thence S.13°09'26"W., 393.62 feet to a point; thence S.07°15'42"W., 188.90 feet to a point on the centerline of North Piney Creek, said point being the southwest corner of a tract of land described in Book 353 of Deeds, Page 52; thence N.27°18'25"E., 100.00 feet along the west line of said tract described in Book

353 of Deeds, Page 52 to a point, said point being the northwest corner of said tract described in Book 353 of Deeds, page 52; thence N.81°41'53"E., 167.56 feet along the north line of said tract described in Book 353 of Deeds, Page 52 to a point; thence N.08°20'04"E., 286.13 feet to a point; thence N.77°13'13"E., 631.54 feet to a point; thence S.07°55'03"E., 324.93 feet to a point, said point being the northeast corner of said tract described in Book 353 Deeds, Page 52; thence S.00°01'05"W., 233.80 feet along the east line of said tract described in Book 353 of Deeds, Page 52 to a point, said point being the Southeast corner of said tract described in Book 353 of Deeds, Page 52 and lying on the centerline of North Piney Creek; thence N.83°30'43"E., 84.39 feet along the centerline of North Piney Creek to a point; thence N.73°12'57"E., 382.24 feet along said centerline of North Piney Creek to a point; thence N.78°09'41"E., 135.61 feet along said centerline of North Piney Creek to a point, said point lying on the east line of said Section 12; thence N.00°12'06"E., 70.00 feet along the east line of said Section 12 to the POINT OF BEGINNING of said tract.

Said tract containing 40.08 acres of land, more or less.
Basis of Bearing is True North

Home:

A tract of land bordered on the North by the center of the channel of North Piney Creek, and on the South by the County Road, and being situated in the NW¹/₄SE¹/₄ of Section 12, Township 53 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, and being more particularly described as follows, to-wit:

Beginning at a point 660 feet South and 3523 feet East of the West quarter corner of said Section 12; thence North 520 feet, more or less, to the center of the channel of North Piney Creek; thence Easterly along the center of the channel of said Creek, 170 feet; thence South 5°17' West a distance of 220 feet; thence South 300 feet; thence West 150 feet to the point of beginning.

The easement for the road, which shall be used for ingress and egress, and for utilities, will be shown on the plat of the Wagon Box Minor Subdivision and is described as follows, to-wit:

A perpetual access and utility easement being a strip of land forty (40) feet wide situated in Lot 3 (NW¹/₄SW¹/₄) of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; the easterly line of said strip being more particularly described as follows:

Commencing at the west quarter corner of said Section 7; thence S84°32'38"E, 614.29 feet to the **POINT OF BEGINNING** of the easterly line of said strip; thence S12°25'33"W, 160.12 feet along said easterly line to a point; thence S12°30'32"W, 241.89 feet along said easterly line to a point; thence S60°07'56"E, 206.04 feet along said easterly line to the **POINT OF TERMINUS** of said easterly line, said point being S57°44'31"W, 1037.10 feet from said west quarter corner of Section 7 and lying on the north right of way line of State Highway No. 340 (North Piney Road).

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

ALSO, a perpetual access and utility easement being a strip of land twenty (20) feet wide situated in Lot 3 (NW¹/₄SW¹/₄) of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; the westerly line of said strip being more particularly described as follows:

Commencing at the west quarter corner of said Section 7; thence S84°32'38"E, 614.29 feet to the **POINT OF BEGINNING** of the westerly line of said strip; thence S12°25'33"W, 160.12 feet along said westerly line to a point; thence S12°30'32"W, 241.89 feet along said westerly line to a point; thence S60°07'56"E, 206.04 feet along said westerly line to the **POINT OF TERMINUS** of said westerly line, said point being S57°44'31"W, 1037.10 feet from said west quarter corner of Section 7 and lying on the north right of way line of State Highway No. 340 (North Piney Road).

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

ALSO, a perpetual access and utility easement situated in Lot 3 and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 7; thence S87°51'15"E, 1401.94 feet to the **POINT OF BEGINNING** of said perpetual access easement twenty (20) feet wide, being ten (10) feet each side of said centerline; thence S68°06'17"W, 77.25 feet along said centerline to a point; thence S81°26'51"W, 16.65 feet along said centerline to a point; thence N87°45'42"W, 25.61 feet along said centerline to a point; thence N76°22'03"W, 39.13 feet along said centerline to a point, said point being the beginning of said perpetual access easement fifteen (15) feet wide, being seven and one half ($7\frac{1}{2}$) feet each side of said centerline; thence N76°15'33"W, 140.88 feet along said centerline to a point; thence N79°07'03"W, 95.19 feet along said centerline to a point; thence N82°25'32"W, 58.00 feet along said centerline to a point; thence S88°55'59"W, 146.43 feet along said centerline to a point; thence N82°05'57"W, 68.79 feet along said centerline to a point; thence S84°40'21"W, 37.03 feet along said centerline to a point; thence S64°16'36"W, 29.47 feet along said centerline to a point; thence S52°48'48"W, 68.14 feet along said centerline to a point; thence S44°41'17"W, 18.76 feet along said centerline to the **POINT OF TERMINUS** of said perpetual access easement, said point lying on the east right of way line of a forty (40) feet wide access and utility easement described in Book 20 of Deeds, Page 189, and being S82°44'13"E, 620.92 feet from the west quarter corner of said Section 7.

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

ALSO, a perpetual access and utility easement fifteen (15) feet wide, being seven and one half ($7\frac{1}{2}$) feet each side of the following described centerline situated in the Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 7; thence N89°59'20"E, 919.86 feet to the **POINT OF BEGINNING** of said easement; thence S00°05'33"W, 15.43 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S89°03'01"E, 919.96 feet from the west quarter corner of said Section 7.

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

The easement for the bridal path, which shall be used for ingress and egress for horses and pedestrians only, and which will also be shown on the plat of the Wagon Box Minor Subdivision, is described as follows, to-wit:

A bridle path easement ten (10) feet wide, being five (5) feet each side of the following described centerline situated in Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 7; thence S88°49'54"E, 678.95 feet to the **POINT OF BEGINNING** of said easement; thence S09°07'20"E, 19.40 feet along said centerline to a point; thence S20°51'19"W, 65.46 feet along said centerline to a point; thence S04°55'51"W, 30.39 feet along said centerline to a point; thence S20°29'46"E, 61.40 feet along said centerline to a point; thence S03°52'40"E, 119.61 feet along said centerline to a point; thence S09°20'26"E, 53.50 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the easterly right of way line of a forty (40) feet wide access and utility easement described in Book 20 of Deeds, Page 189, and being S62°23'04"E, 763.90 feet from said west quarter corner of Section 7.

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

This reservation of an easement shall be binding upon, and inure to the benefit of, the land described above with regard to any and all future transactions.

Dated this 19 day of July, 2000.

Charles G. Neelley
Charles G. Neelley

STATE OF WYOMING)
) ss.
County of Sheridan)

The above and foregoing Easement was signed before me this 19th day of July, 2000 by Charles G. Neelley.

WITNESS my hand and official seal.

Deborah A. Wood
Notary Public

My Commission expires: 1-23-04

