

EASEMENT DEDICATION

The undersigned, **Stonemill Construction, LLC**, a Wyoming limited liability company being the owner of the following described land situate in the County of Sheridan, State of Wyoming, to-wit:

See attached Exhibit "A"

does hereby and herewith dedicate a utility easement across and upon the following described property to-wit:

See attached Legal Description

The easement hereby granted is for public use and said easement may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, re-installing, replacing and maintaining sewer lines, water lines, gas lines, electric lines and poles, telephone lines and poles, cable television lines and other forms and types of public utilities now or hereafter being generally utilized by the public utilities.

Dated this 3rd day of December, 2009.

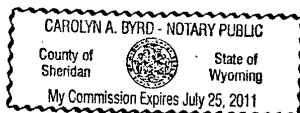
Stonemill Construction, LLC

By: *Drew Redinger*
Drew Redinger, Manager

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Drew Redinger, Manager of Stonemill Construction, LLC, this 3rd day of December 2009.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires 7-25-2011

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the N½NE¼ of Section 19, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said Section 19 (Monumented with a 3¼" Brass Cap per PLS 6812); thence S01°42'48"E, 191.00 feet along the east line of said N½NE¼ to a point; thence S61°09'21"W, 338.26 feet to a point; thence S37°41'49"W, 332.75 feet to a point; thence S14°38'42"W, 285.00 feet to a point; thence S11°51'38"W, 237.00 feet to a point; thence S04°28'06"W, 204.16 feet to a point lying on the south line of said N½NE¼; thence S89°50'02"W, 289.63 feet along the south line of said N½NE¼ to a point; thence N69°49'52"W, 28.83 feet to a point; thence, through a curve to the right, having a radius of 280.00 feet, a central angle of 47°48'07", an arc length of 233.60 feet, a chord bearing of N45°55'48"W, and a chord length of 226.89 feet to a point; thence N22°01'45"W, 346.83 feet to a point; thence, through a curve to the left, having a radius of 220.00 feet, a central angle of 18°13'12", an arc length of 69.96 feet, a chord bearing of N31°08'21"W, and a chord length of 69.67 feet to a point; thence, through a reverse curve to the right, having a radius of 280.00 feet, a central angle of 09°29'03", an arc length of 46.35 feet, a chord bearing of N35°30'25"W, and a chord length of 46.30 feet to a point lying on the south line of a tract of land described in Book 481 of Deeds, Page 419, said point also being thirty five (35) feet south of the south line of Stonebrook Meadows Subdivision when measured at right angles; thence N81°36'22"E, 129.76 feet along the south line of said tract described in Book 481 of Deeds, Page 419 to a point; thence, along the easterly line of said tract described in Book 481 of Deeds, Page 419 through a curve to the left, having a radius of 55.00 feet, a central angle of 70°21'53", an arc length of 67.55 feet, a chord bearing of N46°25'25"E, and a chord length of 63.38 feet to a point; thence N11°14'29"E, 84.45 feet along said easterly line to a point; thence N18°05'12"E, 104.33 feet along said easterly line to a point; thence, along said easterly line through a curve to the right, having a radius of 65.00 feet, a central angle of 20°08'01", an arc length of 22.84 feet, a chord bearing of N28°09'12"E, and a chord length of 22.72 feet to a point; thence N38°13'13"E, 97.35 feet along said easterly line to a point; thence, along said easterly line through a curve to the left, having a radius of 260.00 feet, a central angle of 25°14'30", an arc length of 114.54 feet, a chord bearing of N25°35'58"E, and a chord length of 113.62 feet to a point; thence N12°58'43"E, 121.79 feet along said easterly line to a point; thence, along said easterly line through a curve to the right, having a radius of 30.00 feet, a central angle of 39°18'28", an arc length of 20.58 feet, a chord bearing of N32°37'57"E, and a chord length of 20.18 feet to a point; thence N52°17'11"E, 63.68 feet along said easterly line to a point; thence, along said easterly line through a curve to the left, having a radius of 100.00 feet, a central angle of 29°40'52", an arc length of 51.80 feet, a chord bearing of N37°26'44"E, and a chord length of 51.23 feet to a point; thence N22°36'18"E, 91.56 feet along said easterly line to a point, said point lying on the north line of said N½NE¼, said point also being S89°57'35"E, 37.90 feet from the northeast corner of said Stonebrook Meadows Subdivision; thence S89°57'35"E, 805.30 feet along the north line of said N½NE¼ to the **POINT OF BEGINNING** of said tract.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

LEGAL DESCRIPTION

**Record Owner: Stonemill Construction LLC, Drew Redinger, President
October 8, 2009**

RE: Exclusive Utility Easement to the Town of Ranchester for sewer lines, water lines, maintenance and access.

An exclusive utility easement situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 19, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said exclusive utility easement being more particularly described as follows:

Commencing at the northeast corner of said Section 19 (Monumented with a 3 $\frac{1}{4}$ " Brass Cap per PLS 6812); thence S01°42'48"E, 90.24 feet along the east line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 19 to the **POINT OF BEGINNING** of said exclusive utility easement; thence, continue S01°42'48"E, 60.46 feet along said east line to a point; thence N84°40'21"W, 100.34 feet to a point; thence, through a curve to the right, having a radius of 250.00 feet, a central angle of 23°37'27", an arc length of 103.08 feet, a chord bearing of N72°51'38"W, and a chord length of 102.35 feet to a point; thence, through a reverse curve to the left, having a radius of 14.00 feet, a central angle of 83°39'39", an arc length of 20.44 feet, a chord bearing of S77°07'16"W, and a chord length of 18.67 feet to a point; thence S35°17'27"W, 39.23 feet to a point; thence, through a curve to the left, having a radius of 80.00 feet, a central angle of 20°43'07", an arc length of 28.93 feet, a chord bearing of S24°55'53"W, and a chord length of 28.77 feet to a point; thence S14°34'20"W, 159.17 feet to a point; thence S09°14'51"W, 26.99 feet to a point, said point lying on the east line of a tract of land described in Book 492 of Deeds, Page 522; thence S37°41'49"W, 332.75 feet along the east line of said tract described in Book 492 of Deeds, Page 522 to a point; thence S14°38'42"W, 32.25 feet along the east line of said tract described in Book 492 of Deeds, Page 522 to a point; thence N52°21'21"W, 24.20 feet to a point; thence, through a non-tangent curve to the right, having a radius of 410.50 feet, a central angle of 05°26'10", an arc length of 38.95 feet, a chord bearing of S54°03'10"W, and a chord length of 38.93 feet to a point; thence S56°46'15"W, 54.49 feet to a point; thence, through a curve to the left, having a radius of 135.00 feet, a central angle of 35°56'16", an arc length of 84.68 feet, a chord bearing of S38°48'07"W, and a chord length of 83.30 feet to a point; thence S20°49'59"W, 115.41 feet to a point; thence, through a curve to the left, having a radius of 331.46 feet, a central angle of 05°49'59", an arc length of 33.74 feet, a chord bearing of S17°54'59"W, and a chord length of 33.73 feet to a point; thence S15°00'00"W, 280.00 feet to a point; thence N32°53'51"W, 80.87 feet to a point; thence N15°00'00"E, 225.78 feet to a point; thence, through a curve to the right, having a radius of 391.46 feet, a central angle of 05°49'59", an arc length of 39.85 feet, a chord bearing of N17°54'59"E, and a chord length of 39.84 feet to a point; thence N20°49'59"E, 115.41 feet to a point; thence, through a curve to the right, having a radius of 195.00 feet, a central angle of 35°56'16", an arc length of 122.30 feet, a chord bearing of N38°48'07"E, and a chord length of 120.32 feet to a point; thence N56°46'15"E, 54.49 feet to a point; thence, through a curve to the left, having a radius of 13.33 feet, a central angle of 109°07'36", an arc length of 25.38 feet, a chord bearing of N02°12'27"E, and a chord length of 21.71 feet to a point; thence N52°21'21"W, 66.94 feet to a point; thence, through a curve to the left, having a radius of 40.00 feet, a central angle of 37°29'53", an arc length of 26.18 feet, a chord bearing of N71°06'17"W, and a chord length of 25.71 feet to a point; thence N89°51'14"W, 37.38 feet to a point; thence, through a curve to the left, having a radius of 20.00 feet, a central angle of 78°36'11", an arc length of 27.44 feet, a chord bearing of S50°50'41"W, and a chord length of 25.34 feet to a point; thence, through a reverse curve to the right, having a radius of 63.50 feet, a central angle of 258°36'11", an arc length of 286.60 feet, a chord bearing of N39°09'20"W, and a chord length of 98.28 feet to a point; thence S89°51'14"E, 119.24 feet to a point; thence, through a curve to the right, having a radius of 100.00 feet, a central angle of 37°29'53", an arc length of 65.44 feet, a chord bearing of S71°06'17"E, and a chord length of 64.28 feet to a point; thence S52°21'21"E, 83.86 feet to a point; thence, through a curve to the left, having a radius of 15.00 feet, a central angle of 89°56'50", an arc length of 23.55 feet, a chord bearing of N82°40'14"E, and a chord length of 21.20 feet to a point; thence N37°41'49"E, 248.40 feet to a point; thence, through a curve to the left, having a radius of 100.00 feet, a central angle of 23°07'30", an arc length of 40.36 feet, a chord bearing of N26°08'05"E, and a chord length of 40.09 feet to a point; thence N14°34'20"E, 159.17 feet to a point; thence, through a curve to the right, having a radius of 140.00 feet, a central angle of 20°43'07", an arc length of 50.63 feet, a chord bearing of N24°55'53"E, and a chord length of 50.35 feet to a point; thence N35°17'27"E, 8.90 feet to a point; thence

N34°24'16"E, 32.87 feet to a point; thence, through a non-tangent curve to the left, having a radius of 14.00 feet, a central angle of 74°06'16", an arc length of 18.11 feet, a chord bearing of N17°15'00"W, and a chord length of 16.87 feet to a point; thence N54°18'08"W, 49.07 feet to a point; thence, through a curve to the left, having a radius of 180.00 feet, a central angle of 35°39'27", an arc length of 112.02 feet, a chord bearing of N72°07'52"W, and a chord length of 110.22 feet to a point, said point lying on the north line of said NE¼NE¼, Section 19; thence S89°57'35"E, 160.82 feet along said north line to a point; thence S54°18'08"E, 80.31 feet to a point; thence, through a curve to the left, having a radius of 190.00 feet, a central angle of 30°22'12", an arc length of 100.71 feet, a chord bearing of S69°29'14"E, and a chord length of 99.54 feet to a point; thence S84°40'21"E, 92.93 feet to the **POINT OF BEGINNING** of said exclusive utility easement.

Said exclusive utility easement contains 2.75 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.