

RECORDING INFORMATION ABOVE

R/W # 36615

*Telephone Facilities*

EASEMENT AGREEMENT

*gw*

The undersigned Grantor(s) for and in consideration of TEN

Dollars (\$10.00) ) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto U S WEST Communications, Inc., a Colorado corporation, hereafter referred to as "Grantee", whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, lessees, licensees, and agents a perpetual non exclusive easement to construct, reconstruct, modify, change, add to, operate, maintain, and remove such ~~telecommunications~~ *telephone* facilities, ~~electrical~~ *facilities and gas* facilities, and appurtenances, from time to time, as Grantee may require ~~upon, over, under and across~~ the following described land situated in the County of Sheridan, State of Wyoming, which the Grantor owns or in which the Grantor has any interest, to wit:

SEE EXHIBIT "A & B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor further conveys to Grantee the following incidental rights:

(1) ~~A temporary right of way to be used during all periods of construction, reconstruction, reinforcement, repair and removal upon a strip of land N/A feet wide on the N/A side of, and a strip of land N/A feet wide on the N/A side of~~ said easement.

(2) ~~The right of ingress and egress over and across the lands of Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions as may be necessary for the Grantee's use and enjoyment of the easement area.~~

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee shall have no responsibility for pre-existing environmental contamination or liabilities.

Grantor reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

~~Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the Grantor has any interest and will warrant and defend title to the land against all claims.~~

Grantor hereby covenants that no excavation, building, structure or obstruction will be constructed, erected, built or permitted on said easement area and no change will be made by grading or otherwise to the surface or subsurface of the easement area or to the ground immediately adjacent to the easement area.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

## RECORDING INFORMATION ABOVE

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

Dated this 26 day of Feb, 1999.

June Eisele Warren  
Grantor: June Eisele Warren

Grantor:

Grantor:

Grantor:

(Individual Acknowledgment)

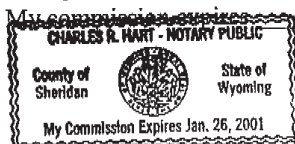
STATE OF Wyoming }  
 } ss  
COUNTY OF Sheridan }

The foregoing instrument was acknowledged before me this 26 day of February, 1999 by June Eisele Warren.

[SEAL]

Charles R. Hart

Notary Public



June Eisele Warren, 102 Scott Dr., Sheridan, WY 82801

(Official name of company or Corporation)

By

Its

[SEAL]

Attest

Secretary of Corporation

(Corporate Acknowledgment)

STATE OF \_\_\_\_\_ }  
 } ss  
COUNTY OF \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1998, by \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation.

[SEAL]

Notary Public

My commission expires \_\_\_\_\_

R/W# 36615

Exchange Sheridan

1/4 Section NE & NW Section 11, 12

Job # 827B121

County Sheridan

Township 55N

Range 84W

**EXHIBIT "A"**

**Record Owner: June Eisele Warren**  
**October 27, 1998**

**Re: 16.0' Utility Easement**

A utility easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11 and the W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 12, Township 55 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 northeast corner of said Section 11 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap Per LS 2615); thence S01°55'32"E, 331.23 feet to a point, said point being the southeast corner of a tract of land described in Book 383 of Deeds, Page 440; thence N89°31'39"W, 11.85 along the south line of said tract described in Book 383 of Deeds, Page 440 to the **POINT OF BEGINNING** of said centerline; thence S00°28'21"W, 32.11 feet along said centerline to a point; thence S32°55'54"E, 998.88 feet along said centerline to a point; thence S08°29'09"W, 386.00 feet along said centerline to the **POINT OF TERMINUS**, said point being S17°02'04"E, 1655.86 feet from said northeast corner of said Section 11.

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

**Re: 16.0' Utility Easement**

A utility easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 11 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 55 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 northeast corner of said Section 11 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap Per LS 2615); thence S17°21'40"E, 1636.34 feet to the **POINT OF BEGINNING** of said centerline; thence N82°14'55"W, 690.00 feet along said centerline to the **POINT OF TERMINUS**, said point being S07°34'44"W, 1481.68 feet from said northeast corner of said Section 11.

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

# EXHIBIT "B"

RECORD OWNER: WESCO, LLC  
BOOK 383 OF DEEDS, PAGE 440.

60' INGRESS, EGRESS  
UTILITIES AND TELEVISION  
SERVICE EASEMENT  
BOOK 350 OF DEEDS, PAGE 200.

RECORD OWNER: JUNE EISELE WARREN  
BOOK 389 OF DEEDS, PAGE 584.

## LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER LS 6594
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- ○ NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- WC WITNESS CORNER
- CENTERLINE OF UTILITY EASEMENT
- UTILITY EASEMENT RIGHT OF WAY LINE
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASTERLY RIGHT OF WAY LINE INTERSTATE I-90
- 60' EASEMENT LINE

NE1/4NE1/4

## TIE TABLE

FROM NORTHEAST CORNER OF SECTION 11

TIE	BEARING	DISTANCE
TIE 1	S 17°02'04" E	1655.86'
TIE 2	S 17°21'40" E	1636.34'
TIE 3	S 07°34'44" W	1481.68'

RECORD OWNER: JUNE EISELE WARREN  
BOOK 389 OF DEEDS, PAGE 584.

PROPOSED BORDER  
STATION SITE

TIE 3

SE1/4NE1/4

SW1/4NW1/4

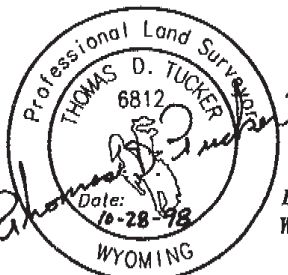
BASIS OF BEARING IS  
WYOMING STATE PLANE (EAST CENTRAL ZONE)

## SURVEYOR'S CERTIFICATE

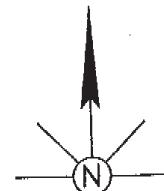
STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER 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.

*Thomas D. Tucker*  
THOMAS D. TUCKER WY P.L.S. 6812



Date: 10-28-98



E1/2NE1/4 SEC. 11  
W1/2NW1/4 SEC. 12

T-55-N

R-84-W

SCALE: 1" = 200'

SHERIDAN COUNTY, WYOMING

Date: 10-27-98

Job No. 827B121

RL No.

"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL  
SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"



PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 98099  
DN: 98/98099E2

U.S. WEST Communications, inc.

EXHIBIT FOR RIGHT OF WAY NO. 36615

GRANTOR JUNE EISELE WARREN