

# EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made by and between Allen F. Willey, Trustee of the Allen F. Willey Trust Agreement dated September 12, 2001, as amended (the "Grantor") and Howard L. Mussell (the "Grantee").

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and quitclaim unto the Grantee non-exclusive access easements, being more particularly described on Exhibits "A" and "B", attached, for the purposes of ingress and egress by the Grantee, his guests and invitees. The access easements described on Exhibits "A" and "B", attached, granted herein shall be appurtenant to and benefit the Grantee's lands as follows:

**Township 55 North, Range 83 West, 6<sup>th</sup> P.M.**

Section 22: NE/4SE/4, SE/4NE/4

Section 23: E/2NE/4, NE/4SE/4

Maintenance of the road located on the easement shall be the duty and responsibility of the Grantee. Any and all installation and maintenance of cattle guards shall be at the sole cost and expense of the Grantee.

Nothing herein shall prevent the Grantor from granting successive easements to third parties, provided, however, that such third parties shall bear their proportionate share of the cost of maintaining the roadways and cattleguards located on the easements, or such higher share of such cost as may be agreed upon by Grantor and a third party.

TO HAVE AND TO HOLD the within and foregoing easements unto the Grantee, his successors and assigns.

DATED this 13<sup>th</sup> day of July, 2011.

Allen F. Willey  
Allen F. Willey, Trustee of the Allen F. Willey Trust  
dated September 12, 2001, as amended

Howard L. Mussell  
Howard L. Mussell

STATE OF WYOMING )  
: ss.

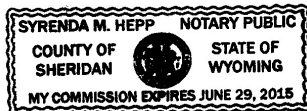
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Allen F. Willey, Trustee of the Allen F. Willey Trust dated September 12, 2001, as amended, this 13<sup>th</sup> day of July, 2011.

Witness my hand and official seal.

Syrenda M. Hepp  
Notary Public

My commission expires:



STATE OF WYOMING )  
: ss.

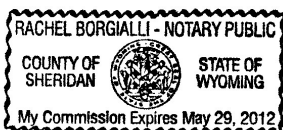
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Howard L. Mussell, this 13<sup>th</sup> day of July, 2011.

Witness my hand and official seal.

Rachel Borgialli  
Notary Public

My commission expires:



2011-689594 7/29/2011 11:48 AM PAGE: 1 OF 3  
BOOK: 526 PAGE: 678 FEES: \$14.00 DR EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## EXHIBIT "A"

An access easement twenty (20) feet wide ten (10) feet each side of an existing road centerline situated in the NE¼SE¼ and the E½NE¼ of Section 23, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT No. 1** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the east corner of said Section 23 (monumented with a witness corner being an aluminum cap per PLS 2608, 10' north of corner); thence S54°04'29"W, 1147.98 feet to the **POINT OF BEGINNING** of said easement, said point lying in the right of way of Upper Cat Road AKA County Road No.64; thence N01°50'29"E, 485.94 feet along said centerline to a point; thence N09°25'24"E, 347.55 feet along said centerline to a point; thence N05°47'52"E, 264.21 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 572.96 feet, a central angle of 12°20'07", an arc length of 123.35 feet, a chord bearing of N00°22'11"W, and a chord length of 123.11 feet to a point; thence N06°32'14"W, 493.81 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 286.48 feet, a central angle of 30°19'59", an arc length of 151.67 feet, a chord bearing of N21°42'13"W, and a chord length of 149.90 feet to a point; thence N36°52'13"W, 222.45 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 381.97 feet, a central angle of 41°12'14", an arc length of 274.69 feet, a chord bearing of N16°16'06"W, and a chord length of 268.81 feet to a point; thence N04°20'01"E, 76.76 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 190.99 feet, a central angle of 30°31'40", an arc length of 101.76 feet, a chord bearing of N19°35'51"E, and a chord length of 100.56 feet to a point; thence N34°51'41"E, 74.90 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 286.48 feet, a central angle of 28°08'59", an arc length of 140.75 feet, a chord bearing of N20°47'12"E, and a chord length of 139.34 feet to a point; thence N06°42'42"E, 57.55 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 381.97 feet, a central angle of 59°12'53", an arc length of 394.76 feet, a chord bearing of N36°19'09"E, and a chord length of 377.43 feet to a point; thence N65°55'35"E, 142.60 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 229.18 feet, a central angle of 51°02'35", an arc length of 204.17 feet, a chord bearing of N40°24'18"E, and a chord length of 197.48 feet to a point; thence N14°53'01"E, 71.09 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of said Section 23 and being S86°18'51"W, 535.48 feet from the northeast corner of said Section 23 (monumented with a plastic cap per PLS 387).

Extending or truncating the side lines of said easement to terminate on the boundary line of the grantor.  
Length=219.88 Rods more or less

Also an access easement twenty (20) feet wide ten (10) feet each side of an existing road centerline situated in the NE¼SE¼ and the SE¼NE¼ of Section 22, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT No. 2** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the east corner of said Section 22 (monumented with an aluminum cap per PLS 2608); thence S55°14'49"W, 919.97 feet to the **POINT OF BEGINNING** of said easement, said point lying in the right of way of Upper Cat Road AKA County Road No.64; thence N01°22'23"E, 54.75 feet along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 572.96 feet, a central angle of 20°12'29", an arc length of 202.08 feet, a chord bearing of N08°43'52"W, and a chord length of 201.04 feet to a point; thence N18°50'07"W, 211.26 feet along said centerline to a point; thence N08°15'16"W, 78.68 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on a fence line and being, N89°32'53"W, 864.59 feet from said east quarter corner of Section 22.

Extending or truncating the side lines of said easement to terminate on the boundary line of the grantor.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.  
Length=33.14 Rods more or less  
**TOTAL LENGTH=253.02 Rods more or less.**



# EXHIBIT "B"

T55N R83W

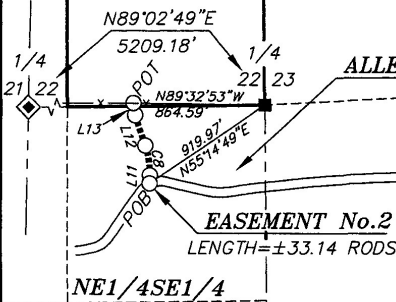
RECORD OWNER: HOWARD L. MUSSELL

SCALE: 1"=1000'



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	572.96'	12°20'07"	123.35'	N00°22'11"W	123.11'
C2	286.48'	30°19'59"	151.67'	N21°42'14"W	149.90'
C3	381.97'	41°12'14"	274.69'	N16°16'06"W	268.81'
C4	190.99'	30°31'40"	101.76'	N19°35'51"E	100.56'
C5	286.48'	28°08'59"	140.75'	N20°47'12"E	139.34'
C6	381.97'	59°12'53"	394.76'	N36°19'09"E	377.43'
C7	229.18'	51°02'35"	204.17'	N40°24'18"E	197.48'
C8	572.96'	20°12'29"	202.08'	N08°43'52"W	201.04'

SE1/4NE1/4



RECORD OWNER:  
ALLEN F. WILLEY-TRUSTEE

EASEMENT No. 1  
LENGTH=±219.88 RODS

UPPER CAT ROAD  
COUNTY ROAD No. 64

NE1/4SE1/4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°50'29"E	485.94'
L2	N09°25'24"E	347.55'
L3	N05°47'52"E	264.21'
L4	N06°32'14"W	493.81'
L5	N36°52'13"W	222.45'
L6	N04°20'01"E	76.76'
L7	N34°51'41"E	74.90'
L8	N06°42'42"E	57.55'
L9	N65°55'35"E	142.60'
L10	N14°53'01"E	71.09'
L11	N01°22'23"E	54.75'
L12	N18°50'07"W	211.26'
L13	N08°15'16"W	78.68'

## BASIS TABLE

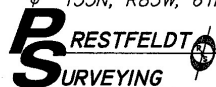
BEARINGS ARE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE.  
DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000235.

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, THE ABOVE PLAT IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.



## EXHIBIT "B"

CLIENT: HOWARD MUSSELL  
LOCATION: NE4SE4, SE4NE4, SEC.22, E2NE4, NE4SE4, SEC.23,  
T55N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING



PO BOX 3082  
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307-672-7415  
FAX 674-5000

DF: 2011016D  
JN: 11016  
MARCH, 2011

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BOOK: 526 PAGE: 680 FEES: \$14.00 DR EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2011-689594 EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
LONBAUGH & RIGGS DRAWER 5059  
SHERIDAN WY 82801

- LEGEND**
- FOUND ALUMINUM CAP PER PLS 2608
  - ◆ FOUND PLASTIC CAP PER PLS 387
  - ◆ FOUND ALUMINUM CAP PER PLS 6594
  - ◇ MONUMENTED WITH W.C. (WITNESS CORNER)
  - POB, POT, PI, PC, PT, CENTERLINE EASEMENT
  - SECTION LINE
  - INTERIOR SECTION LINE
  - ..... CENTERLINE 20' WIDE ACCESS EASEMENT
  - - - - - RIGHT OF WAY LINE 20' WIDE EASEMENT
  - PROPERTY LINE
  - POB POINT OF BEGINNING
  - POT POINT OF TERMINUS
  - x-x- FENCE LINE

LENGTH=±253.02 RODS