

**EXTENDED ROADWAY AND UTILITY EASEMENT**

DSB Investments, Inc., a Wyoming corporation (herein "DSB"), 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 Sixty Foot (60') 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 Parcels" described below, and does reserves certain rights therein as set forth hereinafter:

Grant of Easement For Benefit of Dominant Parcels. DSB grants this easement across said Easement Route to and for the benefit of the Dominant Parcels, more particularly described on Exhibit "C" attached hereto and incorporated herein. (herein "Dominant Parcels").

Intent and Purpose of Easement. DSB owns said Servient Parcel in its entirety as of this date; however, DSB intends to sell and convey portions thereof immediately hereafter, and this 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 Dominant Parcels, and each and every portion conveyed therefrom.

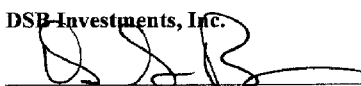
DSB intends that the Easement Route described above is an extension of the following recorded easements in place for the existing roadway for which this easement is the final leg, to-wit: (i) Roadway and Utility Easement recorded on February 12, 2007 in Book 481 at Page 739 in the Sheridan County Clerk's office; and (ii) Extended Roadway and Utility Easement recorded on April 24, 2007 in Book 484 at Page 635 in the Sheridan County Clerk's office; and (iii) Extended Roadway and Utility Easement recorded on April 24, 2007 in Book 484 at Page 639 in the Sheridan County Clerk's office, all said rights of way being previously conveyed through that large-tract subdivision now commonly known as "Whispering Hills", but which not long enough to secure the rights of way to the end of the existing road but which is extended herein for the final leg of such road to provide access to all of the Tracts of Whispering Hills.

Reservation of Rights. Provided further, DSB expressly reserves the sole and exclusive right to grant, assign, sell or otherwise convey additional access easements and/or the right of utility installation, maintenance and repair in, over, along and across said Easement Route to any person or entity other than those who benefit from this instrument as DSB's successors in title to portions of the Dominant Parcels which are owned by it as of the date hereof. Should DSB exercise its rights so reserved herein to convey rights along the Easement Route to other users/grantees from the coal bed methane/mineral industry, then the fees paid by them for such access and/or utility rights shall be paid in accord with that DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WHISPERING HILLS, recorded on February 12, 2007 in Book 481 at Page 729 of the Sheridan County Clerk's records, which burdens/benefits a portion of the Dominant Parcels. Any additional rights so conveyed by DSB along the Easement Route shall not be inconsistent with the rights granted herein to all portions of the Dominant Parcels.

DSB 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 12<sup>th</sup> day of September, 2007.

DSB Investments, Inc.

  
By: D. Scott Bliss, President

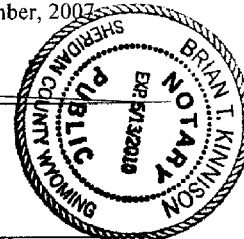
STATE OF WYOMING       )  
                                      ) ss.  
COUNTY OF SHERIDAN    )

The above and foregoing Extended Roadway and Utility Easement was acknowledged to before me by D. Scott Bliss, as President of DSB Investments, Inc., on this the 12<sup>th</sup> day of September, 2007.

WITNESS my hand and official seal.

My Commission expires: 5-13-10

  
Notary Public



## EXHIBIT "A"

RE: 60' ROADWAY/ UTILITY EASEMENT  
September 13, 2007

A sixty (60) foot wide roadway and utility easement thirty (30) feet on each side of a centerline situated in the N $\frac{1}{2}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 16, Township 55 North, Range 83 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, shown as a **60' WIDE ROADWAY AND UTILITY EASEMENT** on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 16 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 6594); thence S00°37'39"E, 2169.21 feet along the east line of said N $\frac{1}{2}$ NW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  to the **POINT OF BEGINNING** of said sixty (60) foot wide roadway and utility easement, said point lying on the centerline of a sixty (60) foot wide roadway and utility easement; thence N58°10'44"W, 3.46 feet along the centerline of said sixty (60) foot wide roadway and utility easement to a point; thence, along said centerline, through a curve to the left having a radius of 200.00 feet, a delta of 13°18'27", an arc length of 46.45 feet, a chord bearing of N64°49'58"W, and a chord length of 46.35 feet to a point; thence N71°29'12"W 70.17 feet along said centerline to a point; thence, along said centerline, through a curve to the right having a radius of 230.00 feet, a delta of 34°02'03", an arc length of 136.62 feet, a chord bearing of N54°28'10"W, and a chord length of 134.62 feet to a point; thence N37°27'08"W 168.52 feet along said centerline to a point; thence, along said centerline, through a curve to the right having a radius of 100.00 feet, a delta of 61°44'52", an arc length of 107.77 feet, a chord bearing of N06°34'42"W, and a chord length of 102.63 feet to a point; thence N24°17'44"E, 265.96 feet along said centerline to the a point; thence, along said centerline, through a curve to the left, having a radius of 105.00 feet, a delta of 118°37'31", an arc length of 217.39 feet, a chord bearing of N35°01'02"W, and a chord length of 180.59 feet to a point; thence S85°40'13"W, 201.49 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 450.00 feet, a delta of 43°21'55", an arc length of 340.59 feet, a chord bearing of N72°38'50"W, and a chord length of 332.52 feet to a point; thence N50°57'52"W, 195.92 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 215.00 feet, a delta of 32°36'34", an arc length of 122.37 feet, a chord bearing of N34°39'35"W, and a chord length of 120.72 feet to a point; thence N18°21'18"W, 145.88 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a radius of 210.00 feet, a delta of 44°11'00", an arc length of 161.94 feet, a chord bearing of N40°26'48"W, and a chord length of 157.96 feet to a point; thence N62°32'18"W, 269.99 feet along said centerline to the **POINT OF TERMINUS** of said sixty (60) foot wide roadway and utility easement, said point being S62°57'49"W, 1608.56 feet from said north quarter corner of said Section 16.

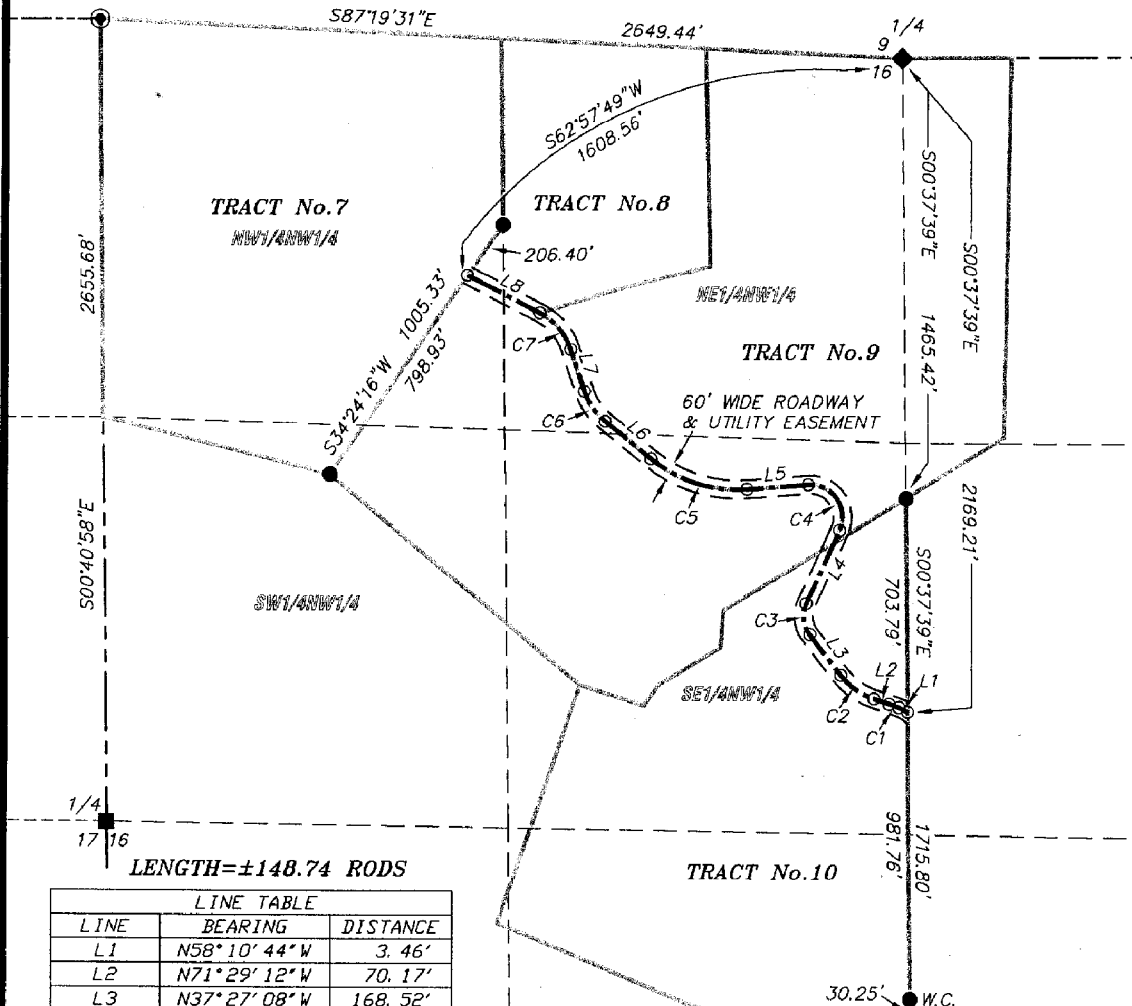
**TOTAL LENGTH**= 148.74 rods more or less.

Lengthening or shortening the side lines of said easement to intersect said boundary lines.

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

Distances are surface

## EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°10'44"W	3.46'
L2	N71°29'12"W	70.17'
L3	N37°27'08"W	168.52'
L4	N24°17'44"E	265.96'
L5	S85°40'13"W	201.49'
L6	N50°57'52"W	195.92'
L7	N18°21'18"W	145.88'
L8	N62°32'18"W	269.99'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	200.00'	13°18'27"	46.45'	N64°49'58"W	46.35'
C2	230.00'	34°02'03"	136.62'	N54°28'10"W	134.62'
C3	100.00'	61°44'52"	107.77'	N06°34'42"W	102.63'
C4	105.00'	118°37'31"	217.39'	N35°01'02"W	180.59'
C5	450.00'	43°21'55"	340.59'	N72°38'50"W	332.52'
C6	215.00'	32°36'34"	122.37'	N34°39'35"W	120.72'
C7	210.00'	44°11'00"	161.94'	N40°26'48"W	157.96'

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

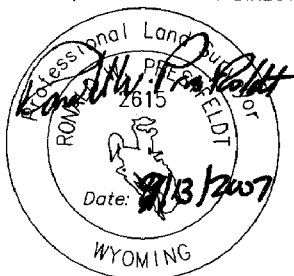


SCALE: 1"=500'

## LEGEND

- 2" ALUMINUM CAP PER PLS 2615
- ◐ FOUND 3-1/4" ALUMINUM CAP PER PLS 5369
- ◑ FOUND 3-1/4" ALUMINUM CAP PER PLS 2608
- ◆ 3-1/4" ALUMINUM CAP OER PLS 6594
- P.I., P.C., P.T., CENTERLINE EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- 60' WIDE ROADWAY/UTILITY EASEMENT
- RIGHT OF WAY LINE

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.



## EXHIBIT "B"

### 60' ROADWAY/UTILITY EASEMENT

CLIENT: DSB INVESTMENTS

 LOCATION: N1/2NW1/4, SE1/4NW1/4 SECTION 16, T55N, R83W,  
 6TH P.M., SHERIDAN COUNTY, WYOMING.

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

 JN: 26107  
 DF: 2006107D  
 TAB: ROAD No. 4  
 SEPT. 13, 2007

## Exhibit C

### Description of Dominant Parcels

**Whispering Hills** – that real property commonly know as and now referred to as Whispering Hills, a large-tract subdivision in Sheridan County, Wyoming, lying between the above-described Vista Alta Parcel and US Highway 14, and all of those parcels located within Whispering Hills which is more specifically described as:

A tract of land situated in the W½NE¼, N½SW¼, and NW¼ of Section 16 and the S½NE¼, N½SE¼, NE¼SW¼, and SE¼NW¼ of Section 17, Township 55 North, Range 83 West, 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

**BEGINNING** at the northwest corner of Section 16 (monumented with a 3¼" aluminum cap per LS 5369); thence S87°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 3¼" aluminum cap per LS 6594); thence N89°45'43"E, 358.39 feet along said north line to a 2" aluminum cap per LS 2615; thence S00°54'13"W, 1,268.53 feet to a 2" aluminum cap per LS 2615; thence S58°22'47"W, 378.52 feet to a 2" aluminum cap per LS 2615 lying on the east line of said NW¼ of Section 16; thence S00°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 N½SW¼ of Section 16; thence N89°27'15"W, 2,641.75 feet along the south line of said N½SW¼ of Section 16 to the southwest corner of said N½SW¼ of Section 16; thence N89°43'24"W, 2,453.79 feet along the south line of said N½SE¼ 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 N½SE¼ of Section 17; thence N36°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°35'43", an arc length of 571.07 feet, a chord bearing of N29°28'10"W, and a chord distance of 569.53 feet to a concrete and brass monument; thence N22°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°53'57", an arc length of 287.40 feet, a chord bearing of N20°43'39"W, and a chord distance of 287.37 feet to a concrete and brass right of way monument; thence N19°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°00'05", an arc length of 530.03 feet, a chord bearing of N28°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 SE¼NW¼ of Section 17; thence S89°56'22"E, 3,779.35 feet along said north line of the SE¼NW¼ and the north line of said S½NE¼ to the northeast corner of said S½NE¼ of Section 17 (monumented with a 3¼" aluminum cap per LS 2615); thence N00°40'58"W, 1,327.84 feet along the west line of said NW¼ 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.

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