

ACCESS EASEMENT DEDICATION

The undersigned, **Roger R. Ross and Staci L. Ross, husband and wife**, being the owners of the following described land situate in the County of Sheridan, State of Wyoming, to-wit:

Township 58 North, Range 87 West, 6th P.M., Sheridan County, Wyoming

Section 22: E1/2SE1/4, excepting that portion thereof, lying between the westerly right-of-way line of U.S. Highway #87 and the easterly right-of-way line of C.B.&Q. Railroad; also excepting those lands conveyed by Warranty Deed recorded in Book 472 of Deeds, Pages 365 and 366.

Section 23: S1/2SW1/4

do hereby and herewith dedicate an access easement across and upon the following described property, to-wit:

See attached Exhibit "A"

The easement herein described is shown on the attached Surveyor's Certificate, which is incorporated herein and made a part hereof, as Exhibit "B".

The easement hereby granted is for public use by vehicular traffic and otherwise and said easement may be employed in perpetuity as a covenant running with the land for the purpose of ingress, egress and regress to the land adjacent to the herein described easement. The cost of repairing and maintaining said road proportionately to the use made of the road by each owner of a right to use the same.

Dated this 20 day of March, 2006.

R. R. Ross

Roger R. Ross

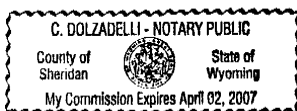
Staci L. Ross

Staci L. Ross

State of Wyoming)
)ss
 County of Sheridan)

The foregoing instrument was acknowledged before me by Roger R. Ross and Staci L. Ross, this 20 day of March, 2006.

Witness my hand and official seal.



C. Dolzadelli
 Notary Public

My Commission Expires: 4-2-07

EXHIBIT "A"

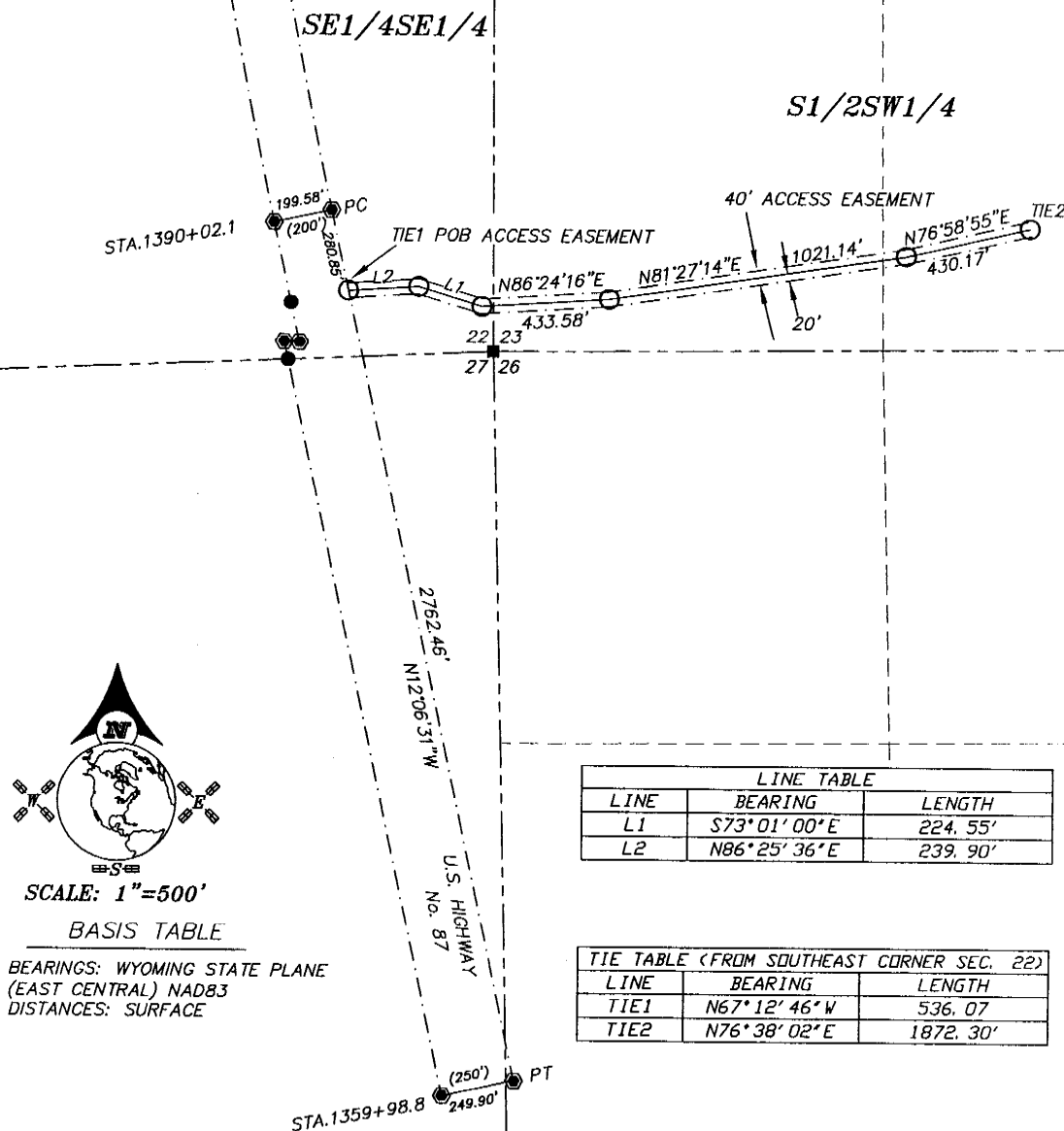
A forty foot (40') wide easement twenty feet (20') each side of centerline situated in the SE1/4SE1/4 of Section 22, the S1/2SW1/4 of Section 23, Township 58 North, Range 87 West, 6th Principal Meridian, Sheridan County, Wyoming, shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 22 (monumented with a 3-1/4" aluminum cap per LS 5369); thence N67°12'46"W, 536.07 feet to the **POINT OF BEGINNING**, of said easement said point lying on the east right-of-way line of U.S. Highway No. 87; thence N86°25'36"E, 239.90 feet along said centerline to a point; thence S73°01'00"E, 224.55 feet along said centerline to a point; thence N86°24'16"E, 433.58 feet along said centerline to a point; thence N81°27'14"E, 1021.14 feet along said centerline to a point; thence N76°58'55"E, 430.17 feet along said centerline to the **POINT OF TERMINUS**, said point being N76°38'02"E, 1872.30 feet from said southeast corner of Section 22.

TOTAL LENGTH=142.38 RODS, more or less.

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

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°01'00"E	224.55'
L2	N86°25'36"E	239.90'

TIE TABLE (FROM SOUTHEAST CORNER SEC. 22)		
LINE	BEARING	LENGTH
TIE1	N67°12'46"W	536.07'
TIE2	N76°38'02"E	1872.30'

LEGEND

- 3-1/4" ALUMINUM CAP PER LS 5369
- P.I. EASEMENT
- SET 2" ALUMINUM CAP PER LS 5369
- ⊙ FOUND CONCRETE/BRASS ROW MONUMENT
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE EASEMENT
- x-x- FENCE LINE
- () RECORD DATA

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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



EXHIBIT "B"

CLIENT: MINICK REALTY

LOCATION: SE1/4SE1/4, SECTION 22, S1/2SW1/4, SECTION 23
N1/2NW1/4 SECTION 26, NE1/4NE1/4 SECTION 27,
T58N, R87W, 6TH P.M., SHERIDAN COUNTY, WYOMING.



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JN: 26006
DF: 2006/2006006DA
MARCH, 2006