



2015-717791 2/26/2015 11:22 AM PAGE: 1 OF 4
 BOOK: 552 PAGE: 54 FEES: \$21.00 SM EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Return to:
 Right-of-Way Department
 Qwest Corporation dba CenturyLink QC
 1208 NE 64th St., 4th Floor
 Seattle, WA 98115

RECORDING INFORMATION ABOVE
 EASEMENT FOR EXISTING FACILITIES

The undersigned Grantor(s) DREW & JENNY REDINGER for and in consideration of MUTUAL BENEFITS and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Qwest Corporation, a Colorado corporation d/b/a CenturyLink QC ("CenturyLink"), whose address is 100 CenturyLink Drive, Monroe, LA 71203, Attention: Construction Services, its permitted successors, assigns, lessees, licensees, and agents a perpetual easement to operate, maintain, and remove such telecommunication or electrical facilities, as needed for Qwest equipment, provided by the local power company and their contractors, 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:

An easement located in the SOUTH portion of the Grantor's property which is described in its entirety on EXHIBIT "A" and shown on EXHIBIT "B". SEE EXHIBITS A & B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SW1/4 NE 1/4 OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN.
 Qwest reference # WY02031513301

Grantor further conveys to Grantee the following incidental rights:

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. This easement is for existing facilities only.

Grantor Initials DR JR



Grantor covenants that he/she/they is/are the fee simple owner of said land or 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 within three feet of 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.

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 judgment 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 3rd day of February, 2015.

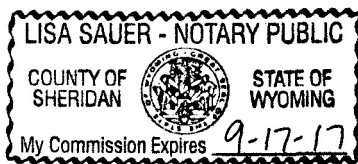
[Signature]
GRANTOR:

[Signature]
GRANTOR:

STATE OF WYOMING }
COUNTY OF Sheridan } } ss

The foregoing instrument was acknowledged before me this 3rd day of February, 2015
by Drew and Jenny Redinger.

[SEAL]



[Signature]
Notary Public
My commission expires: 9-17-17
Resides at: Sheridan, WY 82801

R/W #: WY020315B001
Job: #E.718353 Exchange: SHRDWYMA County: SHERIDAN

**LEGAL DESCRIPTION
EXHIBIT "A"**

**Record Owners: Drew Redinger & Jenny Redinger
January 21, 2015**

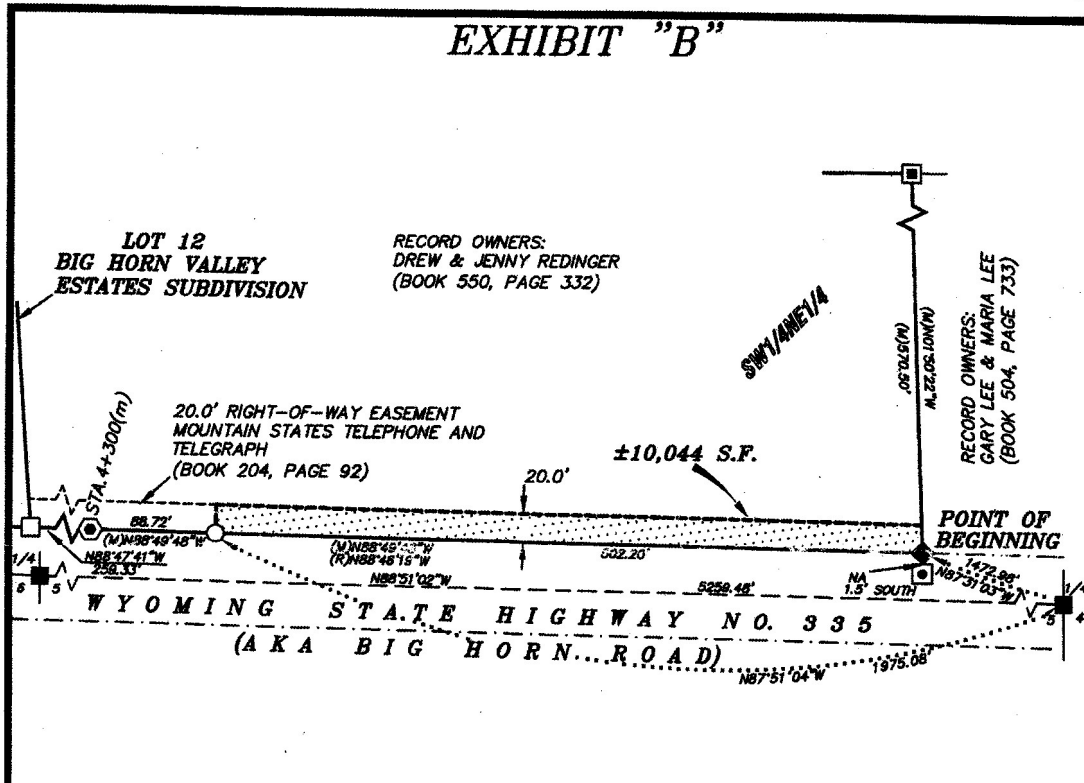
Re: 20.0' Telecommunications Easement to CenturyLink Communications, and or any of their respective successors and assigns.

A telecommunications easement being a strip of land twenty (20) feet wide when measured at right angles situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, 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; the southerly line of said strip being more particularly described as follows:

Commencing at the east quarter corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N87°31'03"W, 1472.98 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right-of-way line of Wyoming State Highway No. 335, (AKA Big Horn Road), and being the southwest corner of a tract of land described in Book 504 of Deeds, Page 733; thence N88°49'48"W, 502.20 feet along said northerly right-of-way line of Wyoming State Highway No. 335, (AKA Big Horn Road) and said southerly line of said strip to the **POINT OF TERMINUS** of said easement, said point being the southeast corner of a Mountain States Telephone and Telegraph Easement described in Book 204 of Deeds, Page 92, and being N87°51'04"W, 1975.08 feet from said east quarter corner of Section 5. Lengthening or shortening the side line of said easement to intersect said boundary lines as shown on EXHIBIT "B".

Said telecommunications easement contains 10,044 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"



LEGEND:

- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR (PRIOR SURVEY) OBLITERATED, NOT ACCEPTED
- CALCULATED: NOTHING FOUND/NOTHING SET
- NA NOT ACCEPTED
- (R) RECORD
- (M) MEASURED
- (m) METRIC STATIONING
- PROPERTY/DEED LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY
- EASEMENT LINE (AS NOTED)
- 20.0' TELECOMMUNICATIONS EASEMENT

EASEMENT:
 TOTAL AREA: = ±10,044 S.F.
 & TOTAL LENGTH = 501.67'
 TOTAL RODS = ±30.4

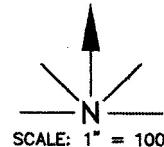
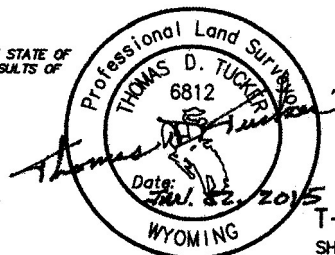
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000246811
 DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER 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.

Date: JANUARY 21, 2015
 Job No. _____
 RL No. _____



Sec. 5
 SW1/4NE1/4
 T-54-N, R-84-W
 SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415
 JN: 2015-005
 DN: 2015-005D
 PF: T2014-097-ROS
 JANUARY 21, 2015

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

CENTURYLINK Communications
 EXHIBIT FOR RIGHT OF WAY NO. WY02031513321
 GRANTOR DREW & JENNY REDINGER