

NON-EXCLUSIVE ACCESS EASEMENT

WHEREAS, **Trigg Galen Marquiss and JoAnn Rose Marquiss, husband and wife**, "Grantors" of Sheridan County, State of Wyoming, are the owners of certain property situate in Sheridan County, Wyoming, more particularly described as follows:

See attached Exhibit "A"

WHEREAS, there is presently situated upon the land above-described, a roadway described on the attached **Exhibit "B"**.

WHEREAS, the Grantors desire to create a perpetual easement for access to serve the land described on attached **Exhibit "A"**, the land described on attached **Exhibit "C"**, the land described on attached **Exhibit "D"** and the land described as follows:

**Lots 1 through and including Lot 19, Hanft Subdivision.
A subdivision in Sheridan County, Wyoming recorded in Book 1 of
Plats, Page 100 in the Office of the Sheridan County Clerk.**

NOW THEREFORE, in mutual consideration, which is hereby acknowledged, the Grantors do hereby establish and dedicate an access easement over and across the land described on the attached **Exhibit "B"** for the purpose of ingress and egress and for the purpose of constructing, maintaining and repairing a roadway within said easement, reserving unto the parties hereto, their heirs and assigns, the full and complete right to use such easement and all installations and improvements thereon, which said easement is more particularly described on **Exhibit "B"** hereof.

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 the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, a roadway and equipment as are necessary to the rights of ingress herein granted.

Maintenance of the roadway will be the responsibility of the Lot Owner of the Hanft Subdivision.

597713 EASEMENT
BOOK 492 PAGE 0538
RECORDED 01/18/2008 AT 04:15 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in the NE1/4SE1/4 of Section 17, Township 53 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the CE 1/16 corner of said Section 17; thence along the northerly line of said NE1/4SE1/4, N 89°37'43" E, 1404.92 feet to the easterly line of said Section 17; thence along said easterly line, S 01°39'41" W, 562.96 feet; thence leaving said easterly line, N 68°27'00" W, 552.63 feet; thence along a curve to the left having an arc length of 65.95 feet, a radius of 70.00 feet, a delta angle of 53°58'51", a chord length of 63.54 feet and a chord bearing of S 84°33'35" W; thence S 57°37'19" W, 193.23 feet; thence S 63°54'47" W, 420.84 feet; thence along a curve to the left having an arc length of 91.40 feet, a radius of 140.00 feet, a delta angle of 37°24'21", a chord length of 89.79 feet and a chord bearing of S 45°12'36" W; thence S 26°10'07" W, 165.73 feet; thence along a curve to the right having a length of 159.40 feet, a radius of 130.00 feet, a delta angle of 70°15'12", a chord length of 149.60 feet, and a chord bearing of S 61°17'43" W to the westerly line of said NE1/4SE1/4; thence along said westerly line N 00°07'54" W, 929.04 feet to the point of beginning.

EXHIBIT "B"

THE FOLLOWING 60 FOOT PUBLIC ACCESS RIGHT OF WAY AND UTILITY EASEMENT IS LOCATED IN THE N1/2SE1/4, SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. THE CENTERLINE IS DESCRIBED AS FOLLOWS

BEGINNING at a point which is located South 00°07'49" East, 898.78 feet from the CE1/16 corner of said Section 17, said point being on the East line of the NW1/4SE1/4 said Section 17 also the East line of Hanft Subdivision;

Thence with the centerline of the 60 foot Right of Way and Easement with a curve to the left with an arc length of 126.07 feet, a radius of 100.00 feet, a chord bearing of North 62°17'04" East, a chord length of 117.88 feet, a delta angle of 72°13'54";

Thence continuing with said centerline North 26°10'07" East, 165.81 feet;

Thence continuing with said centerline with a curve to the right with an arc length of 111.08 feet, a radius of 170.00 feet, a chord bearing of North 45°11'40" East, a chord length of 109.12 feet, a delta angle of 37°26'21";

Thence continuing with said centerline North 63°54'47" East, 419.19 feet;

Thence continuing with said centerline North 57°37'19" East, 191.57 feet;

Thence continuing with said centerline with a curve to the right with an arc length of 94.20 feet, a radius of 100.00 feet, a chord bearing of North 84°33'50" East, a chord length of 90.76 feet, a delta angle of 53°58'26";

Thence continuing with said centerline South 68°27'00" East, 541.78 feet; to a point on the East line of Section 17, being the point of terminus of said centerline

60 FOOT ACCESS RIGHT OF WAY AND UTILITY EASEMENT

Located In The
SE1/4, Section 17, Township 53 North, Range 83 West, 6th. P.M.
Sheridan County, Wyoming

CONTEMPORARY
SOLUTIONS

Architect
Engineer
Material Estimator
Surveyor

227 North Main Street
Bozeman, Wyoming 82401
(406) 552-1111

DATE: 10 OCT 07
SCALE: 1" = 500'
DRAWN BY: WEP
CHECKED:
NOTED:
REVISIONS:

**60 Foot Access ROW and Utility Easement
Section 17, T53N, R83W, 6th P.M.,
Sheridan County, Wyoming**

PROJECT NO.
07004 ROW

SHEET NO.
ONE

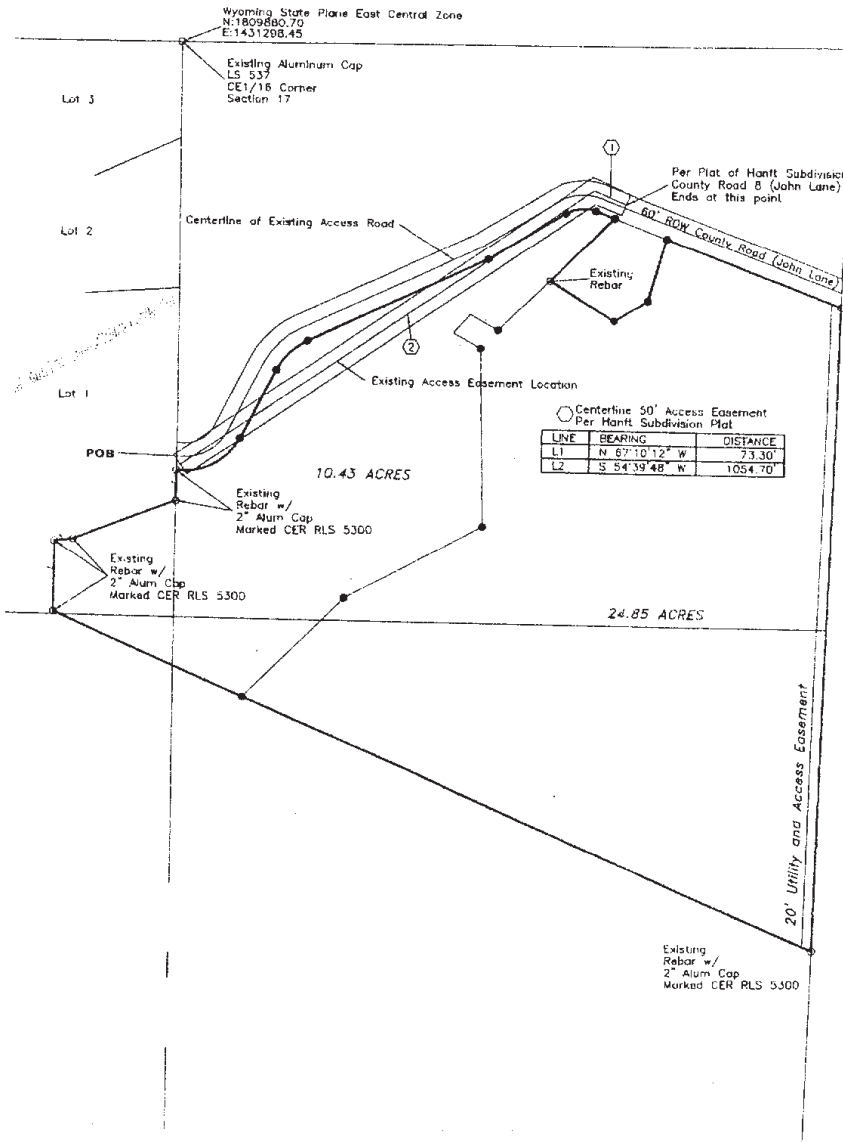


EXHIBIT "C"

A tract of land located in the SE¼ Section 17, Township 53 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, and more particularly described as follows:

Beginning at a point which is located South 11°28'53" West 1,260.88 feet from the center East 1/16 corner of said Section 17; thence North 00°14'09" West 149.73 feet to a point, said point being located in the South line of Hanft Subdivision; thence with a line of said subdivision North 82°52'46" East 39.85 feet to a point; thence continuing with said subdivision North 67°55'32" East 230.89 feet to a point; thence continuing with said subdivision North 00°07'54" West 65.49 feet to a point, said point being located on the South right-of-way of a 60' county road; thence with said right-of-way with the arc of a curve to the Left, having a radius of 129.73 feet, an arc length of 159.48 feet, a chord bearing of North 61°23'11" East 149.62 feet to the PT of said curve; thence continuing with said right-of-way North 26°15'49" East 165.73 feet to the PC of a curve to the Right with a radius of 140.00 feet, an arc length of 91.40 feet, a chord bearing of North 44°52'18" East 89.79 feet to the PT of said curve; thence continuing with said right-of-way North 63°54'47" East 420.84 feet to a point; thence continuing with said right-of-way North 57°37'19" East 193.23 feet to the PC of a curve to the Right with a radius of 70.00 feet, an arc length of 65.95 feet, a chord bearing of North 84°36'44" East 63.54 feet to the PT of said curve; thence continuing with said right-of-way South 68°27'00" East 552.62 feet to a point; thence leaving said right-of-way South 01°37'10" West 1,377.78 feet to a point said point being the Northeast corner of a 38.25 acre tract; thence with a North line of said 38.25 acre tract North 66°31'40" West 1,744.60 feet to the point of beginning, containing 36.01 acres.

EXCLUDING from the above tract is a tract of land described in a warranty deed recorded 25 May 1977, Book 222, Page 221, No. 710040, said tract conveyed to Ronald W. Charlson and Colleen Charlson. Also excluded is a 20' Utility and Access Easement located along the East line of the above described 36.01 acre tract.

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

EXHIBIT "D"

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Lot 2 of Deer Haven Miner Subdivision. A subdivision of Sheridan County, filed in Plat
Drawer D, Plat #12.