

ROAD ACCESS EASEMENT

For value received, **Elbert Dean Belish, Successor Trustee of the Belish Family Trust dated September 1, 1988, as amended**, whose address is P.O. Box 422, Ranchester, WY 82839, ("Belish"), **Lomax Land & Livestock Co., Inc.**, a Wyoming corporation, whose address is P.O. Box 117, Dayton, WY 82836, its successors and assigns ("Lomax"), and **MASTERS LAND AND LIVESTOCK, INC.**, a Wyoming corporation, whose address is P.O. Box 508, Dayton, WY 82836, its successors and assigns ("Masters"), do hereby grant and convey a nonexclusive road access easement ("Easement") across the following described lands:

See **Exhibit A** attached hereto and incorporated herein by this reference.

Belish grants to Lomax and Masters the Easement identified on **Exhibit A**, to the extent said Easement crosses lands owned by Belish, for the purpose of allowing Lomax and Masters a right of ingress and egress over, across, and upon the land identified in **Exhibit A**. Lomax and Masters each accept the Easement in "as is" condition, without any responsibility of Belish for improvement, construction, repairs, or alterations thereto.

Lomax grants to Belish and Masters the Easement identified on **Exhibit A**, to the extent said Easement crosses lands owned by Lomax, for the purpose of allowing Belish and Masters a right of ingress and egress over, across, and upon the land owned by Lomax identified in **Exhibit A**. Belish and Masters each accept the Easement in "as is" condition, without any responsibility of Lomax for improvement, construction, repairs, or alterations thereto.

The Easement shall be a perpetual appurtenant easement and shall run with and benefit the following described lands owned by the parties as follows:

Belish: See **Exhibit B** attached hereto and incorporated herein by this reference.

Lomax: See **Exhibit C** attached hereto and incorporated herein by this reference.

Masters. See **Exhibit D** attached hereto and incorporated herein by this reference.

All parties to this Easement acknowledge that this easement is nonexclusive. Lomax and Masters agree to share in the responsibility for the costs of operation and in keeping the access road in good order and repair in proportion to Lomax's and Masters' respective use.

The parties shall not cut or damage any fences, cattleguards or other improvements along the easement. The parties will not store or park any vehicles or material on the easement.

Lomax and Belish agree and acknowledge that fences separating Belish and Lomax properties are fences of convenience and may or may not be located on the defined legal boundaries of such properties.

None of the parties to this Easement may fence the easement area unless otherwise agreed to by all parties.

This agreement is binding upon the successors and assigns of the parties. This agreement shall be construed according to the laws of the State of Wyoming.

Dated this 1st day of November, 2023.

BELISH:

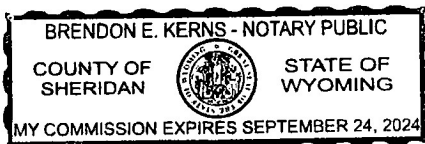
**THE BELISH FAMILY TRUST
DATED SEPTEMBER 1, 1988, AS AMENDED**

Elbert Dean Belish
ELBERT DEAN BELISH, Successor Trustee

STATE OF WYOMING)
) ss.
County of Wyoming)

The foregoing instrument was acknowledged before me this 1st day of November, 2023, by **ELBERT DEAN BELISH**, Successor Trustee of **THE BELISH FAMILY TRUST DATED SEPTEMBER 1, 1988, AS AMENDED**.

WITNESS my hand and official seal.



Brendon E. Kerns
Notary Public
My Commission expires: Sept. 24, 2024



MASTERS:

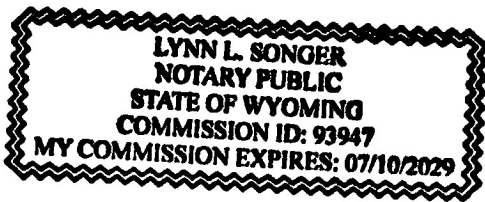
MASTERS LAND AND LIVESTOCK, INC.,
a Wyoming corporation

By: Martin Masters
Name: Martin Masters
Title: V.P.

STATE OF WYOMING)
County of Sheridan) ss.

The foregoing instrument was acknowledged before me this 14th day of November, 2023, by Martin Masters, in his/her capacity as V.P. for MASTERS LAND AND LIVESTOCK, INC., a Wyoming corporation.

WITNESS my hand and official seal.



Lynn L. Songer
Notary Public
My Commission expires: 7/10/2029



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FEES: \$53.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LOMAX:

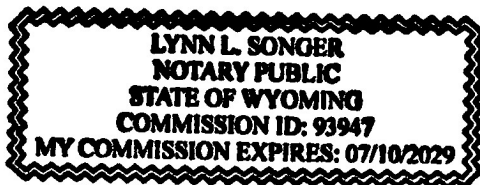
LOMAX LAND & LIVESTOCK CO., INC.,
a Wyoming corporation

By: James E. Lomax
Name: JAMES E. LOMAX
Title: PRESIDENT

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 10th day of October, 2023, by James E. Lomax, in his/her capacity as President of LOMAX LAND & LIVESTOCK CO., INC., a Wyoming corporation.

WITNESS my hand and official seal.



Lynn L. Songer
Notary Public
My Commission expires: July 10, 2029



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FEES: \$53.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Wood Group USA
2615 Aviation Drive
Sheridan WY 82801
United States
T: +1 307 675 6400
www.woodplc.com

**"EXHIBIT A"
ACCESS EASEMENT
LEGAL DESCRIPTION**

wood.

An access easement for the purpose of ingress and egress across Lomax Land & Livestock Co Inc. properties and across Belish Family Trust properties. Said easement being 30.00 feet in width, 15.00 feet on each side of centerline, situate within Section 6 of T. 57 N., R. 85 W. and Section 31 of T. 58 N., R. 85 W. of the 6th Principal Meridian, Sheridan County, Wyoming and being more particularly described as follows:

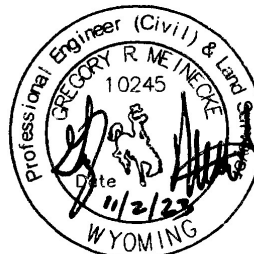
Beginning at a point (POB) on the south line of the Belish Family Trust parcel, also being the south line of Lot 1 (NENE) of said Section 6, from which the north east corner of said section 6 bears N20°08'09"E a distance of 1396.78 feet;
Thence N44°05'56"W a distance of 134.62 feet (L1);
Thence N34°47'47"W a distance of 231.79 feet (L2);
Thence N38°15'31"W a distance of 130.30 feet (L3);
Thence N52°50'22"W a distance of 85.95 feet (L4);
Thence N65°14'39"W a distance of 43.94 feet (L5);
Thence N75°28'14"W a distance of 126.68 feet (L6);
Thence N58°10'59"W a distance of 165.52 feet (L7);
Thence N53°30'09"W a distance of 155.77 feet (L8);
Thence N62°03'23"W a distance of 158.29 feet (L9);
Thence N67°17'17"W a distance of 192.17 feet (L10);
Thence N74°06'22"W a distance of 254.06 feet (L11);
Thence N68°50'41"W a distance of 94.17 feet (L12);
Thence N58°43'18"W a distance of 215.07 feet (L13);
Thence with a curve turning to the right with an arc length of 212.74 feet, with a radius of 232.66 feet, with a chord bearing of N37°19'12"W, and with a chord length of 205.41 feet (C1);
Thence N27°21'39"W a distance of 109.78 feet (L14);
Thence N36°24'27"W a distance of 284.29 feet (L15);
Thence N30°03'20"W a distance of 186.95 feet (L16);
Thence with a curve turning to the left with an arc length of 347.84 feet, with a radius of 745.04 feet, with a chord bearing of N36°33'09"W, and with a chord length of 344.69 feet (C2);
Thence N47°11'37"W a distance of 337.91 feet (L17);
Thence N55°31'23"W a distance of 156.28 feet (L18);
Thence N50°28'52"W a distance of 444.40 feet (L19);
Thence N64°50'51"W a distance of 185.20 feet (L20);
Thence N47°28'41"W a distance of 125.84 feet (L21);
Thence N52°05'26"W a distance of 311.95 feet (L22);
Thence N53°48'40"W a distance of 409.44 feet (L23);
Thence N41°52'17"W a distance of 566.73 feet (L24);
Thence N48°27'50"W a distance of 63.23 feet (L25);
Thence N57°05'08"W a distance of 223.73 feet (L26);
Thence N49°24'18"W a distance of 63.26 feet (L27);
Thence N40°39'20"W a distance of 341.67 feet (L28);
Thence N48°32'03"W a distance of 87.62 feet (L29) to the Point of Ending (POE 64+47), being a point on the west boundary of Belish Family Trust, also being the west line of said Section 31, from which the west quarter corner thereof bears S00°00'52"W 208.68 feet.

The side lines of the easements described above shall be prolonged or shortened so as to begin or terminate at the boundary lines described. The above-described access easement contains 4.44 acres, more or less..

Any modifications of the above legal description terminates all liability of the surveyor who prepared the description.

I, Gregory R Meinecke, Registered Land Surveyor, do hereby certify that this legal description was prepared by me and correctly represents the easement to the best of my knowledge.

Gregory R Meinecke
WY PE/PLS #10245





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FEES: \$53.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

"EXHIBIT A"
ACCESS EASEMENT
LOMAX LAND & LIVESTOCK CO INC.
& BELISH FAMILY TRUST

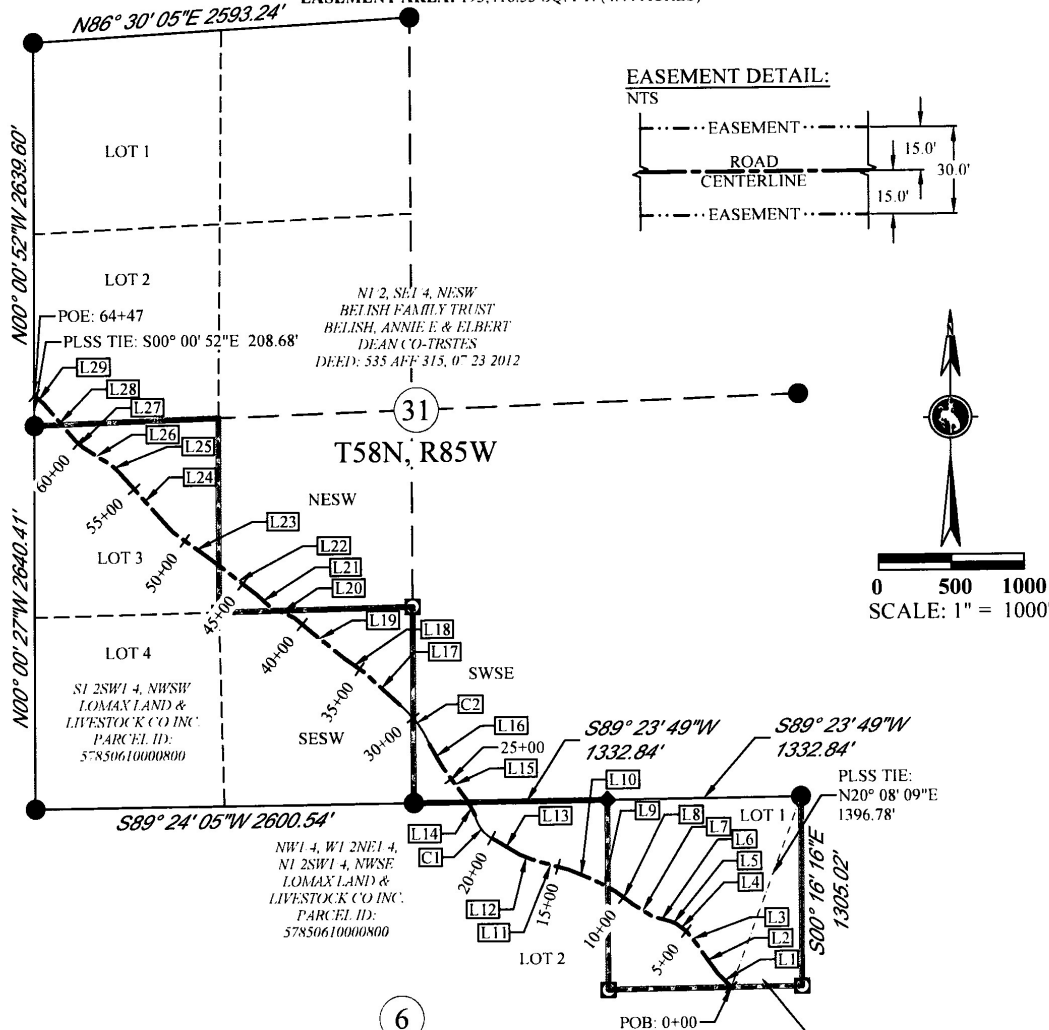
SEC. 31, T58N, R85W, SEC. 06, T57N, R85W
6TH PRINCIPAL MERIDIAN

SHERIDAN COUNTY, WY

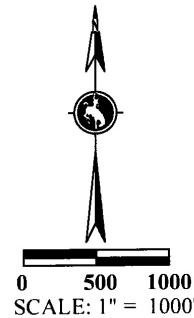
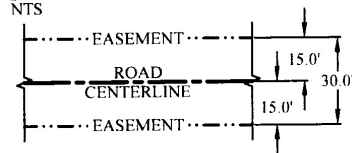
PROPERTY OWNER: LOMAX LAND & LIVESTOCK CO INC. & BELISH
FAMILY TRUST

LENGTH: 6,447.21' (390.74 RODS)

EASEMENT AREA: 193,416.33 SQ. FT. (4.44 ACRES)



EASEMENT DETAIL:



CERTIFICATION:

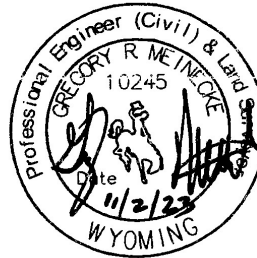
I, GREGORY R. MEINECKE, REGISTERED ENGINEER AND
LAND SURVEYOR No. 10245, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN
DURING ACTUAL SURVEYS CONDUCTED UNDER MY
DIRECT SUPERVISION AND THE RESULTS OF SAID
SURVEYS ARE ACCURATELY SHOWN HEREON.

NOTES:

- BEARINGS AND DISTANCES SHOWN ARE
MEASURED UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE GIVEN IN THE
WYOMING STATE PLANE COORDINATES SYSTEM,
WYOMING EAST CENTRAL ZONE.

LEGEND:

- FOUND BLM CAP
- FOUND PRIVATE MONUMENT
- CALCULATED POSITION
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- ROAD CENTERLINE
- LANDOWNERS



Rev.	Date	Description	By	Proj. Engr.	Checked	Rev. Request
0	11/02/2023	Issued for client review	KME	---	GRM	---

Client:
Six Mile Cattle Company LLC
PO Box 383
Dayton, WY 82836-0117

Prepared By:
2615 Aviation Dr.
Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

wood.

"EXHIBIT A"
ACCESS EASEMENT
LOMAX LAND & LIVESTOCK CO
INC. & BELISH FAMILY TRUST
SHERIDAN COUNTY, WY

Land Agent: ---

Project #: ---

Drawn: KME

Checked: GRM

Approval: ---

Date: 11/02/2023

Sheet: 2 OF 3

Rev: 0

"EXHIBIT A"
ACCESS EASEMENT
LOMAX LAND & LIVESTOCK CO INC. &
BELISH FAMILY TRUST

SEC. 31, T58N, R85W, SEC. 06, T57N, R85W
 6TH PRINCIPAL MERIDIAN
 SHERIDAN COUNTY, WY

PROPERTY OWNER: LOMAX LAND & LIVESTOCK CO INC. & BELISH FAMILY TRUST
LENGTH: 6,447.21' (390.74 RODS)
EASEMENT AREA: 193,416.33 SQ. FT. (4.44 ACRES)

Line Table		
Line #	Length	Direction
L1	134.62'	N44° 05' 56"W
L2	231.79'	N34° 47' 47"W
L3	130.30'	N38° 15' 31"W
L4	85.95'	N52° 50' 22"W
L5	43.94'	N65° 14' 39"W
L6	126.68'	N75° 28' 14"W
L7	165.52'	N58° 10' 59"W
L8	155.77'	N53° 30' 09"W
L9	158.29'	N62° 03' 23"W
L10	192.17'	N67° 17' 17"W
L11	254.06'	N74° 06' 22"W
L12	94.17'	N68° 50' 41"W
L13	215.07'	N58° 43' 18"W
L14	109.78'	N27° 21' 39"W
L15	284.29'	N36° 24' 27"W
L16	186.95'	N30° 03' 20"W
L17	337.91'	N47° 11' 37"W
L18	156.28'	N55° 31' 23"W
L19	444.40'	N50° 28' 52"W
L20	185.20'	N64° 50' 51"W

Line Table		
Line #	Length	Direction
L21	125.84'	N47° 28' 41"W
L22	311.95'	N52° 05' 26"W
L23	409.44'	N53° 48' 40"W
L24	566.73'	N41° 52' 17"W
L25	63.23'	N48° 27' 50"W
L26	223.73'	N57° 05' 08"W
L27	63.26'	N49° 24' 18"W
L28	341.67'	N40° 39' 20"W
L29	87.62'	N48° 32' 03"W

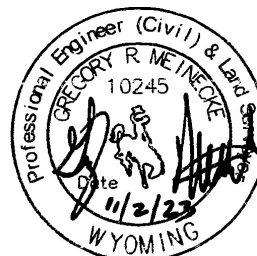
Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	232.66'	212.74'	N37° 19' 12"W	205.41'
C2	745.04'	347.84'	N36° 33' 09"W	344.69'

CERTIFICATION:

I, GREGORY R. MEINECKE, REGISTERED ENGINEER AND LAND SURVEYOR No. 10245, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS CONDUCTED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF SAID SURVEYS ARE ACCURATELY SHOWN HEREON.

NOTES:

- BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE GIVEN IN THE WYOMING STATE PLANE COORDINATES SYSTEM, WYOMING EAST CENTRAL ZONE.



0	11/02/2023	Issued for client review	KME	---	GRM	---
Rev.	Date	Description	By	Proj. Eng.	Checked	Rev. Request

Client:
 Six Mile Cattle Company LLC
 PO Box 383
 Dayton, WY 82836-0117

Prepared By:

2615 Aviation Dr.
 Sheridan, WY 82801
 (307) 675-6400 www.woodplc.com

wood.

"EXHIBIT A"
ACCESS EASEMENT
LOMAX LAND & LIVESTOCK CO
INC. & BELISH FAMILY TRUST
SHERIDAN COUNTY, WY

Land Agent: ---	Project #: ---	Drawn: KME	Checked: GRM	Approval: ---	Date: 11/02/2023	Sheet: 3 OF 3	Rev: 0
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FEES: \$53.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B

PARCEL 1:

Township 57 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming:
Section 6: Lot 1

Township 58 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming:
Section 30: Lot 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 31: Lot 1, Lot 2, E $\frac{1}{2}$, E $\frac{1}{2}$ NW

PARCEL 2:

Township 58 North, Range 85 West of the 6th P.M., Sheridan County, Wyoming:
Sec 31: NESW



Exhibit C

Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming

Section 1: NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 6: NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$

Township 58 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 31: W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$



Exhibit D

Masters

Township 57 North, Range 86 West, 6th P.M.

Section 15: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 21: N $\frac{1}{2}$ SE $\frac{1}{4}$

Section 22: W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$

Township 58 North, Range 86 West, 6th P.M.

Section 14: Lots 1, 2, and 3

Section 15: Lots 2, 3, and 4

Section 21: S $\frac{1}{2}$ SE $\frac{1}{4}$

Section 22: W $\frac{1}{2}$; and W $\frac{1}{2}$ NE $\frac{1}{4}$; and SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: N $\frac{1}{2}$; and E $\frac{1}{2}$ SW $\frac{1}{4}$; and SE $\frac{1}{4}$

Section 25: W $\frac{1}{2}$ SW $\frac{1}{4}$

Section 26: E $\frac{1}{2}$; and E $\frac{1}{2}$ SW $\frac{1}{4}$; and NW $\frac{1}{4}$

Section 27: E $\frac{1}{2}$ E $\frac{1}{2}$; and NW $\frac{1}{4}$ NE $\frac{1}{4}$; and E $\frac{1}{2}$ W $\frac{1}{2}$; and SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 34: E $\frac{1}{2}$ NW $\frac{1}{4}$; and NE $\frac{1}{4}$

Section 35: N $\frac{1}{2}$; and N $\frac{1}{2}$ SW $\frac{1}{4}$; and SE $\frac{1}{4}$ SW $\frac{1}{4}$; and SE $\frac{1}{4}$