

628909 EASEMENT
BOOK 502 PAGE 0503
RECORDED 12/23/2008 AT 11:55 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

W/O No. 80503
Township: 33N
Range: 83W
Sec. No. 23

Utility Easement

KNOW ALL MEN BY THESE PRESENTS, The Undersigned Grantor, Karen E. Buffington, Revocable Trust (GRANTOR) for a good and valuable consideration, the receipt thereof is hereby acknowledged, do hereby grant unto ADVANCED COMMUNICATIONS TECHNOLOGY, INC., (GRANTEE) whose post office address is 290 N Brooks St., Sheridan Wyoming, Wyoming 82801, (GRANTEE) and to its successors or assigns, the right to enter upon the lands of the undersigned, described as follows, situated in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state:

Four Easements described on Exhibit A", and shown on "Exhibit B", both attached.

The easement is granted for the purpose of constructing, reconstructing, maintaining, operating, repairing, inspecting, surveying, altering, abandoning, replacing, and/or removing above and below ground, telecommunications facilities and equipment. The facilities at all times, until surrendered, remain the property of the Grantee, its successors or assigns, notwithstanding that they may be affixed to the land and may at any time or from time to time be removed in whole or in part by Grantee.

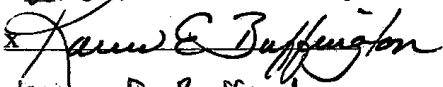
Grantee, its successors and assigns, shall have the rights and benefits necessary or convenient for the full use of the rights herein granted; including, the right of ingress and egress across the lands of the Grantor to and from the easement, the right to use roads over and across the land of the Grantor, and the right from time to time to cut trees and undergrowth and remove other obstructions that may injure, endanger, or interfere with the easement or use of the facilities.

Grantor has the right to fully use and enjoy the surface of the easement except as to such use, which might interfere with the full use of the easement by Grantees, their successors and assigns. Grantor shall not place any obstruction across, under, or upon the surface of the easement that interferes with the construction or the normal operation and maintenance of the facilities. Either party may assign its rights to the agreement or delegate its duties as specified herein in whole or in part.

The Easement shall be governed by Wyoming law and constitute the entire agreement between the parties relating to the subject matter hereto. If any provision of this Easement shall be held invalid or unenforceable, the remainder of the Easement and the application of such provisions, other than that which has been held invalid or unenforceable, shall not be affected thereby, but shall continue to be valid and enforceable to the fullest extent permitted by the law.

The undersigned covenant that they are the owners' representative(s) of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

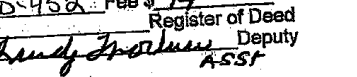
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 28th day of July, 2008, signed, sealed and delivered in the presence of:


Karen E. Buffington
(Printed Name)

STATE OF WYOMING }
COUNTY OF JOHNSON } ss. **086916**
This instrument was Filed for record
on 01-20-2009 at 11:00 AM and was
duly recorded in book R/W 25 page
450-452 Fee \$ 14.00

STATE OF WYOMING }
} ss.
COUNTY OF SHERIDAN }




John S. Gibas
Register of Deed
Deputy
ASSR

The foregoing instrument was acknowledged before me
by: Karen E. Buffington this
28th Day of July, 2008

Witness my hand and official seal.

503

504

W/O No. 80503
Township: 53N
Range: 83W
Sec. No. 23

"Exhibit A"

A 20 foot easement 10 feet on each side of the following described centerline located in part of the SW ¼ of Section 14, and part of Section 23, and part of the North ½ of Section 26, T. 53N., R. 83W., of the 6th P.M., Johnson County and Sheridan County, Wyoming being more particularly described as follows:

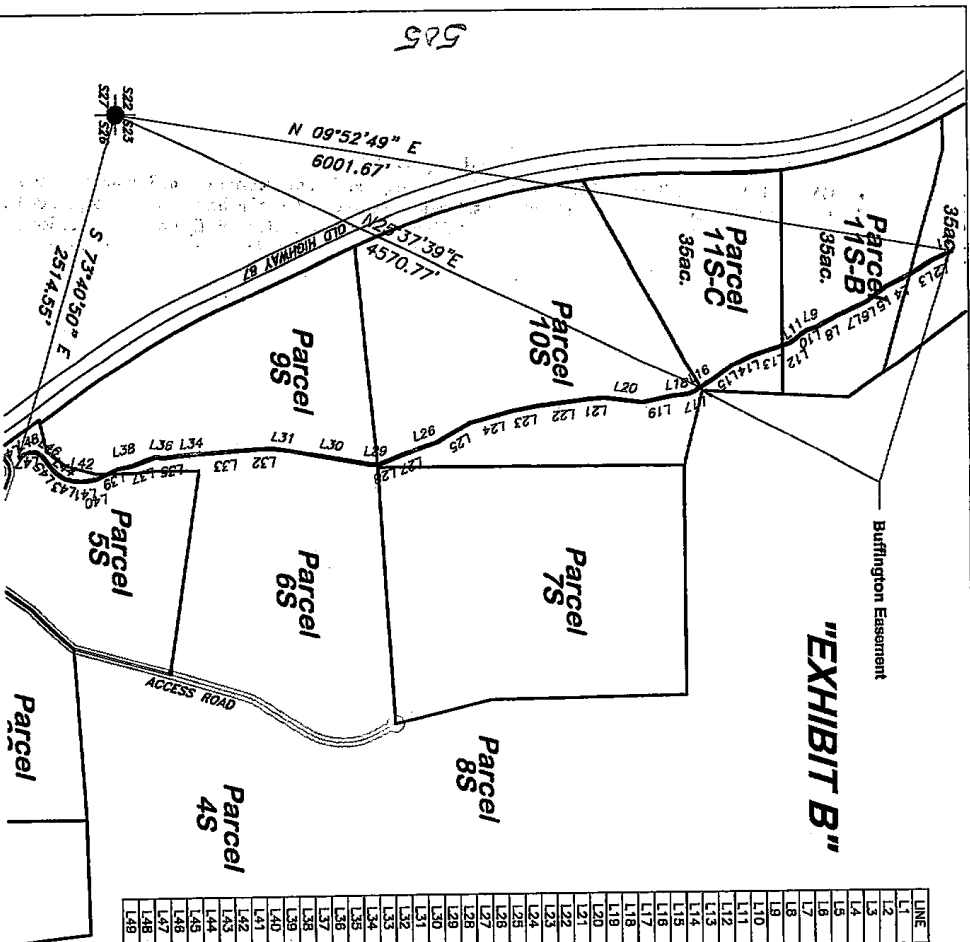
Beginning at a point located N09°52'49"E, 6001.67 feet from the Northwest corner of said Section 26;

thence S 23°32'24" E a distance of 93.75';
thence S 21°56'30" E a distance of 51.38';
thence S 29°58'42" E a distance of 217.81';
thence S 26°05'26" E a distance of 168.16';
thence S 38°37'30" E a distance of 170.59';
thence S 27°20'09" E a distance of 55.35';
thence S 25°17'01" E a distance of 170.85';
thence S 27°34'39" E a distance of 175.71';
thence S 15°18'09" E a distance of 58.12';
thence S 27°33'04" E a distance of 55.83';
thence S 41°33'58" E a distance of 51.45';
thence S 32°11'08" E a distance of 56.92';
thence S 17°52'57" E a distance of 278.59';
thence S 24°15'46" E a distance of 154.53';
thence S 38°37'50" E a distance of 161.18';
thence S 33°07'04" E a distance of 121.11' to a point of terminus; Said point being N25°37'39"E, 4570.77 feet from said Northwest corner of Section 26;

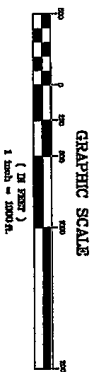
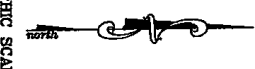
A 20' UTILITY EASEMENT

IN PARTS OF

SECTION 14, SECTION 23,
AND SECTION 26, T53N, R83W
OF THE SIXTH P.M.,
JOHNSON AND SHERIDAN COUNTIES, WY



LINE	BEARING	DISTANCE
L1	S 23°32'24" E	93.79'
L2	S 21°58'30" E	51.38'
L3	S 28°58'42" E	217.81'
L4	S 28°05'26" E	188.18'
L5	S 38°37'30" E	170.59'
L6	S 27°20'09" E	55.35'
L7	S 25°17'01" E	170.85'
L8	S 27°34'39" E	178.71'
L9	S 16°18'09" E	58.12'
L10	S 27°33'04" E	55.83'
L11	S 41°33'58" E	51.45'
L12	S 32°11'08" E	58.92'
L13	S 17°52'57" E	278.59'
L14	S 24°15'48" E	154.53'
L15	S 38°37'50" E	181.18'
L16	S 33°07'04" E	188.18'
L17	S 16°00'05" E	57.44'
L18	S 06°52'24" E	104.33'
L19	S 11°32'57" E	221.97'
L20	S 07°21'37" W	288.28'
L21	S 05°40'39" E	116.70'
L22	S 07°09'44" E	358.45'
L23	S 10°37'12" E	183.27'
L24	S 15°12'27" E	287.33'
L25	S 30°43'53" E	274.55'
L26	S 18°55'23" E	54.58'
L27	S 16°55'13" E	339.19'
L28	S 17°58'54" E	50.88'
L29	S 01°15'28" W	52.80'
L30	S 08°40'48" W	800.20'
L31	S 07°55'34" W	103.88'
L32	S 01°00'24" E	108.28'
L33	S 03°48'58" E	448.11'
L34	S 04°24'58" E	108.73'
L35	S 08°20'59" E	104.48'
L36	S 05°18'01" W	60.78'
L37	S 17°48'40" E	173.52'
L38	S 11°07'08" E	104.84'
L39	S 24°34'44" E	157.03'
L40	S 13°00'13" E	53.81'
L41	S 04°08'42" E	61.32'
L42	S 04°14'58" W	81.35'
L43	S 16°01'14" W	84.03'
L44	S 33°58'00" W	84.12'
L45	S 48°58'58" W	182.72'
L46	S 51°42'31" W	83.59'
L47	S 01°58'23" E	43.32'
L48	S 20°52'45" E	46.41'
L49	S 27°28'57" E	401.78'



Prepared By:
BIGHORN SURVEYING AND ENGINEERING
69 N. Main St.
Buffalo, WY 82834
(307) 684-7400

Prepared For:
LPGA LLC
248 N. Main St.
Buffalo, WY 82834

CERTIFICATE OF SURVEYOR
STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)
I, Josh Johnson, a duly registered land surveyor in the state of Wyoming, do hereby certify that this plat was made during an actual field survey by me, or under my direct supervision, and correctly represents the conditions as surveyed on the ground, in March, 2007.