

## EASEMENT

The Undersigned Grantor(s) for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST COMMUNICATIONS, INC., a Colorado Corporation, (Grantee) whose address is 103 North Durbin Street, Casper, Wyoming 82601, its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

A tract of land situate in the County of Sheridan, located in the NE 1/4 SW 1/4 of Section 15, Township 55 North, Range 84 West, of the 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as an easement sixteen (16) feet in width, by sixteen (16) feet in length, lying westerly of, and along and abutting, the proposed westerly boundary of Girl School Road, all located in a part of the property described in an Affidavit of Survivorship recorded in Book 363 at Page 176 in the Sheridan County Clerk and Records Office, being more particularly described on Exhibits A and B, which are attached hereto and hereby made a part hereof, situate in Sheridan County, State of Wyoming, hereby waiving all rights under and by virtue of the homestead exemption laws of this State.

Grantee shall have the right of ingress and egress over and across the Land of the Grantor to and from the above described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

Signed and delivered this 29<sup>th</sup> day of February, 1996.

Joseph W. Fox  
Joseph W. Fox, Grantor

Edith Fox, Grantor W.E.

STATE OF WYOMING )  
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of February, 1996, by Joseph W. and Edith Fox, Grantors.

Witness my hand and official seal:



William Ewing  
Notary Public  
My Commission Expires: Jan 4, 1999

Joseph and Edith Fox  
5454 Big Horn Avenue  
Sheridan, Wyoming 82801

QTR SW SEC. 15 TWP 55N RANGE 84W COUNTY SHERIDAN  
R/W 34928 JOB NO. 527A978 EXCH SHERIDAN

**EXHIBIT "A"**

**Record Owner: Joseph W. Fox  
January 19, 1996**

**Re: Telecommunications Easement (Tract)**

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 15, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

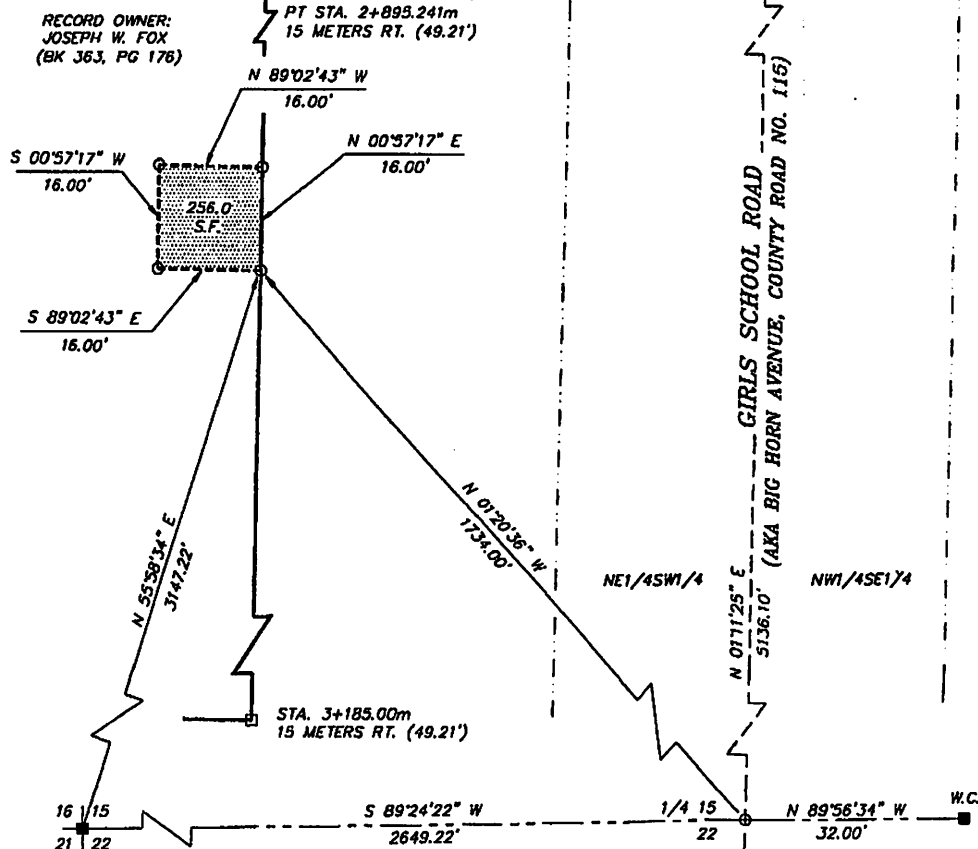
Commencing at the southwest corner of said Section 15; thence N55°58'34"E, 3147.22 feet to the POINT OF BEGINNING, said point lying on the proposed west right of way line of Girls School Road (AKA Big Horn Avenue, County Road No. 115); thence N00°57'17"E, 16.00 feet along said proposed west right of way line to a point; thence N89°02'43"W, 16.00 feet to a point; thence S00°57'17"W, 16.00 feet to a point; thence S89°02'43"E, 16.00 feet to the POINT OF BEGINNING of said tract, said point also being N01°20'36"W, 1734.00 feet from the south quarter corner of said Section 15.

Said tract (Telecommunications Easement) contains 256.0 square feet of land, more or less.

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

*B/W 34988*

## EXHIBIT "B"



## LEGEND

- FOUND 3/8" REBAR
- FOUND 3-1/4" ALUMINUM CAP PER L.S. 2615
- ○ CALCULATED POSITION
- W.C. WITNESS CORNER
- PROPERTY/LOT/EXISTING RIGHT OF WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- PROPOSED RIGHT OF WAY LINE (GIRLS SCHOOL ROAD)
- EASEMENT LINE

BASIS OF BEARINGS: WYOMING STATE PLANE (EAST CENTRAL ZONE)

## NOTE:

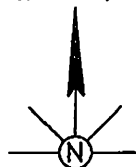
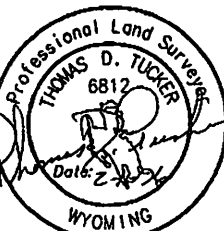
- RIGHT OF WAY STATIONS ARE LISTED IN METERS. OFFSET DISTANCES FROM CENTERLINE ARE LISTED IN METERS AND FEET.
- SEE WYOMING DEPARTMENT OF TRANSPORTATION PLAN AND PROFILE OF PROPOSED STATE HIGHWAY GIRLS SCHOOL ROAD (BIG HORN AVENUE, COUNTY ROAD NO. 115) FOR PROPOSED RIGHT OF WAY.

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER 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.

THOMAS D. TUCKER WY P.L.S. 6812

Sec. 15  
(NE1/4SW1/4)T-55-N  
R-84-W

SCALE: 1" = 20'

SHERIDAN COUNTY, WYOMING

Date: 01-12-96

Job No. 527A978

RL No.

"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"

PO BOX 3082  
SHERIDAN, WY 82801  
307-872-7415  
FAX 874-5000JN: 95091  
DN: 95/95091023

U.S. WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 34988

GRANTOR JOSEPH W. FOX