

ACCESS AND UTILITY EASEMENT

WHEREAS, COLLINS FAMILY LIMITED PARTNERSHIP, dated December 22, 1997, a Wyoming Limited Partnership, hereinafter "Grantor" of Sheridan County, State of Wyoming, is the owner of certain property situate in Sheridan County, Wyoming, more particularly described as follows, to-wit:

A 40.46 foot wide tract located in the SE1/4SE1/4 of Section 13, T57N, R86W of the 6th P.M., Sheridan County, Wyoming, and being 20.28 feet on each side of the following described centerline and having the Southwesterly line tapering to conform to the boundary line of an existing Easement, Book 299, Page 201:

Beginning at a point located N88°02'57"W, 425.04 feet from the Southeast corner of said Section 13; thence N28°02'18"W, 55.18 feet to the point of terminus.

WHEREAS, BRUCE E. COLLINS and MARY JANE COLLINS, husband and wife, hereinafter "Grantees" are the owners of certain real property situate in Sheridan County, Wyoming, more particularly described as Tract B of the Legal Description attached hereto, and

WHEREAS, Grantor desires to convey to Grantees a perpetual easement for access and utilities to serve those tracts of land described as Tract A and Tract B on the Legal Description attached hereto.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor grants, bargains, sells, conveys and warrants to the Grantees, their heirs, successors and assigns, an easement over and across the land described above for the purpose of public ingress and egress and for the purpose of installing and maintaining utility lines and constructing, maintaining and repairing a roadway within said easement, which is more particularly described above and shown on the attached Easement Exhibit.

THE UNDERSIGNED hereby relinquish, release and waive all rights or homestead interest under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit Grantees the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, appropriate roadway and utility service lines and

equipment as are necessary to the rights of public ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the said access and utility easement.

IN WITNESS WHEREOF, the undersigned have set their hands this

13 day of March, 1998.

COLLINS FAMILY LIMITED
PARTNERSHIP, dated December 22,
1997

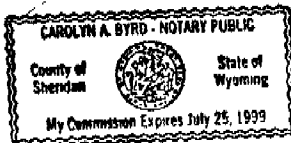
Bruce E. Collins
Bruce E. Collins,
General Partner

Mary Jane Collins
Mary Jane Collins,
General Partner

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

The foregoing instrument was acknowledged before me by Bruce E. Collins and Mary Jane Collins, General Partners, this 13th day of March, 1998.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires: 7-25-99

**LEGAL DESCRIPTION
TRACT A**

A TRACT OF LAND LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N87°36'09"W, 450.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE N80°11'40"W, 871.18 FEET; THENCE N00°22'03"W, 1146.02 FEET;
THENCE N89°33'50"E, 457.21 FEET; THENCE S04°23'24"E, 449.15 FEET;
THENCE S26°23'51"W, 195.06 FEET; THENCE S00°00'00"W, 249.24 FEET;
THENCE N87°10'41"E, 455.16 FEET; THENCE S00°48'32"E, 448.51 FEET
TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.945 ACRES, MORE OR LESS.

ALSO INCLUDING PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST AND BEING 10 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

EASEMENT "A" BEGINNING AT A POINT LOCATED N72°53'34"W, 1370.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE S86°00'12"E, 138.87 FEET; THENCE N69°15'38"E, 175.55 FEET;
THENCE N68°34'46"E, 103.47 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT B.

EASEMENT "B" BEGINNING AT A POINT LOCATED N87°27'09"W, 450.57 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE N29°31'59"W, 117.95 FEET; THENCE N32°27'25"W, 157.46 FEET;
THENCE N33°46'08"W, 238.83 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT B.

ALSO INCLUDING PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

EASEMENT "C" BEGINNING AT A POINT LOCATED N82°01'18"W, 455.14 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE N28°02'18"W, 27.20 FEET; THENCE N20°59'42"W, 40.38 FEET;
THENCE N10°07'41"W, 48.56 FEET; THENCE N05°17'39"W, 203.12 FEET;
THENCE N06°29'39"W, 90.04 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT B.

**LEGAL DESCRIPTION
TRACT B**

A TRACT OF LAND LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N87°36'09"W, 450.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13;
THENCE N00°48'32"W, 448.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S87°10'41"W, 455.16 FEET; THENCE N00°00'00"E, 249.24 FEET;
THENCE N26°23'51"E, 195.06 FEET; THENCE S87°38'24"E, 253.00 FEET;
THENCE N87°56'36"E, 109.60 FEET; THENCE S00°48'32"E, 395.11 FEET;
TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 4.056 ACRES, MORE OR LESS.

EASEMENT EXHIBIT

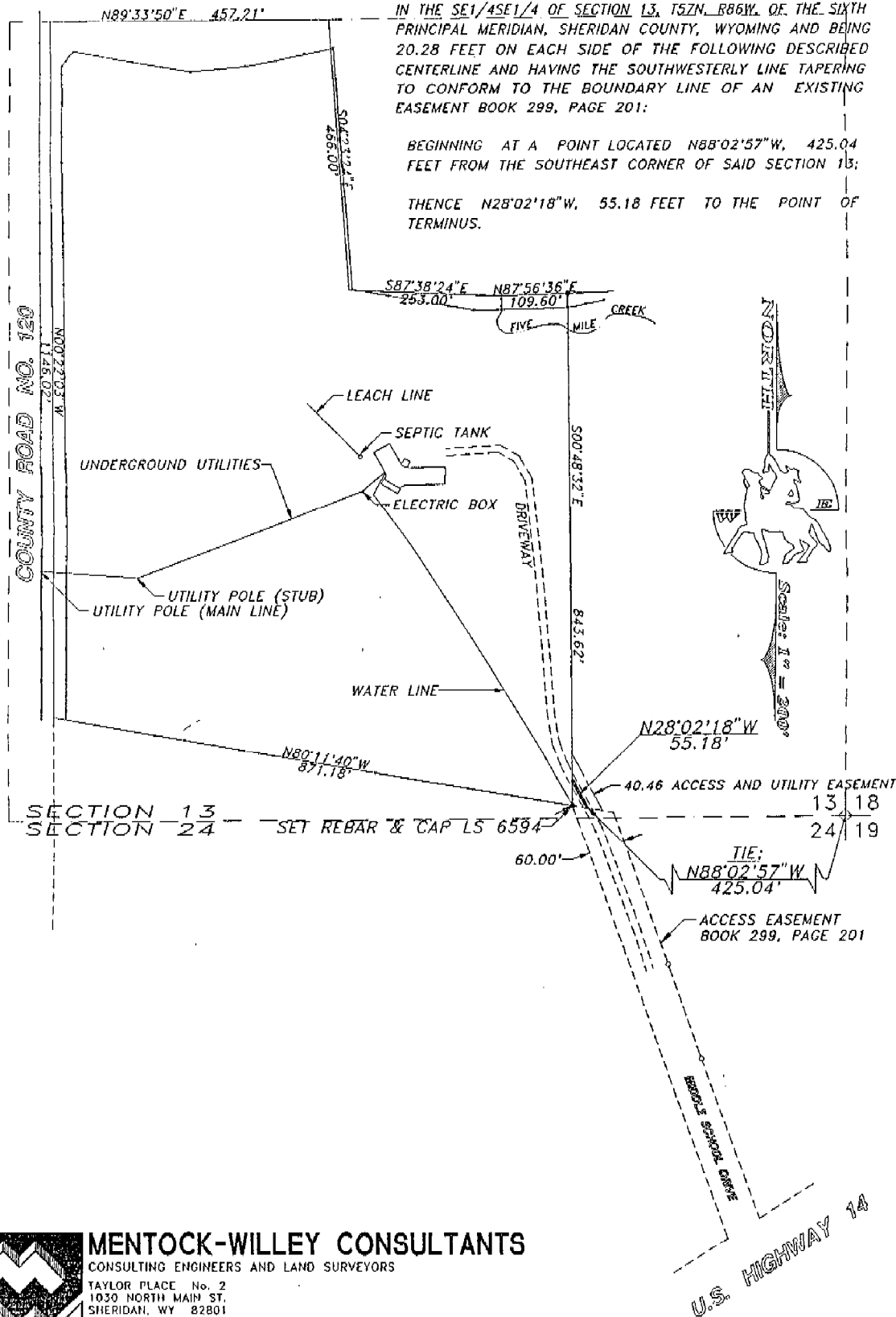
40.46' WIDE ACCESS EASEMENT IN
THE TOWN OF RANCHESTER, WYOMING
LOCATED IN THE SE1/4SE1/4 OF SECTION 13,
TOWNSHIP 57 NORTH, RANGE 86 WEST
OF THE 6TH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION:

A 40.46 FOOT WIDE ACCESS AND UTILITY EASEMENT LOCATED
IN THE SE1/4SE1/4 OF SECTION 13, T57N, R86W, OF THE SIXTH
PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND BEING
20.28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED
CENTERLINE AND HAVING THE SOUTHWESTERLY LINE TAPERING
TO CONFORM TO THE BOUNDARY LINE OF AN EXISTING
EASEMENT BOOK 299, PAGE 201:

BEGINNING AT A POINT LOCATED N88°02'57"W, 425.04
FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE N28°02'18"W, 55.18 FEET TO THE POINT OF
TERMINUS.



MENTOCK-WILLEY CONSULTANTS

CONSULTING ENGINEERS AND LAND SURVEYORS

TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492