

648  
Utility Right-of-Way Easement

682357 RIGHT OF WAY EASEMENT  
BOOK 519 PAGE 0648  
RECORDED 10/26/2010 AT 11:20 AM  
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

W/O No.: \_\_\_\_\_  
Subdivision: Grinnell, Block 14  
Lot: 15

**KNOW ALL MEN BY THESE PRESENTS**, The Undersigned, **Jerald K. Martini**, a married man as his sole and separate property, (GRANTOR), whose address is 2056 Colonial Drive, Sheridan, WY 82801, for good and valuable consideration, the receipt thereof is hereby acknowledged, do hereby grant unto **ADVANCED COMMUNICATION TECHNOLOGY, INC.**, (GRANTEE) whose address is 290 N. Brooks St., Sheridan, Wyoming 82801, (GRANTEE) and to its successors or assigns, the right to enter upon the lands of the undersigned, described as follows, situated in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state:

A strip of land Sixteen (16) feet in width situated in Lot Fifteen (15), Block Fourteen (14) of the Corrected Plat of Grinnell Addition to the City of Sheridan, Sheridan County, Wyoming, said easement being more particularly described on Exhibit "A" and shown on Exhibit "B" attached hereto and by this reference made a part hereof.

The right-of-way and easement is granted for the purpose of constructing, reconstructing, maintaining, operating, repairing, inspecting, surveying, altering, abandoning, replacing, and/or removing above and below ground, telecommunications facilities and equipment. The facilities at all times, until surrendered, remain the property of the Grantee, its successors or assigns, notwithstanding that they may be affixed to the land and may at any time or from time to time be removed in whole or in part by Grantee.

Grantee, its successors and assigns, shall have the right and benefits necessary or convenient for the full use of the rights herein granted; including, the right of reasonable ingress and egress across the lands of the Grantor to and from the right-of-way.

Grantor has the right to fully use and enjoy the surface of the right-of-way except to such use, which might interfere with the full use of the right-of-way by Grantees, their successors and assigns. Grantor shall not place any obstructions across, under, or upon the surface of the right-of-way that interferes with the construction or the normal operation and maintenance of the facilities. Either party may assign its rights to the agreement or delegate its duties as specified herein in whole or part.

The Right-Of-Way Easement shall be governed by Wyoming law and constitute the entire agreement between the parties relating to the subject matter hereto. If any provision of this Right-Of-Way Easement 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 law.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 22 day of: April, 2010, signed, sealed and delivered in the presence of:

*Jerald K. Martini*

JERALD K. MARTINI  
(Printed Name)

STATE OF **WYOMING** )  
)ss.  
COUNTY OF **SHERIDAN** )

The foregoing instrument was acknowledged before me by: Jerald K. Martini  
this 22<sup>nd</sup> Day of: April 2010. (Seal)  
Witness my hand and official seal.

(Signed) Tamara K. Sorenson  
Notary Public  
Tamara K. Sorenson  
(Print or Type name)



My Commission Expires: Aug. 24, 2011

## EXHIBIT "A"

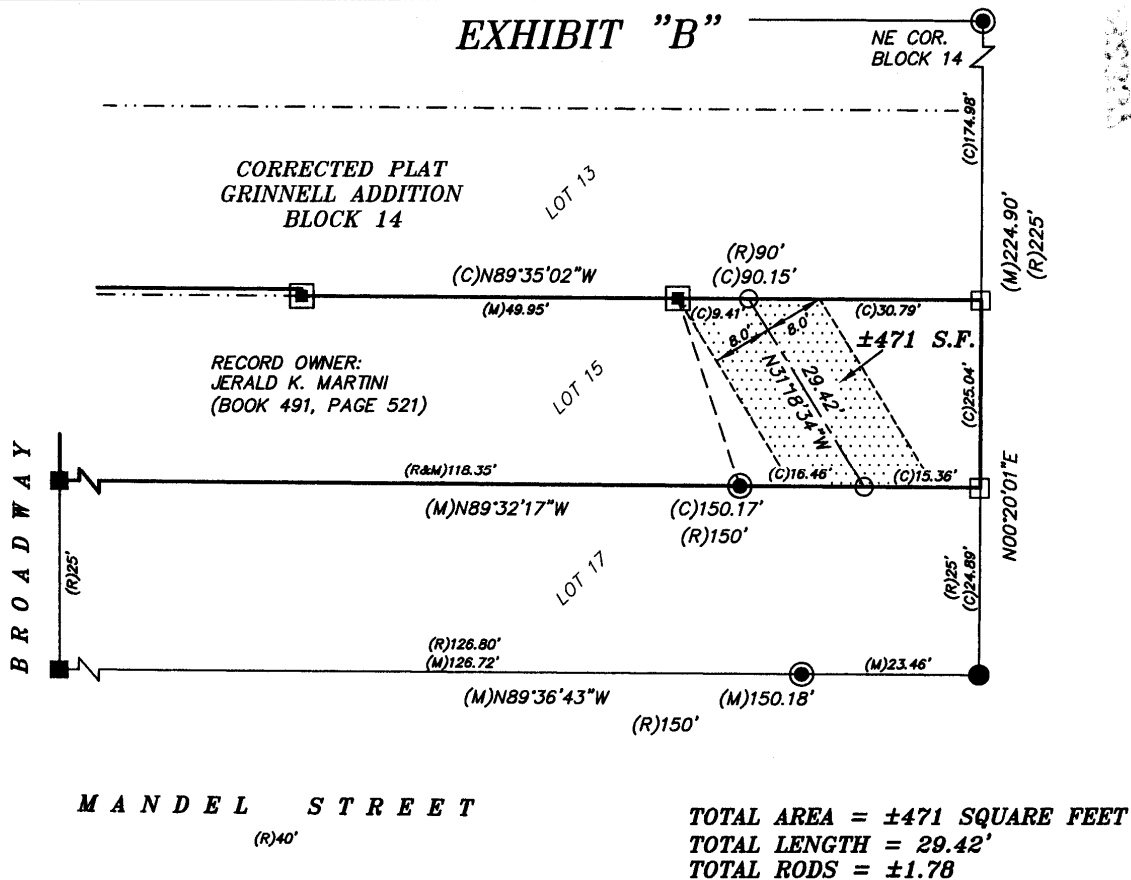
Record Owner: Jerald K. Martini  
April 21, 2010

**Re: 16.0' Telecommunications Easement to Advanced Communication Technology, and or any of their respective successors and assigns.**

A telecommunications easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in Lot 15, Block 14, Corrected Plat of Grinnell Addition to the City of Sheridan, 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 southeast corner of said Lot 15; thence N89°32'17"W, 15.36 feet along the south line of said Lot 15 to the **POINT OF BEGINNING** of said easement; thence N31°18'34"W, 29.42 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the north line of said Lot 15, and being N89°35'02"W, 30.79 feet from the northeast corner of said Lot 15. Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said telecommunications easement contains 471 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**EXHIBIT "B"****CORRECTED PLAT  
GRINNELL ADDITION  
BLOCK 4****SCALE: 1"=20'**

BEARINGS ARE BASED ON THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE  
DISTANCES ARE SURFACE  
DATUM: NAD 83(1993), NAVD 88 (U.S. FEET)  
DAF: 1.000235  
DISTANCES ARE SURFACE

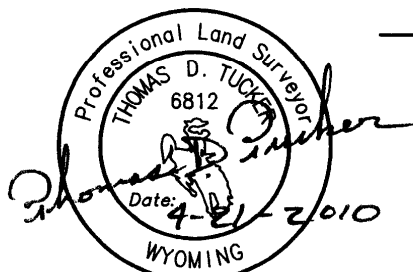
**LEGEND:**

- FOUND 3/8" OR 5/8" REBAR
- FOUND 1-1/2" ALUMINUM CAP (UNMARKED)
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- 1-1/2" ALUMINUM CAP PER PLS 2615 (PRIOR SURVEY)
- □ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY/BLOCK LINE
- LOT LINE
- EASEMENT LINE PER BOOK 123, PAGE 207
- EASEMENT LINE
- TELECOMMUNICATIONS EASEMENT

**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 STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

**EXHIBIT "B"****16.0' TELECOMMUNICATIONS EASEMENT**

CLIENT: ADVANCED COMMUNICATION TECHNOLOGY  
LOCATION: LOT 15, BLOCK 14, CORRECTED PLAT OF GRINNELL  
ADDITION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



PO BOX 3082  
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FAX 674-5000

JN: 10026  
DN: 2010/2010026E3  
PF: T2010026  
APRIL 21, 2010