

Easement

Neltje as Trustee of the Neltje Revocable Trust dated May 10, 1994 ("Grantor") grants to Ellen Sargent ("Grantee"), her successors and assigns whose address is 254 McLain Street, Mt. Kisco, NY 10549 a nonexclusive easement for ingress and egress over and across the easement described on attached Exhibits A and B.

This easement is appurtenant to the property described on Exhibit C.

Dated this 10 day of June, 2008

Neltje
Neltje as Trustee of the Neltje Revocable Trust dated
May 10, 1994

STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Neltje as Trustee of the Neltje Revocable Trust dated May 10, 1994 on this 10th day of June, 2008. Witness my hand and official seal.

Tom C. Toner

Notary Public

My commission expires: Nov. 26, 2009



611860 EASEMENT
BOOK 496 PAGE 0415
RECORDED 06/10/2008 AT 04:25 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

416
EXHIBIT "B"

Record Owner: Neltje

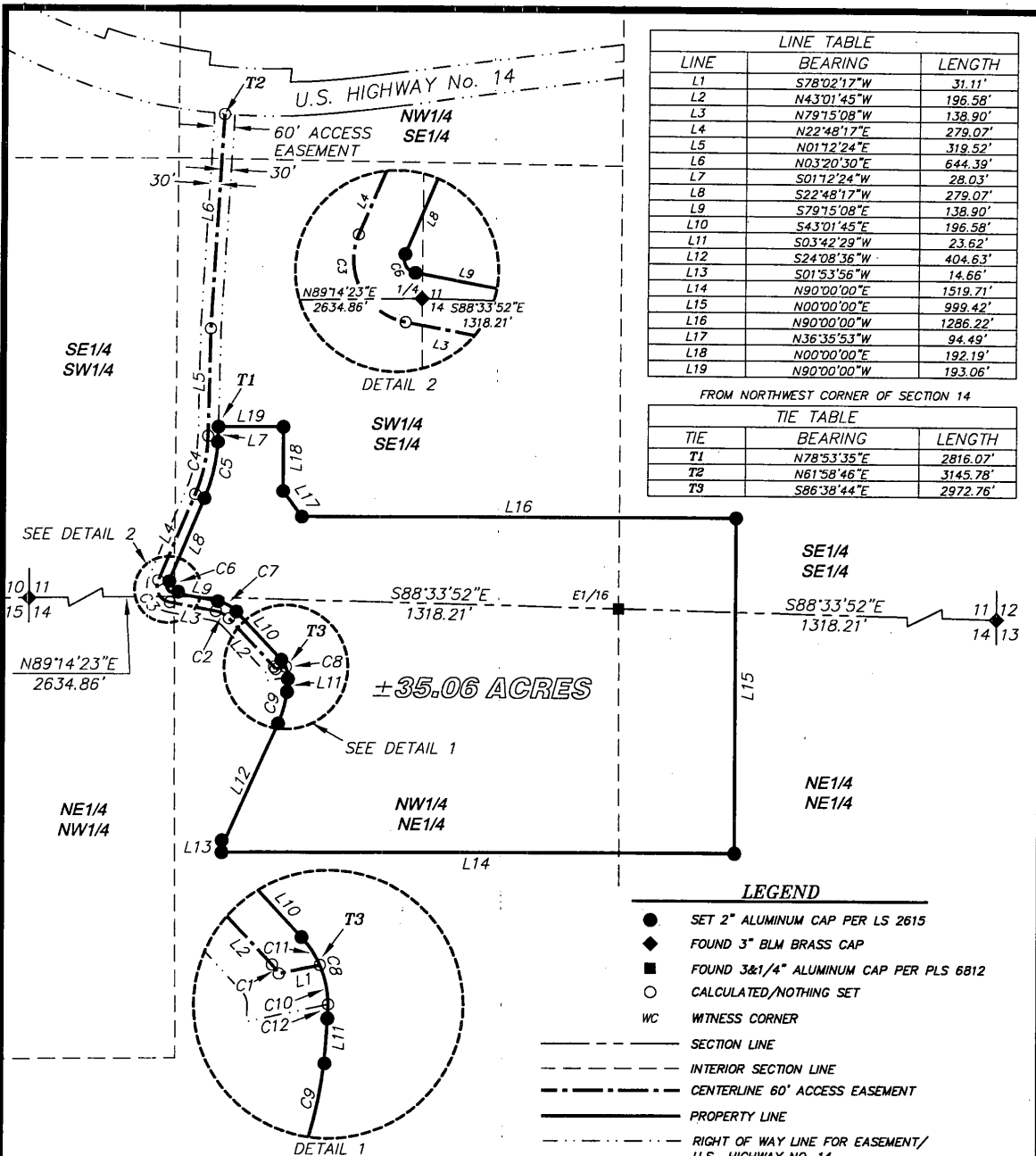
May 21, 2008

RE: 60' Wide Access Easement for Ingress and Egress To Ellen Sargent

An access easement sixty (60) feet wide, being thirty (30) feet each side of the following described centerline of an existing access road situated in the $W\frac{1}{2}SE\frac{1}{4}$ and $SE\frac{1}{4}SW\frac{1}{4}$ of Section 11; the $NW\frac{1}{4}NE\frac{1}{4}$ and $NE\frac{1}{4}NW\frac{1}{4}$ of Section 14, Township 53North, Range 82 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "C"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 14; thence $N61^{\circ}13'27''E$, 3145.78 feet to the **POINT OF BEGINNING** of said tract, said point lying on the south right of way line of U. S. Highway No. 14; thence $S03^{\circ}20'30''W$, 644.39 feet along said centerline to a point; thence $S01^{\circ}12'24''W$, 319.52 feet along said centerline to a point; thence, through a curve to the right having a radius of 477.46 feet, a central angle of $21^{\circ}35'53''$, an arc length of 179.98 feet, a chord bearing of $S12^{\circ}00'21''W$, and a chord length of 178.92 feet along said centerline to a point; thence $S22^{\circ}48'17''W$, 279.07 feet along said centerline to a point; thence, through a curve to the left having a radius of 47.75 feet, a central angle of $102^{\circ}03'25''$, an arc length of 85.05 feet, a chord bearing of $S28^{\circ}13'26''E$, and a chord length of 74.25 feet along said centerline to a point; thence $S79^{\circ}15'08''E$, 138.90 feet along said centerline to a point; thence, through a curve to the right having a radius of 71.62 feet, a central angle of $36^{\circ}13'23''$, an arc length of 45.28 feet, a chord bearing of $S61^{\circ}08'26''E$, and a chord length of 44.53 feet along said centerline to a point; thence $S43^{\circ}01'45''E$, 196.58 feet along said centerline to a point; thence, through a curve to the right having a radius of 44.07 feet, a central angle of $11^{\circ}01'36''$, an arc length of 8.48 feet, a chord bearing of $S37^{\circ}30'57''E$, and a chord length of 8.47 feet along said centerline to a point; thence $N78^{\circ}02'17''E$, 31.11 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being $S86^{\circ}38'44''E$, 2972.76 feet from the northwest corner of said Section 14.

Lengthening or shortening the side lines of said easement to intersect said boundary lines.
Bearings are Based on the Wyoming Coordinate System NAD 1983, East Central Zone.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°02'17"W	31.11'
L2	N43°01'45"W	196.58'
L3	N79°15'08"W	138.90'
L4	N22°48'17"E	279.07'
L5	N01°12'24"E	319.52'
L6	N03°20'30"E	644.39'
L7	S01°12'24"W	28.03'
L8	S22°48'17"W	279.07'
L9	S79°15'08"E	138.90'
L10	S43°01'45"E	196.58'
L11	S03°42'29"W	23.62'
L12	S24°08'36"W	404.63'
L13	S01°53'56"W	14.66'
L14	N90°00'00"E	1519.71'
L15	N00°00'00"E	999.42'
L16	N90°00'00"W	1286.22'
L17	N36°35'53"W	94.49'
L18	N00°00'00"E	192.19'
L19	N90°00'00"W	193.06'

TIE TABLE		
TIE	BEARING	LENGTH
T1	N78°53'35"E	2816.07'
T2	N61°58'46"E	3145.78'
T3	S86°38'44"E	2972.76'

LEGEND

- SET 2" ALUMINUM CAP PER LS 2615
- ◆ FOUND 3" BLM BRASS CAP
- FOUND 3&1/4" ALUMINUM CAP PER PLS 6812
- CALCULATED/NOTHING SET
- WC WITNESS CORNER
- SECTION LINE
- - - INTERIOR SECTION LINE
- - - CENTERLINE 60' ACCESS EASEMENT
- PROPERTY LINE
- - - RIGHT OF WAY LINE FOR EASEMENT/
U.S. HIGHWAY NO. 14

CURVE TABLE					
CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.07'	11°01'36"	8.48'	N37°30'57"W	8.47'
C2	71.62'	36°13'23"	45.28'	N61°08'26"W	44.53'
C3	47.75'	102°03'25"	85.05'	S28°13'25"E	74.24'
C4	477.46'	21°35'53"	179.98'	N12°00'21"E	178.92'
C5	507.46'	21°35'53"	191.29'	N12°00'21"E	190.16'
C6	17.75'	102°03'25"	31.61'	S28°13'25"E	27.59'
C7	101.62'	36°13'23"	64.25'	N61°08'26"W	63.18'
C8	74.07'	46°44'14"	60.42'	N19°39'38"W	58.76'
C9	316.48'	20°26'07"	112.88'	N13°55'33"E	112.28'
C10	74.07'	23°22'00"	30.21'	N12°02'37"W	30.00'
C11	74.07'	19°18'08"	24.95'	N33°22'41"W	24.84'
C12	74.07'	04°04'06"	5.26'	N01°40'26"E	5.26'

EXHIBIT "C"

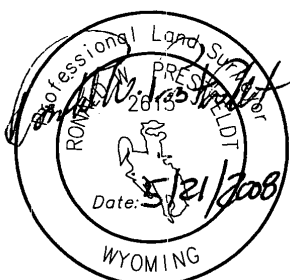
CLIENT: NELTJE
11 LOWER PINEY CREEK ROAD
BANNER, WY 82832

LOCATION: SE4, SE4SW4, SEC. 11; N2NE4, NE4NW4,
SEC. 14, T53N, R82W, 6TH P.M., SHERIDAN
COUNTY, WYOMING.

RESTFELDT
SURVEYING

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

JN: 95088
95088EXHA
TAB: SARGENT 35 AC
MAY 17, 2008



SCALE: 1"=400'
BASIS OF BEARINGS IS
THE WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE

418

EXHIBIT C

Record Owner: Neltje

May 21, 2008

RE: Neltje To Ellen Sargent

A tract of land situated in the S½SE¼ and SE¼SW¼ of Section 11; the N½NE¼ of Section 14, Township 53 North, Range 82 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "C"** attached hereto and by this reference made a part hereof, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 14; thence N78°53'35"E, 2816.07 feet to the **POINT OF BEGINNING** of said tract; thence Due East, 193.06 feet to a point; thence Due South, 192.19 feet to a point; thence S36°35'53"E, 94.49 feet to a point; thence Due East, 1286.22 feet to a point; thence Due South, 999.42 feet to a point; thence Due West, 1519.71 feet to a point; thence N01°53'56"E, 14.66 feet to a point; thence N24°08'36"E, 404.63 feet to a point; thence, through a curve to the left having a radius of 316.48 feet, a central angle of 20°26'07", an arc length of 112.88 feet, a chord bearing of N13°55'33"E, and a chord length of 112.28 feet to a point; thence N03°42'29"E, 23.62 feet to a point; thence, through a curve to the left having a radius of 74.07 feet, a central angle of 46°44'14", an arc length of 60.42 feet, a chord bearing of N19°39'38"W, and a chord length of 58.76 feet to a point; thence N43°01'45"W, 196.58 feet to a point; thence, through a curve to the left having a radius of 101.62 feet, a central angle of 36°13'23", an arc length of 64.25 feet, a chord bearing of N61°08'26"W, and a chord length of 63.18 feet to a point; thence N79°15'08"W, 138.90 feet to a point; thence, through a curve to the right having a radius of 17.75 feet, a central angle of 102°03'25", an arc length of 31.61 feet, a chord bearing of N28°13'25"W, and a chord length of 27.59 feet to a point; thence N22°48'17"E, 279.07 feet to a point; thence, through a curve to the left having a radius of 507.46 feet, a central angle of 21°35'53", an arc length of 191.29 feet, a chord bearing of N12°00'20"E, and a chord length of 190.16 feet to a point; thence N01°12'24"E, 28.03 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 35.06 acres of land, more or less.

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