

EASEMENT DEDICATION

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

See attached Legal Description

do hereby and herewith dedicate a utility 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 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 20 day of March, 2006.

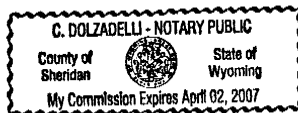
Roger R. Ross
Roger R. Ross

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. Dolzadell
Notary Public

My Commission Expires: 4-2-07

LEGAL DESCRIPTION

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 No. 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
- Section 26: W1/2NW1/4, NE1/4NW1/4
- Section 27: All of that part of the NE1/4NE1/4 lying East of the Easterly right-of-way line of Highway No. 87.

EXHIBIT "A"

A sixteen (16) foot wide utility easement situated in the SE1/4SE1/4 of Section 22 and the NE1/4NE1/4 of Section 27 Township 58 North, Range 87 West, 6th Principal Meridian, Sheridan County, Wyoming, the west right-of way line of said easement being the east right-of-way line of U.S. Highway No. 87 and bounded on the south by the south line of said NE1/4NE1/4 and bounded on the north by a line shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said north boundary line being more particularly described as follows:

BEGINNING at the east quarter corner of said Section 22 (monumented with a 3-1/4" aluminum cap per LS 5369); thence S01°32'00"W, 1,306.47 feet, along a fence line to a 2" aluminum cap per LS 5369; thence S56°06'55"W, 941.52 feet, to a 2" aluminum cap per LS 5369 lying on the west right-of-way line of U.S. Highway No. 87.

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

EXHIBIT "B"



SCALE: 1"=500'

BASIS TABLE

BEARINGS: WYOMING STATE PLANE
(EAST CENTRAL) NAD83
DISTANCES: SURFACE

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
- — — PROPERTY LINE
- - - - - ROW LINE 16' WDE EASEMENT

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.

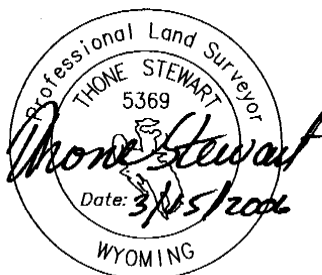


EXHIBIT "B"

CLIENT: MINICK REALTY

LOCATION: SE1/4SE1/4, SECTION 22, NE1/4NE1/4, SECTION 27
T58N, R87W, 6TH P.M., SHERIDAN COUNTY, WYOMING.



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

STA.1359+98.8

