

EXTENDED ROADWAY AND UTILITY EASEMENT

Vista Alta, LLC, a Wyoming limited liability company (herein "Vista Alta"), as record owner of certain real property located in Sheridan County, Wyoming, more particularly described below as the "Servient Parcel", and for and 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 Fifty Foot (50') wide strip of land more specifically described on **Exhibit "A"** and shown on **Exhibit "B"**, both of which are attached hereto and incorporated herein (herein the "Easement Route") for the benefit of the "Dominant Parcel" described below, and does reserves certain rights therein as set forth hereinafter:

Grant of Easement For Benefit of Dominant Parcels. Vista Alta grants this easement across said Easement Route to and for the benefit of the Dominant Parcel commonly known as Whispering Hills, Sheridan, County, Wyoming, which is more particularly described on **Exhibit "C"** attached hereto and incorporated herein (herein "Dominant Parcel").

Intent and Purpose of Easement. Vista Alta owns said Servient Parcel as of this date after purchasing said parcel from the owner and developer of that large-tract subdivision adjacent to the Servient Parcel commonly known as Whispering Hills, and this Extended Roadway and Utility Easement is intended to provide the right of ingress and egress and utility access over and across the Easement Route for unfettered access and the installation, maintenance, repair and replacement of utilities to and for the benefit of the tracts within said Whispering Hills subdivision which is described herein as Dominant Parcel, and each portion thereof. The Easement Route described herein is an extension of that ROADWAY AND UTILITY EASEMENT recorded on February 12, 2007 in Book 481 at Page 739 in the Sheridan County Clerk's office, as extended by that EXTENDED ROADWAY AND UTILITY EASEMENT dated of even date herewith which provides of record certain easement rights over and across Tracts 12, 11 and 10 of said Whispering Hills, as described therein.

Vista Alta reserves all right, title and interest in and to the Easement Route not inconsistent with the grant of easement made herein. Provided further, Vista Alta shall bear no responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

DATED this 20 day of April, 2007.

Vista Alta, LLC

By: John F. Arambel

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing Extended Roadway and Utility Easement was acknowledged to before me by John F. Arambel, as Manager of Vista Alta, LLC, on this the 20th day of April, 2007.

WITNESS my hand and official seal.

Brian T. Kinnison
Notary Public

My Commission expires: 5-13-10



LEGAL DESCRIPTION

RE: 50' ROADWAY/ UTILITY EASEMENT

April 03, 2007

A Fifty (50) foot wide Roadway and Utility easement lying Twenty Five (25) feet each side of a centerline situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 55 North, Range 83 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 southwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16 (monumented with a 2" aluminum cap per LS 6594; thence N00°37'39"W, 703.74 feet along the west line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said centerline; thence through a curve to the left, having a radius of 440.00 feet, a central angle of 10°37'56", an arc length of 81.65 feet, a chord bearing of N77°00'38"E, and a chord length of 81.53 feet along said centerline to a point; thence N71°41'40"E, 272.46 feet along said centerline to a point; thence, through a curve to the left having a radius of 250.00 feet, a central angle of 98°20'40", an arc length of 429.11 feet, a chord bearing of N22°31'20"E, and a chord length of 378.34 feet along said centerline to a point; thence N26°39'00"W, 345.85 feet along said centerline to a point; thence, through a curve to the left having a radius of 225.00 feet, a central angle of 31°31'45", an arc length of 123.81 feet, a chord bearing of N42°24'52"W, and a chord length of 122.26 feet along said centerline to a point; thence N58°10'44"W, 301.90 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on said west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ and being S0°37'39"E, 2169.22 feet from the north quarter corner of said Section 16 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per LS 6594).

TOTAL LENGTH= 94.23 rods more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

Distances are surface



EXHIBIT "B"

SE1/4
NW1/4

SW1/4
NE1/4

NE1/4
SW1/4

NW1/4
SE1/4

SE1/4
SW1/4

SW1/4
SE1/4



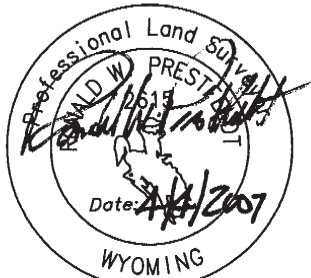
SCALE: 1"=500'

BASIS TABLE

BEARINGS: THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE.
DISTANCES ARE SURFACE.

LENGTH=±94.23 RODS

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, EXHIBIT "B" IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.



1/4 9/16
N00°37'39"W 2567.97'
2169.22'
L3
C3
398.75'
C1/4
L2
613.25'
C2
L1
C1
N00°37'39"W 1316.99'
703.74'

CS1/16
N00°41'43"W 34.77'

N88°12'41"W 656.49'
N88°20'22"W 88.90'

N54°40'21"W 719.42'

S88°39'03"W 1122.24'

1/4 16
21

CURVE TABLE					
CURVE	LENGTH	DELTA	LENGTH	CHORD BEARING	CHORD
C1	440.00'	10°37'58"	81.65'	N77°00'38"E	81.53'
C2	250.00'	98°20'40"	429.11'	N22°31'20"E	378.34'
C3	225.00'	31°31'45"	123.81'	N42°24'52"W	122.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°41'40"E	272.46'
L2	N26°39'00"W	345.85'
L3	N58°10'44"W	301.90'

LEGEND

- FOUND 3-1/4" ALUMINUM CAP PER LS 2608
- △ FOUND 2" ALUMINUM CAP PER LS 6594
- ◇ SET 2" ALUMINUM CAP PER LS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP LS 6594
- P.I., P.C., PT., CENTERLINE EASEMENT
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- SECTION LINE
- INTERIOR SECTION LINE
- == 60' WIDE ROADWAY/UTILITY EASEMENT
- RIGHT OF WAY LINE

EXHIBIT "B"

50' ROADWAY/UTILITY EASEMENT

CLIENT: DSB INVESTMENTS

LOCATION: SW1/4NE1/4,NW1/4SE1/4, SECTION 16,
T55N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

PRESTFELDT
SURVEYING

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

JN: 26107
DF: 2006/2006107D
TAB: ROAD No. 3
APRIL 03, 2007

Exhibit C**Description of Dominant Parcel**

Whispering Hills – that real property commonly known as and now referred to as *Whispering Hills*, a large-tract subdivision in Sheridan County, Wyoming, lying between the Servient Parcel described on the attached easement and US Highway 14, more specifically described as:

A tract of land situated in the $W\frac{1}{2}NE\frac{1}{4}$, $N\frac{1}{2}SW\frac{1}{4}$, and $NW\frac{1}{4}$ of Section 16 and the $S\frac{1}{2}NE\frac{1}{4}$, $N\frac{1}{2}SE\frac{1}{4}$, $NE\frac{1}{4}SW\frac{1}{4}$, and $SE\frac{1}{4}NW\frac{1}{4}$ of Section 17, Township 55 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the northwest corner of Section 16 (monumented with a $\frac{3}{4}$ " aluminum cap per LS 5369); thence $S87^{\circ}19'31''E$, 2,649.44 feet along the north line of said Section 16 to the north quarter corner of said Section 16 (monumented with a $\frac{3}{4}$ " aluminum cap per LS 6594); thence $N89^{\circ}45'43''E$, 358.39 feet along said north line to a 2" aluminum cap per LS 2615; thence $S00^{\circ}54'13''W$, 1,268.53 feet to a 2" aluminum cap per LS 2615; thence $S58^{\circ}22'47''W$, 378.52 feet to a 2" aluminum cap per LS 2615 lying on the east line of said $NW\frac{1}{4}$ of Section 16; thence $S00^{\circ}37'39''E$, 2,419.54 feet along said east line to a 2" aluminum cap per LS 6594 being the southeast corner of said $N\frac{1}{2}SW\frac{1}{4}$ of Section 16; thence $N89^{\circ}27'15''W$, 2,641.75 feet along the south line of said $N\frac{1}{2}SW\frac{1}{4}$ of Section 16 to the southwest corner of said $N\frac{1}{2}SW\frac{1}{4}$ of Section 16; thence $N89^{\circ}43'24''W$, 2,453.79 feet along the south line of said $N\frac{1}{2}SE\frac{1}{4}$ of said Section 17 to a 2" aluminum cap per LS 2615, said point being the northwest corner of a tract of land described in Book 393 of Deeds, Page 202 at the intersection of the easterly right of way line of U.S. Highway No. 14 and the south line of said $N\frac{1}{2}SE\frac{1}{4}$ of Section 17; thence $N36^{\circ}46'48''W$, 639.94 feet along said easterly right of way line to a concrete and brass right of way monument; thence, along said easterly right of way line through a non-tangent curve to the right, having a radius of 2241.83 feet, a delta of $14^{\circ}35'43''$, an arc length of 571.07 feet, a chord bearing of $N29^{\circ}28'10''W$, and a chord distance of 569.53 feet to a concrete and brass monument; thence $N22^{\circ}10'34''W$, 473.58 feet along said easterly right of way line to a concrete and brass right of way monument; thence along said easterly right of way line through a non-tangent curve to the right, having a radius of 5679.58 feet, a delta of $2^{\circ}53'57''$, an arc length of 287.40 feet, a chord bearing of $N20^{\circ}43'39''W$, and a chord distance of 287.37 feet to a concrete and brass right of way monument; thence $N19^{\circ}16'01''W$, 494.78 feet along said northeasterly right of way line to a concrete and brass right of way monument; thence, along said northeasterly right of way line through a curve to the left having a radius of 1687.02 feet, a delta of $18^{\circ}00'05''$, an arc length of 530.03 feet, a chord bearing of $N28^{\circ}17'17''W$, and a chord length of 527.85 feet to a 2" aluminum cap per LS 2615, said point lying on the north line of said $SE\frac{1}{4}NW\frac{1}{4}$ of Section 17; thence $S89^{\circ}56'22''E$, 3,779.35 feet along said north line of the $SE\frac{1}{4}NW\frac{1}{4}$ and the north line of said $S\frac{1}{2}NE\frac{1}{4}$ to the northeast corner of said $S\frac{1}{2}NE\frac{1}{4}$ of Section 17 (monumented with a $\frac{3}{4}$ " aluminum cap per LS 2615); thence $N00^{\circ}40'58''W$, 1,327.84 feet along the west line of said $NW\frac{1}{4}$ of Section 16 to the **POINT OF BEGINNING** of said tract.

Containing 443.16 acres, more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.
Distances are surface.

HAWPLDVT55N2006107-HOME OWNERS ASSOCIATION.wpd