

Easement

System Land, LLC ("Grantor") grants to First Interstate Bank ("Grantee") whose address is P.O. Box 2007, Sheridan, WY 82801 a non-exclusive easement sixty (60) feet in width over the following described land situated in Sheridan County, Wyoming which is hereafter referred to as the "easement area":

See attached Exhibits "A" and "B".

This easement is granted by Grantor and accepted by Grantee subject to the following terms and conditions:

1. Grantee may use the easement area only for an access road for ingress to and egress from Lot B of the Hidden Bridge Minor Subdivision to the City of Sheridan, Sheridan County, Wyoming and for the installation, maintenance, repair and replacement of all utilities, including, but not limited to water and sewer, electric, gas, telecommunications and the like, to provide utility services to Lot B of the Hidden Bridge Minor Subdivision to the City of Sheridan, Sheridan County, Wyoming.
2. Grantee shall keep the access road in good order and repair and promptly restore and reclaim to its original condition all areas which are not occupied by the constructed roadway and which are within the easement area and disturbed by Grantee's use of the easement.
3. To the maximum extent permitted by law, Grantee will indemnify, defend and hold Grantor, its members, employees and agents harmless from any claims arising out of the use of the easement by the Grantee or its invitees.
4. Grantor reserves the right to use the easement area for its own purposes and to grant the right to other parties to use the easement area, which use shall not interfere with Grantee's rights hereunder.
5. This easement is granted and accepted "AS IS, WHERE IS," without any warranties of title or otherwise from Grantor.
6. This easement is assignable by Grantee.
7. This easement is binding upon the successors and assigns of the parties and will run with the land which is benefitted and burdened by the easement.

DATED this 1st day of March, 2013.

SYSTEM LAND, LLC

By: 

Manager

FIRST INTERSTATE BANK

By: 

Title: President

STATE OF WYOMING)
) ss.
County of Sheridan)

This foregoing instrument was acknowledged before me on the 1st day of March, 2013, by Donald B. Roberts, Manager of SYSTEM LAND, LLC, a Wyoming Limited Liability Company.

Witness my hand and official seal.



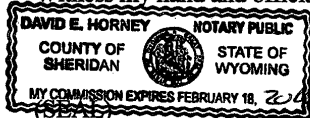
David E. Horney
Notary Public

My commission expires: 18 Feb 2016.

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 1st day of March, 2013, by MARK KINNIER, the PRESIDENT of First Interstate Bank.

Witness my hand and official seal.



David E. Horney
Notary Public

My commission expires: 18 Feb 2016.

EXHIBIT A

Record Owner: System Land, LLC

Re: Access Easement to Driving Range Tract (60' Wide)

March 1, 2013

A sixty (60) foot wide access easement situated in the NW¼NW¼ of Section 28, Township 56 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 access easement being more particularly described as follows:

BEGINNING at the northeast corner of Lot C, Hidden Bridge Minor Subdivision (Monumented with a 3¼" Aluminum Cap per PLS 2615), said point lying on the southerly right-of-way line of West Fifth Street (AKA State Highway No. 330); thence S00°49'29"W, 456.30 feet along the east line of said Lot C to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point being the northwest corner of Lot B, Hidden Bridge Minor Subdivision; thence N90°00'00"E, 60.00 feet along the north line of said Lot B to a point; thence N00°49'29"E, 60.00 feet to a point (Monumented with a 3¼" Aluminum Cap per PLS 2615), said point being the southwest corner of the Cloud Peak Ranch, Ninth Filing to the City of Sheridan; thence N00°49'29"E, 397.94 feet along the west line of said Cloud Peak Ranch, Ninth Filing, to a point (Monumented with a 3¼" Aluminum Cap per PLS 2615), said point being the northwest corner of said Cloud Peak Ranch, Ninth Filing; thence S88°27'10"W, 60.05 feet along the south right-of way line of West Fifth Street (AKA State Highway No. 330) to the **POINT OF BEGINNING** of said tract.

Said tract contains 27,424 square feet of land, more or less.

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

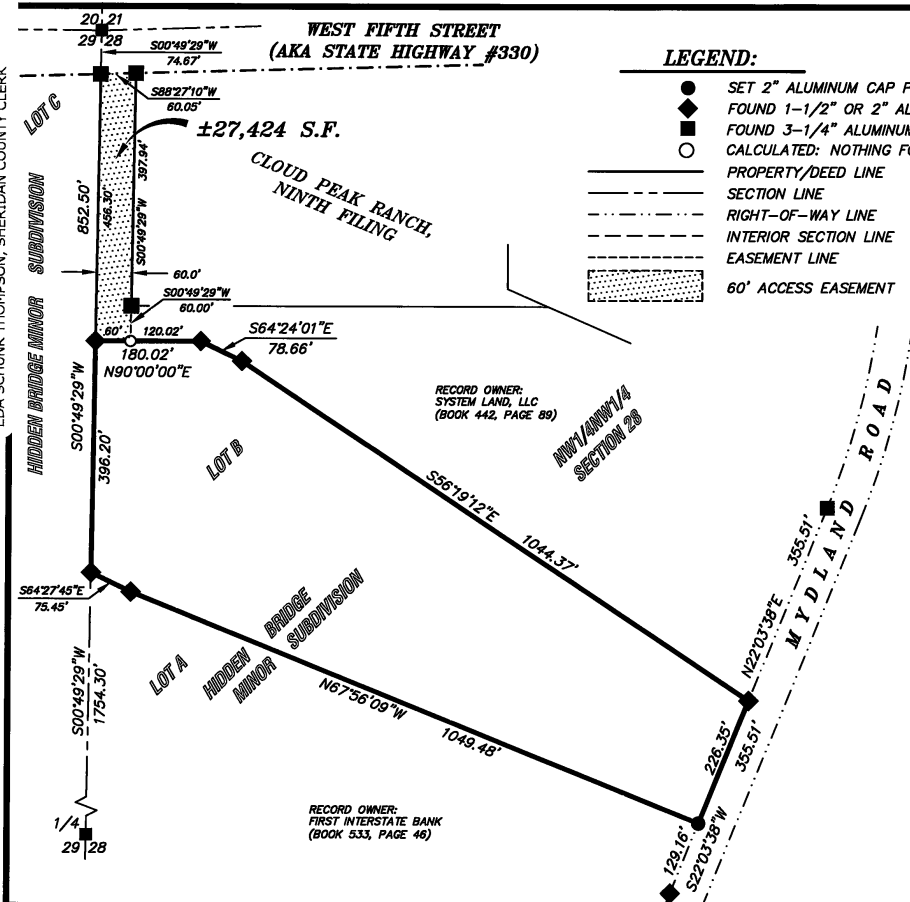
1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete them.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress regularly to ensure that the project is on track.

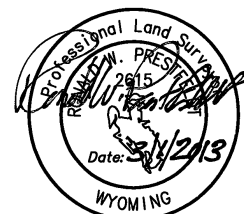
5. Finally, the fifth step is to evaluate the results of the project. This involves assessing the outcomes against the objectives and goals to determine the effectiveness of the intervention.



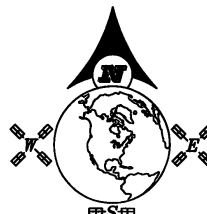
SURVEYOR'S CERTIFICATE

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"**



SCALE: 1"=200'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

EXHIBIT B

CLIENT: 1ST INTERSTATE BANK OF SHERIDAN
LOCATION: NW1/4NW1/4, SECTION 28, TOWNSHIP 56
NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING



**2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000**

JN: 2012-027
DN: 2012-027_E1
TAB: DRIV_RAN
PF: T2007007
MARCH 1, 2013

NO. 2013-703567 EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 DAVIS & CANNON LLP P O BOX 728
 SHERIDAN WY 82801