

RECORDED AUGUST 27, 1996 BK 381 PG 493 NO 235580 RONALD L. DAILEY, COUNTY CLERK

CORPORATE EASEMENT

The undersigned Grantor(s) for and in consideration of (\$100.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto US West Communications, Inc. a Colorado Corporation, whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, licensees and agents a perpetual easement and the right to construct, reconstruct, operate, maintain and remove such telecommunications facilities from time to time, as said 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:

An easement being described in its entirety on Exhibit "A" attached hereto and made a part hereof by this mention all of which is situated south of Beatty Gulch Road and east of WY Highway 338 in Section 34, Township 57 North, Range 84 West of the 6th Principal Meridian. Situate in the County of Sheridan, State of Wyoming.

Grantee shall have the right of ingress and egress to and from the above described easement, the right to clear and keep cleared all trees and obstructions as may be necessary. Grantee shall be responsible for all damage caused to the Grantor arising from the Grantee's exercise of the rights herein granted. The Grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with the rights herein granted. In the case where power needs to be brought to easement described in this document, the local power company, by this mention, will have the right to co-exist for the sole purposes of providing power to Grantee's facilities. 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 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.

Dated this 128 day of March, 1996.

JOHN E. RICE & SONS, INC.

Attest: [Signature]  
By: [Signature]  
Title: President

(no corporate seal)

By: Carla J. Ash  
Title: Secretary

STATE OF WYOMING }  
COUNTY OF Sheridan } ss.

The foregoing instrument was acknowledged before me this 28th day of MARCH, 1996 by John E. Rice and Mr. [Signature] as President of John E. Rice & Sons, Inc.

My commission expires 9-7-98

Witness my hand and official seal.

[Signature]  
Notary Public

Grantor:  
John E. Rice & Sons, Inc.  
247 Dscker Road  
Sheridan, WY 82801



**EXHIBIT "A"**

**Record Owner: John E. Rice & Sons, Inc., D/B/A Wrench Ranch**  
**Neltje, President**  
**James L. Jellis, Vice President**  
**March 26, 1996**

**Re: Telecommunications Easement**

*A telecommunications easement situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:*

*Commencing at the northwest corner of said Section 34, (Found 4" Iron Pipe); thence S48°18'55"E, 2419.65 feet to the POINT OF BEGINNING, said point being the intersection of the easterly right of way line of Decker Road (AKA Wyoming State Highway 338) and the southerly right of way line of Beatty Gulch Road (AKA County Road No. 1231); thence N79°40'32"E, 30.00 feet along said southerly right of way line to a point; thence S27°55'13"E, 20.00 feet to a point; thence S79°40'32"W, 30.00 feet to a point, said point lying on said easterly right of way line, Decker Road (AKA Wyoming State Highway 338); thence along said easterly right of way line through a curve to the left, having a radius of 1736.99 feet, a central angle of 00°39'35", an arc length of 20.00 feet, a chord bearing of N27°56'11"W, and a chord length of 20.00 feet to the POINT OF BEGINNING of said easement.*

*Said Telecommunications Easement contains 571.6 square feet of land, more or less.*

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

# EXHIBIT "B"

C.S. STA. 312+51.62  
100 FEET RIGHT

$\Delta = 107'00''$   
R = (R)1737.02'  
R = (M)1736.99'  
L = 308.21'  
CB = S 33°20'59" E  
CL = 307.81'

28 | 27  
33 | 34

S 48°18'35" E  
2419.65'

FENCE LINE  
ANGLE POINT

$\Delta = 00'39'35''$   
R = (R)1737.02'  
R = (M)1736.99'  
L = 20.00'  
CB = N 27°56'11" W  
CL = 20.00'

$\Delta = 12'52'47''$   
R = (R)1737.02'  
R = (M)1736.99'  
L = 390.46'  
CB = N 21°09'55" W  
CL = 389.64'

BEATTY GULCH ROAD  
(AKA COUNTY ROAD No. 1231)

SOUTHERLY RIGHT-OF-WAY LINE

RECORD OWNER:  
JOHN E. RICE & SONS, INC., D/B/A WRENCH RANCH  
NLTJE, PRESIDENT  
JAMES L. JELLIS, VICE-PRESIDENT  
(BK 79, PG 435)

SE1/4NW1/4

S.C. STA. 305+74.46  
100 FEET RIGHT

## LEGEND

- SET 1-1/2" ALUMINUM CAP PER P.L.S. 6812
- FOUND 4" IRON PIPE
- ⊙ FOUND HIGHWAY RIGHT OF WAY MARKERS
- ○ NOTHING FOUND, NOTHING SET
- (R) RECORD
- (M) MEASURED
- EASEMENT RIGHT OF WAY LINE
- - - - - EASTERLY HIGHWAY RIGHT OF WAY LINE
- x - x - x - - - - - EASTING FENCE LINE

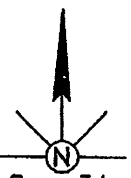
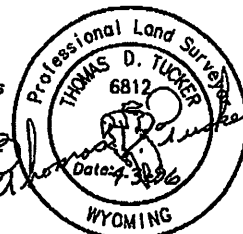
BASIS OF BEARINGS: WYOMING STATE PLANE (EAST CENTRAL ZONE)

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 28  
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. 34  
(SE1/4NW1/4)  
T-57-N  
R-84-W

SCALE: 1" = 20'

SHERIDAN COUNTY, WYOMING

Date: 03-25-96  
Job No. (527A978)  
RL No. 527A246

**BS** BESTFELDT  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

U.S. WEST Communications, Inc.  
EXHIBIT FOR RIGHT OF WAY NO. \_\_\_\_\_  
GRANTOR JOHN E. RICE & SONS, INC.  
D/B/A WRENCH RANCH  
NLTJE, PRESIDENT  
JAMES L. JELLIS, VICE-PRESIDENT

SITE ADDRESS: Beatty Gulch Rd & Wyo Hwy 338  
Goose Creek

HPIA #1045-2