

ACCESS AND UTILITY EASEMENT

DSB Investments, Inc., a Wyoming corporation (herein "DSB"), in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant an access and utility easement across that Sixty Foot (60') wide strip of land more specifically described on **Exhibit "A"**, attached hereto and incorporated herein (referred to herein as the "Easement Route"), and reserves certain rights therein, as set forth hereinafter:

DSB grants this easement to and for the benefit of all of that property in Township 56 North, Range 84 West and Township 56 North, Range 85 West, Sheridan County, Wyoming, which is more specifically described in that Warranty Deed recorded January 18, 2001 in Book 420 at Page 368-369 in the Sheridan County Clerk's office, Sheridan County, Wyoming, which is referred to herein as the Dominant Parcel. Each portion, parcel and tract within said Dominant Parcel is expressly benefitted by this Easement, which shall run with the land. This Easement is intended to provide the unfettered right of ingress and egress and utility corridor over, across and under the Easement Route for nonexclusive access and the right of installation, maintenance, repair and replacement of utilities (including but not limited to power, phone, cable, fiber optic, water, sewer and any other such utilities) to and for the benefit of the Dominant Parcel, and each and every portion, parcel and tract thereof. This Easement shall benefit and burden each portion of the above-described property, without risk or claim of merger. The record owner of the Easement Route shall bear no liability to any person or entity using said route.

The record owners of the lands benefitted and burdened by this easement acknowledge that since the roadway is not yet constructed within the Easement Route, DSB and/or the owners of the Dominant Parcel have the right to construct a road within the Easement Route and the temporary right to use an additional width adjacent to said portion of Easement Route which is reasonably required for the construction of the road but no more than a total width of thirty (30) feet on each side of the easement route. This temporary right for construction purposes shall expire after sixty (60) days from the date Grantee begins construction of the road.

DATED this 17th day of June, 2008.

DSB INVESTMENTS, INC.

By: D. Scott Bliss, President

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The above and foregoing ACCESS AND UTILITY EASEMENT was acknowledged to before me by D. Scott Bliss, as President of DSB Investments, Inc., on this the 17th day of June, 2008.

WITNESS my hand and official seal.

My Commission expires: 5-13-10



 Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

A sixty (60) foot wide strip of land thirty (30) feet each side of a centerline situated in Lots 3 and 4, and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 31; thence N70°53'35"E, 1669.56 feet, along said centerline to a point to the **POINT OF BEGINNING**; thence, along said centerline through a curve to the right having a radius of 232.63 a delta of 12°39'38", an arc length of 51.40 feet, a chord bearing of N14°36'58"W and a chord length of 51.30 feet to a point; thence N08°17'10"W, 42.55 feet, along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 440.74 feet, a delta of 48°43'05", an arc length of 374.76 feet, a chord bearing of N32°38'43"W and a chord length of 363.57 feet to a point; thence N57°00'15"W, 290.26 feet, along said centerline to a point; thence N53°18'05"W, 187.50 feet, along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 90.95 feet, a delta of 58°01'45", an arc length of 92.11 feet, a chord bearing of N82°18'57"W and a chord length of 88.23 feet to a point; thence N22°37'09"W, 64.46 feet, along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 114.59 feet, a delta of 53°36'00", an arc length of 107.20 feet, a chord bearing of N04°10'51"E and a chord length of 103.33 feet to a point; thence N30°58'51"E, 155.15 feet, along said centerline to a point; thence, along said centerline through a curve to the left having a radius of 286.48 feet, a delta of 60°40'42", an arc length of 303.39 feet, a chord bearing of N00°38'30"E and a chord length of 289.41 feet to a point; thence N29°41'51"W, 55.70 feet, along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 44.07 feet, a delta of 120°35'11", an arc length of 92.75 feet, a chord bearing of N30°35'45"E and a chord length of 76.56 feet to a point; thence S89°06'40"E, 30.15 feet to the **POINT OF TERMINUS**, said point being N27°10'51"E, 2,164.05 feet from said southwest corner.

Bearings are the Wyoming Coordinate System, NAD 1983 East Central Zone.

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