

**ACCESS AND UTILITY EASEMENT**

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant a sixty foot wide (60) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land legally described and shown on the map attached hereto as Exhibit A (hereinafter "Easement Route"), which easement is to benefit the property legally described on Exhibit B attached. These Exhibits are incorporated herein.

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands described on Exhibit B (herein the "Benefitted Parcel"), for the record owners thereof, their guests and invitees, and their successors and assigns.

Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide the non-exclusive right of ingress and egress, and the right to install, repair, replace and maintain utilities across the Easement Route for the Benefitted Lands.

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement.

Neither Grantees nor Grantors, or the subsequent owners of the benefited and burdened properties, shall install or construct a gate of any sort across the easement route, or allow any such gate to be installed, constructed or maintained. Cattle guards shall be installed and maintained to avoid the necessity of gates and to control livestock. A gate or gates would constitute an unreasonable infringement of the easement route, and any structure that would inhibit the free movement across the easement route by requiring slowing down or exiting a vehicle is expressly not allowed.

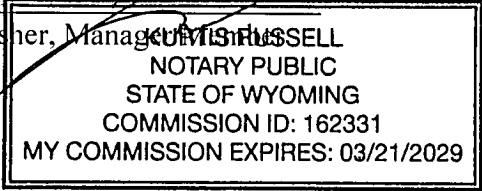
This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

WITNESS my hand this 30<sup>TH</sup> day of December, 2024.

BLACK GOLD LAND COMPANY, LLC

Brian N. Beisher, Manager

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )



This instrument was acknowledged before me on the 30<sup>TH</sup> day of December, 2024, by Brian N. Beisher.

WITNESS my hand and official seal.

*Curtis Russell*  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 03/21/2029



**EXHIBIT A**

**LEGAL DESCRIPTION:**

AN ACCESS EASEMENT BEING A SIXTY FOOT (60') WIDE STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 24, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 13, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4), THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION 14; TOWNSHIP 57 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING LYING THIRTY FEET (30') ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, MONUMENTED BY A 3.25" BLM BRASS CAP; THENCE S 53°45'34" E, 2411.91 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE N 68°00'07" W, 264.91 FEET PARALLEL TO AND LYING THIRTY FEET (30') TO THE NORTHEAST OF THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED BY DOCUMENT 2021-775143 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 73°25'04" W, 76.19 FEET PARALLEL TO AND LYING THIRTY FEET (30') TO THE NORTHEAST OF THE SAID NORTHEAST LINE; THENCE N 75°32'27" W, 231.39 FEET PARALLEL TO AND LYING THIRTY FEET (30') TO THE NORTHEAST OF THE SAID NORTHEAST LINE; THENCE THROUGH A CURVE TO THE RIGHT PARALLEL TO AND LYING THIRTY FEET (30') TO THE NORTHEAST OF THE SAID NORTHEAST LINE HAVING A RADIUS OF 664.02 FEET, AN ARC LENGTH OF 305.15 FEET, A CHORD OF N 61°38'02" W, 302.48 FEET AND A DELTA OF 26°19'50"; THENCE N 49°31'50" W, 1123.11 FEET PARALLEL TO AND LYING THIRTY FEET (30') TO THE NORTHEAST OF THE SAID NORTHEAST LINE; THENCE N 36°29'44" W, 93.80 FEET; THENCE N 38°50'50" W, 135.54 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 234.90 FEET, AN ARC LENGTH OF 82.79 FEET, A CHORD OF N 32°10'59" W, 82.36 FEET AND A DELTA OF 20°11'38"; THENCE N 17°12'01" W, 154.54 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 75.84 FEET, AN ARC LENGTH OF 89.94 FEET, A CHORD OF N 57°26'42" W, 84.77 FEET AND A DELTA OF 67°57'03"; THENCE N 89°56'49" W, 537.50 FEET; THENCE THROUGH A CURVE TO THE RIGHT TO THE CENTERLINE OF EXISTING GRAVEL ROAD HAVING A RADIUS OF 123.79 FEET, AN ARC LENGTH OF 98.90 FEET, A CHORD OF N 67°40'36" W, 96.29 FEET AND A DELTA OF 45°46'24"; THENCE N 46°17'21" W, 318.69 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE HAVING A RADIUS OF 351.55 FEET, AN ARC LENGTH OF 217.55 FEET, A CHORD OF N 25°49'52" W, 214.09 FEET AND A DELTA OF 35°27'21"; THENCE THROUGH A CURVE TO THE LEFT ALONG SAID CENTERLINE HAVING A RADIUS OF 481.79 FEET, AN ARC LENGTH OF 212.10 FEET, A CHORD OF N 21°52'48" W, 210.39 FEET AND A DELTA OF 25°13'25"; THENCE THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE HAVING A RADIUS OF 1239.53 FEET, AN ARC LENGTH OF 185.27 FEET, A CHORD OF N 32°45'12" W, 185.10 FEET AND A DELTA OF 08°33'50"; THENCE N 18°44'35" W, 389.81 FEET; THENCE N 12°59'49" W, 116.47 FEET; THENCE THROUGH A CURVE TO THE RIGHT TO THE CENTERLINE OF EXISTING GRAVEL ROAD HAVING A RADIUS OF 621.81 FEET, AN ARC LENGTH OF 238.96 FEET, A CHORD OF N 04°15'22" W, 237.49 FEET AND A DELTA OF 22°01'05"; THENCE THROUGH A CURVE TO THE LEFT ALONG SAID CENTERLINE HAVING A RADIUS OF 180.19 FEET, AN ARC LENGTH OF 127.11 FEET, A CHORD OF N 12°04'45" W, 124.49 FEET AND A DELTA OF 40°25'05"; THENCE N 34°41'28" W, 189.10 FEET ALONG SAID CENTERLINE; THENCE THROUGH A

CURVE TO THE RIGHT ALONG SAID CENTERLINE HAVING A RADIUS OF 482.76 FEET, AN ARC LENGTH OF 536.03 FEET, A CHORD OF N 01°14'46" E, 508.92 FEET AND A DELTA OF 63°37'04"; THENCE N 35°41'21" E, 232.52 FEET ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE LEFT ALONG SAID CENTERLINE HAVING A RADIUS OF 142.46 FEET, AN ARC LENGTH OF 166.50 FEET, A CHORD OF N 01°28'41" E, 157.18 FEET AND A DELTA OF 66°57'55"; THENCE N 49°13'11" W, 46.83 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) AND THE POINT OF TERMINUS, LYING N 87°25'07" W, 1314.28 FEET FROM THE QUARTER (1/4) CORNER OF SAID SECTIONS 14 AND 13, THE PARALLEL SIDELINES OF SUBJECT EASEMENT BEING TRUNCATED OR EXTENDED TO BEGIN AT THE WEST LINE OF DECKER ROAD (AKA STATE HIGHWAY 338) AND TERMINATING AT THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION SUBJECT EASEMENT CONTAINING ±370196.9 SQUARE FEET (±8.50 ACRES)

SUBJECT TO PRIOR RESERVATIONS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD.





**2024-796539** 12/31/2024 9:43 AM PAGE: 5 OF 5  
FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B

T57N, R84W Section 14: SW1/4SW1/4NE1/4  
NW1/4  
N1/2NE1/4  
N1/2SE ¼  
Section 11: W1/2

**NO. 2024-796539 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BRIAN BEISHER P O BOX 6241  
SHERIDAN WY 82801