

519329 EASEMENT  
BOOK 467 PAGE 0171  
RECORDED 09/08/2005 AT 12:45 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

## PIPELINE, UTILITY AND ACCESS EASEMENT

THIS EASEMENT, made this 7 day of September, 2005, between **MULLINAX CONCRETE & SERVICE CO., INC.**, a Wyoming Corporation, located at 615 Fort Road, P.O. Box 2044, Sheridan, Wyoming 82801 hereinafter called "COMPANY," its successors and assigns, and **JOHN E. RICE AND SONS, INC. dba WRENCH RANCH**, of 247 Decker Rd., Sheridan, WY 82801 hereinafter called "OWNER," its heirs, successors or assigns.

WITNESSETH, that for valuable consideration received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement to construct, maintain, operate or remove: 1) one (1) water pipeline consisting of the pipeline and structures supporting it together with all supports, anchors and fixtures reasonably necessary to build, maintain, repair, enhance or remove the pipeline as necessary; 2) one (1) silt drainage pipeline consisting of the pipeline and structures supporting it together with all supports, anchors and fixtures reasonably necessary to build, maintain, repair, enhance or remove the pipeline as necessary; and, 3) one (1) underground electrical utility power line in County of Sheridan, State of Wyoming, in the following specific location:

A perpetual water pipeline, silt drainage pipeline and electrical power utility line easement and construction, access and maintenance road easement thirty (30) feet wide, being ten (10) feet northerly of and parallel to and twenty (20) feet southerly of and parallel to the following described centerline situated in the SE1/4SW1/4 of Section 15, Township 56 North, Range 84 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, as shown on the **EXHIBIT "A"** survey diagram attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 15 (Monumented with a 3 1/4" aluminum cap per PLS 2615); thence N49°16'07"W, 1131.84 feet to the **POINT OF BEGINNING** of said easement, said point lying on the westerly line of Lot 9 of the Nancy Carroll Subdivision; thence S50°25'26"W, 80.94 feet along said centerline to a point; thence S70°58'22"W, 186.72 feet along said centerline to the **POINT OF TERMINUS** of said easement lying on the centerline of the Burlington-Northern Railroad's Fort MacKenzie Spur and the northerly line of a tract of land described in Book 99 of Deeds, Page 442, said point being N60°16'32"W, 1262.74 feet from said south quarter corner of Section 15 and from the northeast corner of said tract described in Book 99 of Deeds, Page 442, through a curve to the right with a radius of 954.83 feet, a delta of

2°08'26", a length of 35.68, a chord bearing of N47°18'33"W, and a chord length of 35.67 feet. Basis of Bearing is Wyoming State Plane (East Central Zone).

The easement described herein shall run with the land and shall benefit the property and improvements owned by the COMPANY located within Sheridan County, Wyoming, to wit:

Township 56N Range 84W, Section 15, S1/2 and Lots 9 and 10 and other lands within the Nancy Carroll Subdivision.


OWNER agrees not to build, create, construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other improvements or structures over, under, or that would otherwise interfere with or inhibit the intended reasonable use said easement or COMPANY'S access rights hereunder.

OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said easement premises for the purpose of laying, constructing, maintaining, operating, replacing, repairing or removing said pipelines and electrical power utility line and for the purpose of doing all reasonable and necessary installation, maintenance and/or removal work in connection therewith.

OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

**JOHN E. RICE & SONS, INC. dba  
WRENCH RANCH**

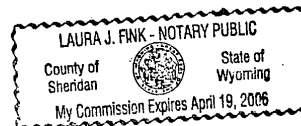
By:   
Title: President

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

On this 7 day of Sept, 2005, before me personally appeared  
Nelze who executed the above and  
foregoing instrument.

Laura J. Fink  
Notary Public

My commission expires: 4/19/06



**EXHIBIT "A"**

**Record Owner: John E. Rice & Sons, Inc. d.b.a. Wrench Ranch**  
**September 06, 2005**

**Re: 30' Pipeline, Utility, and Access Easement for Mullinax Concrete and Irrigation.**

A perpetual irrigation easement thirty (30) feet wide, being ten (10) feet northerly of and parallel to and twenty (20) feet southerly of and parallel to the following described centerline situated in the SE¼SW¼ of Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 15 (Monumented with a 3¼" aluminum cap per PLS 2615); thence N49°16'07"W, 1131.84 feet to the **POINT OF BEGINNING** of said easement, said point lying on the westerly line of Lot 9 of the Nancy Carroll Subdivision; thence S50°25'26"W, 80.94 feet along said centerline to a point; thence S70°58'22"W, 186.72 feet along said centerline to the **POINT OF TERMINUS** of said easement lying on the centerline of the Burlington-Northern Railroad's Fort MacKenzie Spur and the northerly line of a tract of land described in Book 99 of Deeds, Page 442, said point being N60°16'32"W, 1262.74 feet from said south quarter corner of Section 15 and from the northeast corner of said tract described in Book 99 of Deeds, Page 442, through a curve to the right with a radius of 954.83 feet, a delta of 2°08'26", a length of 35.68, a chord bearing of N47°18'33"W, and a chord length of 35.67 feet.

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

TIES ARE FROM THE SOUTH 1/4  
CORNER OF SECTION 15

TIE TABLE		
TIE	BEARING	DISTANCE
TIE 1	N49°16'07"W	1131.84'
TIE 2	N60°16'32"W	1262.74'

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	954.83'	31°24'16"	540.02'	S64°34'54"E	532.85'
C2	954.83'	0°46'58"	13.05'	S47°39'17"E	13.05'
C3	954.83'	1°21'28"	22.63'	S46°55'04"E	22.63'
C4	954.83'	5°27'18"	90.91'	S43°30'41"E	90.87'

### LEGEND

- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- FOUND 4" MILITARY MONUMENT
- FOUND ALUMINUM CAP PER PLS 3864
- FOUND ALUMINUM CAP PER PE & PLS 551
- NOTHING FOUND/NOTHING SET
- CENTERLINE EASEMENT/RAILROAD
- RIGHT OF WAY EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINES

RECORD OWNER:  
JOHN E. RICE & SONS, INC.  
DBA WRENCH RANCH  
BOOK 79, PAGE 435

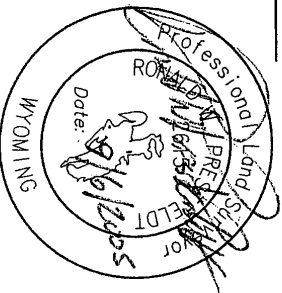
RECORD OWNERS:  
MULLINAX CONCRETE  
AND IRRIGATION  
BOOK 99, PAGE 442

RECORD OWNERS:  
ZOWADA BROTHERS RECYCLING  
BOOK 394, PAGE 558

NANCY CAROL SUBDIVISION  
REPLAT OF BLOCK 14 & PORTIONS OF BLOCKS 13, 15, 16  
SUBURBAN HOMES COMPANY ADDITION  
RECORD OWNERS:  
MULLINAX CONCRETE AND IRRIGATION

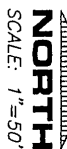
### SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN  
I, RONALD W. PRESTELDT, 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.



LOT 9  
LOT 10

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



SCALE: 1"=50'

### EXHIBIT "B"

RE: PIPELINE, UTILITY AND ACCESS EASEMENT FOR  
MULLINAX CONCRETE AND IRRIGATION

CLIENT: BOB MULLINAX  
MULLINAX CONCRETE & IRRIGATION  
LOCATION: SE1/4SW1/4, SEC. 15, T56N, R84W,  
6TH P.M., SHERIDAN COUNTY, WY.

PRESTELDT  
SURVEYING

PO BOX 3062  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 92001  
DJ: 92/92001EAS  
SEPTEMBER 06, 2005

LOCATION MAP  
SCALE: 1"=2000'

