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CONVEYANCE OF ACCESS EASEMENT

This Easement Conveyance is entered into this 17th of December, 2008, by, **WALLOP FAMILY LIMITED PARTNERSHIP, a Wyoming Limited Partnership** ("**WFLP**"), ("Grantor"), in favor of **MALCOLM WALLOP**, ("Grantee").

RECITALS

A. Grantor is the owner of certain lands described as follows:

Township 54 North, Range 84 West, 6th P.M.
Section 30: Part of North half

("Grantor's Land").

B. Grantee is the owner of the lands described on **Exhibit A**.

("Grantee's Land").

C. Grantor wishes to convey to Grantee a new access easement across Grantor's Land in accordance with the terms of this instrument.

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant of Easement

Grantor does hereby grant and convey to Grantee, and Grantee's successors and assigns, a permanent non-exclusive access easement for ingress and egress to Grantee's Land, the location of which is specifically described on the attached **Exhibit B**. The easement shall be thirty (30) feet in width, for construction, maintenance and use of an access roadway, to be used for ingress and egress, across and through Grantor's Land, to and from Grantee's Land.

2. Terms of Use.

A. Grantee shall have the right to improve the roadway within the easement at Grantee's expense. The surface of Grantor's Land disturbed by Grantee's construction activities (and by any future maintenance or reconstruction) shall not extend outside the easement and shall be reclaimed and repaired by Grantee, and Grantee shall reseed disturbed land with agricultural grasses or vegetation similar to that in place prior to construction activities.

B. Gates or cattleguards may be installed by Grantee where the easement crosses fences. The right-of-way shall not be fenced without the written permission of Grantor.

C. Grantee shall contribute to the maintenance of the road as it is maintained at the time of the writing of this easement.

D. The easement may be used for personal, agricultural, residential, recreational and general access use.

E. The easement created by this instrument is non-exclusive and shall not preclude Grantor's use of Grantor's Land, except to the extent that Grantor shall not in any way at any time obstruct the easement or otherwise unreasonably interfere with Grantee's rights to use the easement for the purposes allowed by this instrument. Grantor shall have the right to use the roadway constructed in the access easement and to allow others to use the roadway.

F. This is a private easement. At no time shall this easement be construed to create a public roadway.

G. Grantee shall have the right to use the easement conveyed by this instrument for installation of electric, telephone, telecommunications, gas, and other utility lines.

3. Release.

This easement is given subject to the express understanding that the Grantee, in accepting this easement, shall not hold the Grantor liable for any loss, damage or claims arising out of the use of the easement by the Grantee, or its invitees, agents, employees, assigns or successors in interest.

4. Appurtenant to Benefitted Land.

The easement conveyed by this instrument shall be appurtenant to and shall run with Grantee's Land, and shall be for the benefit and use of the Grantee and the heirs, successors and assigns of Grantee who then own Grantee's Land, as well as their lessees, employees, agents, invitees and guests.

DATED this 17th of December, 2008.

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**WALLOP FAMILY LIMITED PARTNERSHIP,
a Wyoming Limited Partnership**

**By: WALLOP CANYON RANCH LIMITED
LIABILITY COMPANY, General Partner of
Wallop Family Limited Partnership**

By: Malcolm Wallop
Malcolm Wallop, Member

By: Paul Stebbins Wallop
Paul Stebbins Wallop, Member

STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 17th day of December, 2008, by **Malcolm Wallop**, as member of **Wallop Family Canyon Ranch, LLC**.

WITNESS my hand and official seal.



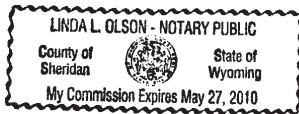
Robert G. Berger
Notary Public

My commission expires: 10-30-2012

STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 17th day of December, 2008, by **Paul Stebbins Wallop, as member of Wallop Canyon Ranch, LLC.**

WITNESS my hand and official seal.



Linda L. Olson
Notary Public

My commission expires: _____



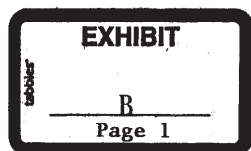
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A tract of land situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northeast corner said Section 30, thence S45°58'05"W, 4186.32 feet to the **POINT OF BEGINNING** of said tract; thence N15°30'26"E, 480.54 feet to a point; thence N56°17'09"W, 263.27 feet to a point; thence N31°02'27"E, 1278.77 feet to a point; thence S64°43'19"E, 930.63 feet to a point; thence S20°23'30"W, 1715.08 feet to a point; thence N69°43'50"W, 866.45 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 40.49 acres of land, more or less.

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



Record Owner: Wallop Family Limited Partnership
August 04, 2008

RE: Access Easement

That portion of an access easement described in Book 352 of Deeds, Page 556, being thirty (30) feet wide, lying fifteen (15) feet each side of the centerline of an existing access road situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the centerline of said easement described in Book 352 of Deeds, Page 556, being more particularly described as follows:

Commencing at the southwest corner of said Section 30; thence N12°45'24"E, 4896.43 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the centerline of the Little Goose Canyon Road, (AKA County Road No. 77); thence S32°15'48"E, 54.40 feet along said existing access road centerline to a point; thence S43°57'38"E, 59.80 feet along said centerline to a point; thence S73°28'59"E, 192.78 feet along said centerline to a point; thence N89°46'54"E, 123.17 feet along said centerline to a point; thence S81°21'16"E, 458.80 feet along said centerline to a point; thence S61°12'43"E, 77.01 feet along said centerline to a point; thence S37°25'12"E, 63.93 feet along said centerline to a point; thence S17°03'57"E, 323.34 feet along said centerline to a point; thence S06°21'07"E, 94.42 feet along said centerline to a point; thence S07°09'59"W, 120.85 feet along said centerline to a point; thence S18°31'22"W, 317.43 feet along said centerline to a point; thence S11°55'54"W, 96.47 feet along said centerline to a point; thence S09°55'15"E, 200.12 feet along said centerline to a point; thence S19°19'32"W, 27.63 feet along the centerline of said access easement to the **POINT OF TERMINUS** of said easement described in Book 352 of Deeds, Page 556, said point being N30°52'36"E, 3861.08 feet from the southwest corner of said Section 30.

Lengthening or shortening the side line of said easement to intersect said boundary lines.
Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

An access easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline of an existing access road situated in Section 30, Township 54 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 southwest corner of said Section 30; thence N30°52'36"E, 3861.08 feet to the **POINT OF BEGINNING** said easement, said point lying on the centerline of an existing access easement described in Book 352 of Deeds, Page 556; thence, leaving said access easement described in Book 352 of Deeds, Page 556, N74°50'04"E, 25.42 feet along said centerline to a point; thence N55°40'34"E, 31.89 feet along said centerline to a point; thence N45°27'33"E, 424.21 feet along said centerline to a point; thence N63°30'42"E, 113.29 feet along said centerline to a point; thence N52°52'47"E, 89.06 feet along said centerline to a point; thence N60°34'51"E, 157.19 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N34°42'23"E, 4643.75 feet from said southwest corner of Section 30.

Lengthening or shortening the side line of said easement to intersect said boundary lines.
Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

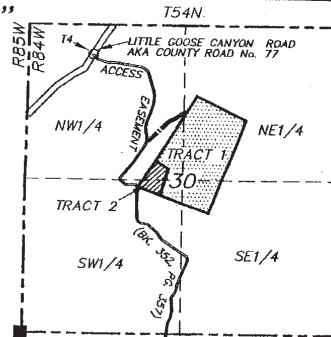
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EXHIBIT "B"

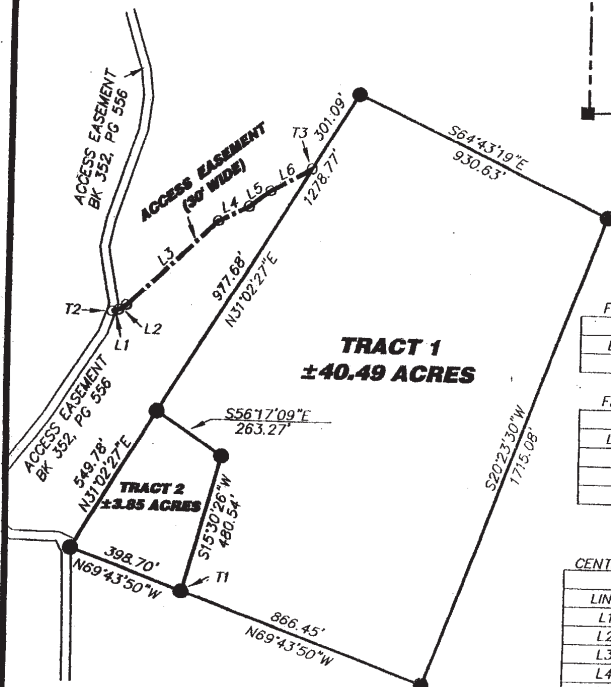
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LEGEND

- FOUND/SET 3-1/4" ALUMINUM CAP PER PLS 5369
- FOUND/SET 2" ALUMINUM CAP PER PLS 2615
- NOTHING FOUND/SET
- TRACT LINE
- - - SECTION LINE/DEED LINE
- - - INTERIOR SECTION LINE
- - - CENTERLINE PROPOSED 30' WIDE ACCESS EASEMENT



LOCATION MAP
1" = 2000'



FROM THE NE CORNER OF SECTION 30

TIE TABLE		
LINE	BEARING	LENGTH
T1	S45°58'05"W	4186.32'

FROM THE SW CORNER OF SECTION 30

TIE TABLE		
LINE	BEARING	LENGTH
T2	N30°52'36"E	3861.08'
T3	N34°42'23"E	4643.75'
T4	N12°45'24"E	4896.43'

CENTERLINE 30' WIDE ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°50'04"E	25.42'
L2	N55°40'34"E	31.89'
L3	S45°27'33"W	424.21'
L4	S63°30'42"W	113.29'
L5	S52°52'47"W	89.06'
L6	S60°34'51"W	157.19'



SCALE: 1"=400'

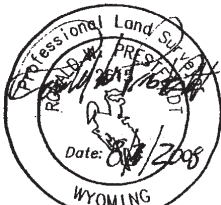
BASIS OF BEARINGS IS

WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
NAD 83(1993), NAD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, 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"

CLIENT: WALLOP FAMILY LIMITED PARTNERSHIP
P.O. BOX 603, SHERIDAN, WY. 82801

LOCATION: PORTION OF SECTION 30, T54N,
R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

PRESTFELDT
SURVEYING

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

JN: 93015
DF: 93015CLUB
TAB: EXH B
AUGUST 04, 2008