



2021-766976 3/5/2021 1:10 PM PAGE: 1 OF 12
FEES: \$45.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

R/W No: _____
Township: 57N
Range: 84W
Section: 25

Easement

This Easement ("Easement") is between Andrew J. Reimers, Mistie R. Reimers, and Alan I. Keeler ("Grantors"), with a mailing address of:

Grantor 1: Andrew J. Reimers, 290 Beatty Gulch Road, Sheridan, WY 82801,

Grantor 2: Mistie R. Reimers, 290 Beatty Gulch Road, Sheridan, WY 82801,

Grantor 3: Alan I. Keeler, 290 Beatty Gulch Road, Sheridan, WY 82801,

and Visionary Communications Inc., with a mailing address of 1001 S. Douglas Hwy., Suite #201, Gillette, WY 82716, and its successor(s) or assignee(s) (collectively "Grantee").

Grantors are the fee owners of certain land located in the City/Town of: Sheridan of the County of: Sheridan and State of Wyoming, and more particularly described as follows [legal description]:

Address: 290 Beatty Gulch Road, Sheridan, WY 82801

GPS Coordinates: latitude 44.882429, longitude -106.944252

NW1/4SW1/4 Section 25, Township 57N, Range 84W

A parcel of land, lying within the NW1/4SW1/4 of Section 25, Township 57N, Range 84W of the 6th P.M., Sheridan County, Wyoming with an access route shown in Exhibit A.

(hereinafter referred to as "Parcel A" which is depicted on the map attached hereto and incorporated by this reference as **Exhibit A**.)

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants and conveys to Grantee and its successors and assigns a non-exclusive easement in gross over, across, and under the Easement Area identified on Exhibit A for the purpose of constructing, reconstructing, maintaining, operating, repairing, improving, inspecting, surveying, altering, abandoning, replacing, or removing of communication towers, utilities, guy wires, equipment and associated buildings (the "Easement").

Without limiting the foregoing, Grantee may use the Easement Area for (a) ingress and egress to its facilities located within the Easement Area; and (b) all other activities incidental to the Easement. Grantee's facilities placed in the Easement Area are, at all times, until surrendered, the property of the Grantee, notwithstanding that they may be affixed to Parcel A and may at any time or from time to time be removed in whole or in part by Grantee.

The rights granted herein shall also allow Grantee the right, from time to time, to utilize a reasonable area of Parcel A outside the Easement Area to perform improvements, maintenance, repairs, or other work to its facilities which are located within the Easement Area. Grantee agrees that any interruption of Grantor's use of Parcel A shall be temporary in nature and designed to minimize the interruption of access to and from the remaining lands of Grantor.

Grantor shall not place any obstruction over, across, or under the surface of the Easement Area. Otherwise, Grantor has the right to full use and enjoyment of the surface of the Easement Area except as to such use which might interfere with the full use granted in this Easement to Grantee.

Either party may assign its rights to this Easement or delegate its duties as specified herein in whole or in part.

This Easement shall be governed by the laws of the State of Wyoming and constitute the entire agreement between the parties relating to the subject matter hereto. If any provision of this right-of-way 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.

Grantor hereby represents and warrants to Grantee that: (a) it has the full right, power, title and interest to make the within grant of Easement to Grantee; and (b) such grant of Easement and any rights granted under this Easement may be fully and thoroughly enjoyed and utilized by Grantee pursuant to the terms hereof.

Both parties represent and warrant that they have the authority to execute this Easement and each individual signing on behalf of a party to this Easement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Easement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

This easement shall be perpetual and shall run with the land.

X [Signature]
(Signature of Grantor)

Andrew J. Reimers
(Printed Name & Title)

Land owner
(Company)

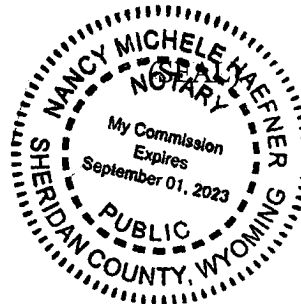
9/29/2020
(Date)

STATE OF Wyoming }
County of Sheridan } ss.

The foregoing instrument was acknowledged before me this 29 day of September, 2020 by:

Andrew J. Reimers, Land owner, _____
(Grantor - Print) (Title) (Company)

WITNESS my hand and official seal
Nancy Michele Haefner
(Notary Public - Signed)
Nancy Michele Haefner
(Notary Public - Print)



My Commission expires: 9/1/2023



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R/W No: _____
Township: 57N
Range: 84W
Section: 25

Mistie Reimers

(Signature of Grantor)

Mistie R. Reimers

(Printed Name & Title)

landowner

(Company)

9/19/2020

(Date)

STATE OF Wyoming }
County of Sheridan } ss.

The foregoing instrument was acknowledged before me this 29 day of September, 2020 by:

Mistie R. Reimers
(Grantor - Print)

(Title)

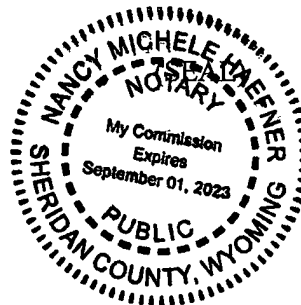
landowner

(Company)

WITNESS my hand and official seal.

Nancy Michele Haefner
(Notary Public - Signed)

Nancy Michele Haefner
(Notary Public - Print)



My Commission expires:

9/1/2023



R/W No: _____
 Township: 57N
 Range: 84W
 Section: 25

X *[Signature]*
 (Signature of Grantor)

Alan I. Keeler
 (Printed Name & Title)

land owner
 (Company)

9/29/20
 (Date)

STATE OF Wyoming }
 } ss.
 County of Sheridan }

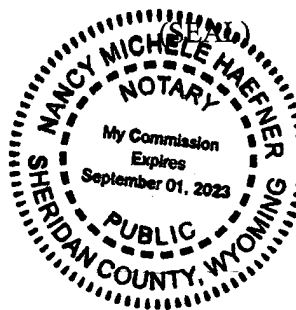
The foregoing instrument was acknowledged before me this 29 day of September, 20 20 by:

Alan I. Keeler, land owner, _____
 (Grantor - Print) (Title) (Company)

WITNESS my hand and official seal.

[Signature]
 (Notary Public - Signed)

Nancy Michele Haefner
 (Notary Public - Print)

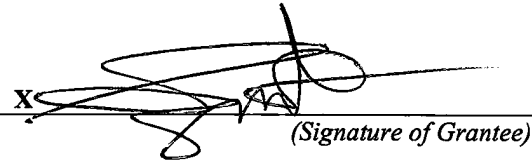


My Commission expires: 9/1/2023



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FEES: \$45.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

R/W No: _____
Township: 57N
Range: 84W
Section: 25

X 
(Signature of Grantee)

Greg Worthen, Secretary
(Printed Name & Title)

Visionary Communications Inc.
(Company)

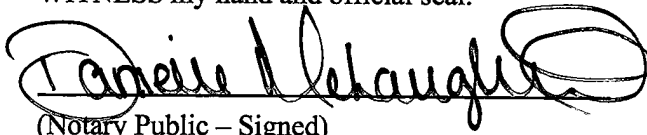
10-7-2020
(Date)

STATE OF Wyoming }
County of Campbell } ss.

The foregoing instrument was acknowledged before me this 7 day of October, 2020 by:

Greg Worthen, Secretary, Visionary Communications Inc.
(Grantee - Print) (Title) (Company)

WITNESS my hand and official seal.


(Notary Public - Signed)
Danielle McLaughlin
(Notary Public - Print)



My Commission expires: 4-19-2022



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

R/W No: _____
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Range: 84W
Section: 25

Exhibit A
Parcel A and Easement Area

Please see the map on the following page





611 SKYLINE ROAD, LARAMIE, WY 82070 | 307.742.0031

Re: Decker Road Tower Access Easement

All that certain piece or parcel of land, being an easement twenty-five feet (25') in width, having twelve and one half foot (12.5'), by perpendicular measure, on each side of the following described centerline, situated in the SE1/4SW1/4, SW1/4/SW1/4 and SW1/4/SE1/4 of Section 25, Township 57 North, Range 84 West of the 6th P.M., in the County of Sheridan, State of Wyoming, said centerline being more particularly described as follows to wit:

Beginning at a point, lying S 10°33'19" E, 21.78 feet from the northeastern corner of an easement, known as the Decker Road Tower Site Easement, situated in SW1/4/SW1/4 of Section 25, Township 57 North, Range 84 West of the 6th P.M.,

Thence, along said centerline, the following 32 segments:

1. Along a curve, having a radius of 66.31 feet, an arc length of 35.74 feet, and a chord bearing and distance of S45°04'26"E, 35.31 feet to a point;
2. S32°55'06"E, 21.12 feet to a point;
3. S37°37'17"E, 83.22 feet to a point;
4. S33°51'21"E, 102.67 feet to a point;
5. S39°28'21"E, 144.55 feet to a point;
6. Along a curve, having a radius of 233.69 feet, an arc length of 168.45 feet, and a chord bearing and distance of S58°00'38"E, 164.83 feet to a point;
7. S80°14'57"E, 123.79 feet to a point;
8. S59°28'34"E, 167.57 feet to a point;
9. S52°44'00"E, 126.25 feet to a point;
10. S47°40'48"E, 128.75 feet to a point;
11. S41°25'01"E, 124.75 feet to a point;
12. S35°11'00"E, 123.85 feet to a point;
13. Along a curve, having a radius of 616.92 feet, an arc length of 128.17 feet, and a chord bearing and distance of S41°48'10"E, 127.95 feet to a point;
14. S51°17'38"E, 164.96 feet to a point;
15. S47°01'54"E, 225.94 feet to a point;
16. Along a curve, having a radius of 98.18 feet, an arc length of 62.50 feet, and a chord bearing and distance of S65°34'26"E, 61.46 feet to a point;
17. N89°04'21"E, 89.40 feet to a point;
18. Along a curve, having a radius of 80.09 feet, an arc length of 66.69 feet, and a chord bearing and distance of N63°47'32"E, 64.78 feet to a point;
19. N38°51'01"E, 137.03 feet to a point;
20. N38°43'38"E, 164.40 feet to a point;
21. N40°40'30"E, 209.20 feet to a point;
22. Along a curve, having a radius of 354.59 feet, an arc length of 82.61 feet, and a chord bearing and distance of N49°09'13"E, 82.43 feet to a point;
23. N61°55'59"E, 165.01 feet to a point;



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24. N53°15'28"E, 126.28 feet to a point;
25. N56°00'37"E, 167.26 feet to a point;
26. N52°27'15"E, 166.92 feet to a point;
27. Along a curve, having a radius of 104.72 feet, an arc length of 160.59 feet, and a chord bearing and distance of N67°30'19"E, 145.31 feet to a point;
28. S65°31'45"E, 229.67 feet to a point;
29. Along a curve, having a radius of 121.87 feet, an arc length of 40.07 feet, and a chord bearing and distance of S57°45'34"E, 39.90 feet to a point;
30. Along a curve, having a radius of 55.24 feet, an arc length of 39.40 feet, and a chord bearing and distance of S66°41'17"E, 38.58 feet to a point;
31. Along a curve, having a radius of 88.54 feet, an arc length of 39.90 feet, and a chord bearing and distance of S72°30'38"E, 39.57 feet to a point;
32. S60°52'00"E, 79.32 feet to a point in the centerline of Deitz Beatty Gulch Road, being the terminus of the centerline as described herein.

This easement has been granted for ingress, egress and regress to the Decker Road Tower Site Easement and is subject to any and all rights, exceptions, easements, rights-of-ways, reservations, covenants, and other encumbrances contained in prior deeds in the chain-of-title. Bearing and Distances herein are based on NAD83 (2011) State Plane Coordinates, Wyoming East Zone, US Survey Feet.



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FEES: \$45.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



611 SKYLINE ROAD, LARAMIE, WY 82070 | 307.742.0031

Re: Decker Road Tower Site Easement

All that certain piece or parcel of land, being known as an easement situated in SW1/4/SW1/4 of Section 25, Township 57 North, Range 84 West of the 6th P.M., in the County of Sheridan, State of Wyoming, being more particularly described as follows to wit:

Beginning at a point, being the southeastern corner of the easement, known as the Decker Road Tower Site Easement, as described herein, and being S58°31'23" E, 2362.94 feet to a 2 inch diameter lead filled pipe labelled "T57N R84W 1/4 S25/S26".

Thence, along the following four course and distances:

1. S 79°26'41" W, 50.00 feet to a point;
2. N 10°33'19" W, 25.00 feet to a point;
3. N 79°26'41" E, 50.00 feet to a point;
4. S 10°33'19" E, 25.00 feet to the Point-of-Beginning.

Containing 1,250 Square Feet of land as described herein.

This easement is subject to any and all rights, exceptions, easements, rights-of-ways, reservations, covenants, and other encumbrances contained in prior deeds in the chain-of-title. Bearing and Distances herein are based on NAD83 (2011) State Plane Coordinates, Wyoming East Central Zone, US Survey Feet.



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**SECTION 25
T.57N., R.84W.**

EXISTING POWER VAULT

EXISTING UNDERGROUND POWER

PROPOSED UNDERGROUND POWER

APPARENT OWNER:
REIMERS, ANDREW J;
REIMERS, MISTIE R KEELER, ALAN I

DECKER ROAD TOWER
LAT: 44.882382
LONG: -106.944097

EASEMENT AREA:
1250 SQ FT

SOLAR ARRAY

TOWER ACCESS

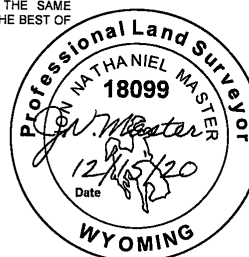
"2" LEAD FILLED PIPE"
"T57N R84W 1/4 S25/S26"

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE ABOVE PLAT
WAS PREPARED FROM FIELD NOTES OF
ACTUAL SURVEYS MADE BY ME OR UNDER
MY SUPERVISION AND THAT THE SAME
ARE TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

LEGEND:

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- ACCESS CENTERLINE
- - - EXISTING FENCE
- - - EXISTING EASEMENT
- - - SIXTEENTH LINE
- - - QUARTER LINE
- - - SECTION LINE
- - - TOWNSHIP/RANGE LINE



NOTES:

1. DISTANCES: U.S. SURVEY FOOT (GRID)
2. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST-CENTRAL ZONE
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, ZONING BOUNDARIES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. TOWER SITE ACCESS EASEMENT IS 25' WIDE. BEING 12.5', BY PERPENDICULAR MEASURE, TO EACH SIDE OF THE CENTERLINE DEPICTED HEREON.

EXHIBIT A

VISIONARY COMMUNICATIONS, INC.
1001 S. DOUGLAS BLVD, STE 201
GILLETTE, WY 82716

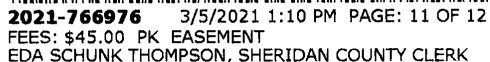
DECKER ROAD TOWER SITE
SW1/4SW1/4 SECTION 25,
T.57N., R.84W. 6TH P.M.,
SHERIDAN COUNTY, WYOMING

WWCENGINEERING
611 SKYLINE ROAD
LARAMIE, WY 82070
TEL. (307) 742-0031
www.wwcengineering.com

TOWER SITE
PAGE 1 OF 3

DRAWN BY: CIG CHECKED BY: JNM APPROVED BY: JNM SURVEY DATE: 11/25/2020

PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\BSCAD\SHETS\2020350-VBR6-DECKER.DWG



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

VISIONARY COMMUNICATIONS, INC
1001 S. DOUGLAS BLVD, STE 201
GILLETTE, WY 82716

TOWER ACCESS

DRAWN BY: CIG

CHECKED BY: JNM

APPROVED BY: JN

SURVEY DATE:

25/2020	PATH:K
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FRAMEVISIONARY

LOAD BAND 2020350

SIGNABY BROADBAND

REGIONAL STUDY

SECRET

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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www.mwcell

www.pearsoned.com

DECKER ROAD TOWER ACCESS
SW1/4SW1/4, SE1/4SW1/4, SW1/4SE1/4 SECTION 25,
T 67N R 64W CT 13E

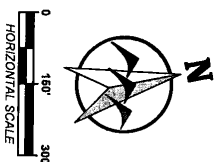
SHERIDAN COUNTY, WYOMING

WWW.ENGINEERING

611 SKYLINE ROAD
LARAMIE, WY 82070
TEL: (307) 743-0031

155 (507) 142-0031
www.wccengineering.com

LEGEND:
COVERED ALUMINUM CAR
COVERED BRASS CAP
CESS CENTERLINE
STING FENCE
STING EASEMENT
TEENTH LINE
ARTER LINE
TION LINE
NSHIP/RANGE LINE



SECTION 25, T.57N., R.84W.
SECTION 36, T.57N., R.84W.

NE1/4
NW1/4

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**SECTION 25
 T.57N., R.84W.**

Line Table		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L1	21.12	S32°55'06"E
L2	83.22	S37°37'17"E
L3	102.67	S33°51'21"E
L4	144.55	S39°28'21"E
L5	123.79	S80°14'57"E
L6	167.57	S59°28'34"E
L7	126.25	S52°44'00"E
L8	128.75	S47°40'48"E
L9	124.75	S41°25'01"E
L10	123.85	S35°11'00"E
L11	164.96	S51°17'38"E
L12	225.94	S47°01'54"E
L13	89.40	N89°04'21"E
L14	137.03	N38°51'01"E
L15	164.40	N38°43'38"E
L16	209.20	N40°40'30"E
L17	165.01	N61°55'59"E
L18	126.28	N53°15'28"E
L19	167.26	N56°00'37"E
L20	166.92	N52°27'15"E
L21	229.67	S65°31'45"E
L22	79.32	S60°52'00"E

Curve Table					
<i>Curve No.</i>	<i>Radius</i>	<i>Length</i>	<i>Delta</i>	<i>Chord Bearing</i>	<i>Chord Length</i>
C1	66.31	35.74	30°52'58"	S45°04'26"E	35.31
C2	233.69	168.45	41°18'03"	S58°00'38"E	164.83
C3	616.92	128.17	11°54'13"	S41°48'10"E	127.95
C4	98.18	62.50	36°28'25"	S65°34'26"E	61.46
C5	80.09	66.69	47°42'17"	N63°47'32"E	64.78
C6	354.59	82.61	13°20'52"	N49°09'13"E	82.43
C7	104.72	160.59	87°51'55"	N67°30'19"E	145.31
C8	121.87	40.07	18°50'25"	S57°45'34"E	39.90
C9	55.24	39.40	40°52'07"	S66°41'17"E	38.58
C10	88.54	39.90	25°49'26"	S72°30'38"E	39.57

NO. 2021-766976 EASEMENT
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