

RECORDING INFORMATION ABOVE

R/W # 36934

EASEMENT AGREEMENT

The undersigned Grantor(s) for and in consideration of Two hundred and  
no/100ths Dollar(s) (\$ 200.00) 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 Street, Denver, CO 80202, its successors, assigns, lessees,  
licensees and agents a perpetual easement to construct, reconstruct, modify, change, add to,  
operate, maintain, and remove such telecommunications 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 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 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.

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Initial

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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 judgement 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 Nov 3 day of \_\_\_\_\_, 19 99.

Bernice I. Kobielusz  
Grantor Bernice I. Kobielusz

( Official name of Company or Corporation )

Grantor

By \_\_\_\_\_  
Its \_\_\_\_\_

Grantor

[ SEAL ]

Grantor

Attest \_\_\_\_\_  
Secretary of Corporation

(Individual Acknowledgement)

(Corporate Acknowledgement)

STATE OF WYOMING }  
COUNTY OF Sheridan } SS

STATE OF WYOMING }  
COUNTY OF \_\_\_\_\_ } SS

On the 3<sup>rd</sup> day of November, 19 99, personally  
appeared before me Bernice I. Kobielusz

On the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, personally  
appeared before me \_\_\_\_\_

\_\_\_\_\_, the signer(s) of the  
above instrument, who duly acknowledged to  
me that he/she executed same.

who, being by me duly sworn (or affirmed)  
did say that he/she is the \_\_\_\_\_ of  
\_\_\_\_\_

(naming the corporation) and that said  
instrument was signed on behalf of said  
corporation by authority of its bylaws (or a  
resolution of the board of directors, as the  
case may be) and said \_\_\_\_\_  
acknowledged to me that  
said corporation executed the same.

[ SEAL ]

Judy Artist  
Notary Public  
My commission expires: 2/27/01

[ SEAL ]

Notary Public  
My commission expires: \_\_\_\_\_



R/W # 10977338 36934 Job # 927A645  
Exchange Sheridan County Sheridan  
1/4 Section SW Section 27 Township 55 North Range 84 West 6th P.M.

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**EXHIBIT "A"**

**Record Owner: Bernice I. Kobielsz**  
**October 08, 1999**

**Re: 16.0' Telecommunications Easement**

A telecommunications easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, 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 west quarter corner of said Section 27; thence S01°08'19"E, 1759.53 feet to the **POINT OF BEGINNING**, said point lying on the east right of way line of Landon Lane; thence N31°57'22"E, 193.05 feet along said centerline to the **POINT OF TERMINUS**, said point lying on the south line of a tract of land described in Book 405 of Deeds, Page 43 and being S04°54'46"E, 1601.28 feet from said west quarter corner of Section 27.

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

# EXHIBIT "B"

KAUL MINOR  
SUBDIVISION  
TRACT B

SECTION 28  
SE1/4SE1/4

RECORD OWNER:  
JUSTIN ROY OLSON  
(BOOK 405, PAGE 43)

RECORD OWNER:  
BERNICE I. KOBIELUSZ  
(BOOK 343, PAGE 273)

SECTION 27  
SW1/4SW1/4

## LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- FOUND PLASTIC CAP PER LS 529
- FOUND PLASTIC CAP PER LS 2615
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- ○ NOTHING FOUND/NOTHING SET (CALCULATED POSITION)
- (R) RECORD
- (M) MEASURED
- m METERS
- WC WITNESS CORNER
- WYDOT WYOMING DEPARTMENT OF TRANSPORTATION
- PROPERTY/LOT LINE
- CENTERLINE OF 16.0' TELECOMMUNICATION EASEMENT
- EASEMENT RIGHT OF WAY LINE
- HIGHWAY/COUNTY ROAD RIGHT OF WAY LINE
- PROPOSED RIGHT-OF-WAY PER WYDOT PLANS
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT OF WAY LINE (EXISTING 20.0' WATERLINE EASEMENT)

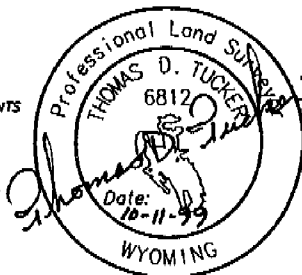
## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY 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: OCTOBER 05, 1999  
Job No. 927A645  
RL No. \_\_\_\_\_



BASE OF BEARING IS  
WYOMING STATE PLANE (EAST CENTRAL ZONE).

SCALE: 1" = 50'  
Sec. 27  
SW1/4SW1/4  
T-55-N  
R-84-W

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

SHERIDAN COUNTY, WYOMING



PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

U.S. WEST Communications, inc.  
EXHIBIT FOR RIGHT OF WAY NO. 36934  
GRANTOR BERNICE I. KOBIELUSZ

SHERIDAN COUNTY