

**ACCESS AND UTILITY EASEMENT
WITH DEDICATION TO PUBLIC**

For valuable consideration, receipt of which is hereby acknowledged, **Mullinax Concrete Service Company, Inc.**, a Wyoming corporation (Grantor) does hereby grant, warrant and convey to **John E. Rice & Sons, Inc.**, a Wyoming corporation (Grantee), whose address is 247 Decker Road, Sheridan, WY 82801, and to Grantee's heirs, successors, assigns, and invitees, a perpetual non-exclusive access and utility easement and right-of-way upon, across and through the lands shown on Exhibit "A" and described on Exhibit "B". This easement and right-of-way is for the benefit of and appurtenant to and shall run with that real property owned by the Grantee and described on Exhibit "C". Grantor also dedicates to the general public an access and utility easement and right-of-way upon, across and through the lands shown on Exhibit "A" and described on Exhibit "B". The private and public easement and right-of-way described herein may be used for road access for ingress and egress, the construction and maintenance of a roadway, installation of utilities of every kind and nature, drainage, and such other reasonable and necessary uses of a public access and utility easement as is permissible at law in the State of Wyoming. This easement and right-of-way shall be binding upon and inure to the benefit of the parties, their successors and assigns.

EA3
Access
to
connect
to Industrial
Dr

Dated this 9 day of August, 2010.

Mullinax Concrete Service Company, Inc., a Wyoming corporation

By: [Signature]
Title: VP/sec.

STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

The foregoing instrument was acknowledged before me this 9 day of August, 2010, by Nathan Mullinax, the VP/sec. of Mullinax Concrete Service Company, Inc., a Wyoming corporation.

Witness my hand and official seal.

[Signature]
(Notary Public)

My commission expires: 4/19/14

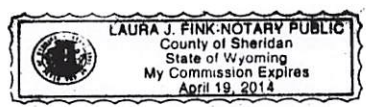
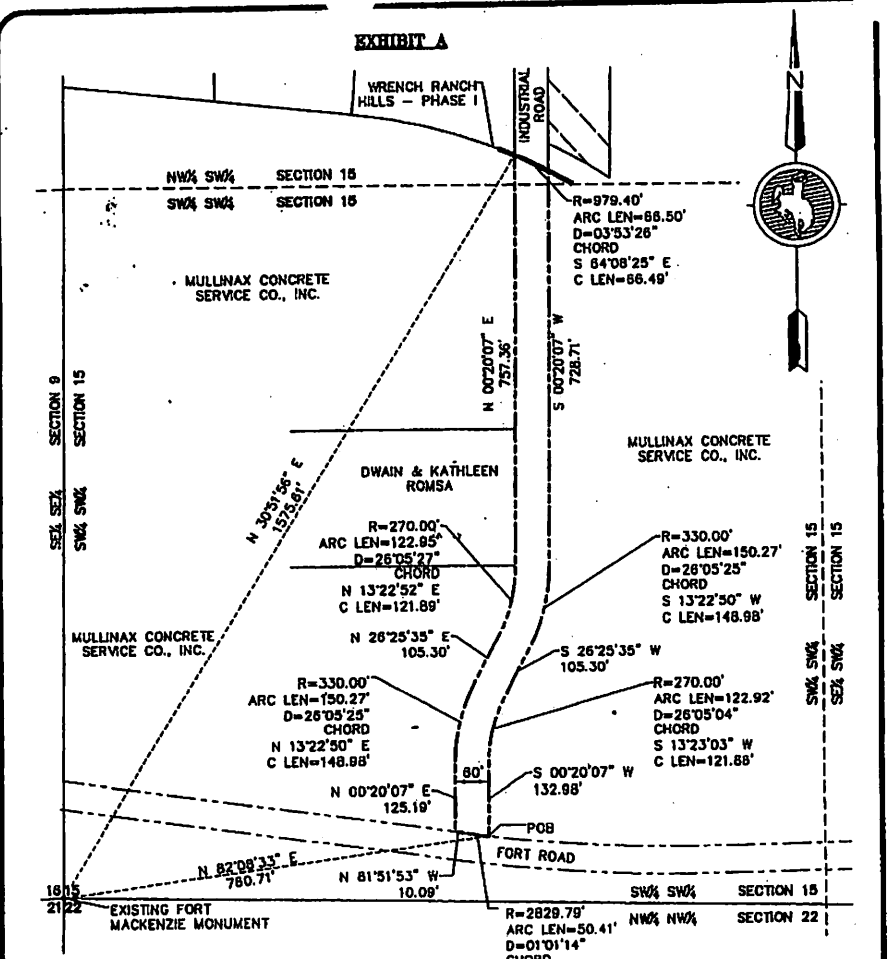
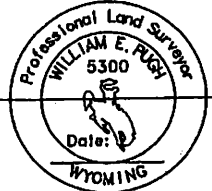


EXHIBIT A

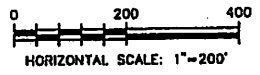


CERTIFICATE OF SURVEY
 "I WILLIAM E. PUGH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION."



LEGEND

- DEDICATED EASEMENT
- SECTION LINE
- SIXTEENTH SECTION LINE
- SECTION CORNER TIE LINE
- EXISTING RIGHT-OF-WAY LINE
- FOUND SECTION CORNER



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY RECORD OF SURVEY

THIS BAR MEASURES 1" @ ORIGINAL SCALE

EASEMENT

SW 1/4 SECTION 15
 T. 56 N., R. 84 W., 8TH P.M.
 SHERIDAN COUNTY, WYOMING
 DATE: 8/24/10



PROJECT NO.
 S08000
 SHEET NO.
A

EXHIBIT B

LEGAL DESCRIPTION FOR PUBLIC ACCESS, UTILITY, AND RIGHT-OF-WAY EASEMENT

A SIXTY (60) FOOT WIDE PUBLIC ACCESS, UTILITY, AND RIGHT-OF-WAY EASEMENT SITUATED IN THE SW¹/₄ OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS N 82°08'33" E, A DISTANCE OF 760.71' FROM A FORT MACKENZIE MONUMENT, SAID MONUMENT BEING MONUMENTED AS THE CORNER FOR SECTIONS 16-15-22-21 OF T.56N., R.84W., 6TH P.M. AND ALSO SAID POINT OF BEGINNING BEING ON THE NORTH RIGHT-OF-WAY LINE OF FORT ROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE AND A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 50.41', WITH A RADIUS OF 2829.79', WITH A CHORD BEARING OF N 82°22'30" W, WITH A CHORD LENGTH OF 50.41', WITH A DELTA ANGLE OF 01°01'14";
THENCE N 81°51'53" W, A DISTANCE OF 10.09';
THENCE LEAVING SAID RIGHT-OF-WAY N 00°20'07" E, A DISTANCE OF 125.19';
THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.27', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N 13°22'50" E, WITH A CHORD LENGTH OF 148.98', WITH A DELTA ANGLE OF 26°05'25";
THENCE N 26°25'35" E, A DISTANCE OF 105.30';
THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 122.95', WITH A RADIUS OF 270.00', WITH A CHORD BEARING OF N 13°22'52" E, WITH A CHORD LENGTH OF 121.89', WITH A DELTA ANGLE OF 26°05'27";
THENCE N 00°20'07" E, A DISTANCE OF 757.36' TO THE SOUTHERLY BOUNDARY OF WRENCH RANCH HILLS PHASE I SUBDIVISION;
THENCE ALONG SAID SOUTHERLY BOUNDARY AND A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 66.50', WITH A RADIUS OF 979.40', WITH A CHORD BEARING OF S 84°08'25" E, WITH A CHORD LENGTH OF 66.49', WITH A DELTA ANGLE OF 03°53'26";
THENCE LEAVING SAID SOUTHERLY BOUNDARY, S 00°20'07" W, A DISTANCE OF 728.71';
THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.27', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF S 13°22'50" W, WITH A CHORD LENGTH OF 148.98', WITH A DELTA ANGLE OF 26°05'25";
THENCE S 26°25'35" W, A DISTANCE OF 105.30';
THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 122.92', WITH A RADIUS OF 270.00', WITH A CHORD BEARING S 13°23'03" W, WITH A CHORD LENGTH OF 121.86', WITH A DELTA ANGLE OF 26°05'04";
THENCE S 00°20'07" W, A DISTANCE OF 132.98' TO THE SAID POINT OF BEGINNING.

SAID TRACT OF LAND HAVING AN AREA OF 75,089.89 SQUARE FEET, AND EQUALLING 1.72 ACRES.

EASEMENT

SW 1/4 SECTION 15

T. 56 N., R. 84 W., 6TH P.M.

SHERIDAN COUNTY, WYOMING

DATE: 6/24/10



ARCHITECTS - ENGINEERS - SURVEYORS
227 North 24th St. • Sheridan, WY 82801 • 307.635.0700
600 Grand 100th Ave. • Colorado, CO 80102 • 303.442.1118

PROJECT NO.
S08080

SHEET NO.

B

Exhibit C

Township 56 North, Range 84 West, 6th P.M.,
Sheridan County, Wyoming

- Section 4: ALL, EXCEPT that portion of NE $\frac{1}{4}$ NB $\frac{1}{4}$ 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 $\frac{1}{4}$ 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°30'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 $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ 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, 208.6 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.