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Basin Electric Power Cooperative
12100 N Highway 59
Gillette, Wyoming 82716

659824 EASEMENT
BOOK 512 PAGE 0251
RECORDED 01/12/2010 AT 12:40 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

PROJECT NO. 222
PARCEL NO. 0040, 0050

GRANT OF ACCESS EASEMENT

The undersigned, hereinafter referred to as Grantor, whether one or more, whose land is located in the County of **Sheridan**, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS unto **BASIN ELECTRIC POWER COOPERATIVE**, a North Dakota Corporation, hereinafter referred to as Grantee, its successors and assigns, an easement thirty (30) feet in width (being 15 feet either side of the centerline) described as follows:

ACCESS EASEMENT 0040A13

A STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 13-T56N-R84W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S01°32'06"W A DISTANCE OF 1320.00 FEET; THENCE S88°54'54"E A DISTANCE OF 810.49 FEET TO THE NORTHWESTERLY SIDELINE OF A 125.00 FOOT POWERLINE EASEMENT; THENCE N25°35'37"E ON SAID SIDELINE A DISTANCE OF 227.72 FEET TO THE POINT OF BEGINNING; THENCE N29°01'48"W A DISTANCE OF 101.12 FEET; THENCE N32°07'11"W A DISTANCE OF 114.83 FEET TO THE CENTERLINE OF ACCESS EASEMENT 0040B13 AND THERE TERMINATING. THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SAID CENTERLINE BEING 13.09 RODS, IN LENGTH.

ACCESS EASEMENT 0040B13

A STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 13-T56N-R84W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S01°32'06"W A DISTANCE OF 1320.00 FEET; THENCE S88°54'54"E A DISTANCE OF 14.74 FEET TO THE POINT OF BEGINNING; THENCE N20°08'52"E A DISTANCE OF 56.78 FEET; THENCE N55°57'18"E A DISTANCE OF 118.98 FEET; THENCE N63°57'33"E A DISTANCE OF 111.67 FEET; THENCE N72°13'14"E A DISTANCE OF 169.24 FEET; THENCE N69°46'17"E A DISTANCE OF 162.92 FEET; THENCE N68°31'40"E A DISTANCE OF 159.45 FEET; THENCE N68°26'48"E A DISTANCE OF 164.86 FEET; THENCE N66°33'17"E A DISTANCE OF 110.70 FEET; THENCE N63°25'39"E A DISTANCE OF 114.32 FEET TO THE NORTHWESTERLY SIDELINE OF A 125.00 FOOT POWERLINE EASEMENT AND THERE TERMINATING. THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SAID CENTERLINE BEING 70.68 RODS, IN LENGTH.

ACCESS EASEMENT 0040C13

A STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 13-T56N-R84W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S88°54'54"E A DISTANCE OF 981.56 FEET TO THE POINT OF BEGINNING; THENCE S34°19'47"E A DISTANCE OF 101.89 FEET; THENCE S46°03'30"E A DISTANCE OF 201.91 FEET TO THE NORTHWESTERLY SIDELINE OF A 125.00 FOOT POWERLINE EASEMENT AND THERE TERMINATING. THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SAID CENTERLINE BEING 18.41 RODS, IN LENGTH.

ACCESS EASEMENT 0050A12

A STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12-T56N-R84W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE S88°54'54"E A DISTANCE OF 1238.03 FEET TO THE WESTERLY SIDELINE OF A 125.00 FOOT POWERLINE EASEMENT; THENCE N13°43'26"E ON SAID SIDELINE A DISTANCE OF 607.21 FEET TO THE POINT OF BEGINNING; THENCE N49°36'20"W A DISTANCE OF 160.95 FEET; THENCE N54°08'13"W A DISTANCE OF 103.61 FEET; THENCE N63°10'51"W A DISTANCE OF 418.22 FEET TO THE CENTERLINE OF ACCESS EASEMENT 0060-CA12 AND THERE TERMINATING. THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SAID CENTERLINE BEING 41.38 RODS, IN LENGTH.

ACCESS EASEMENT 0050B12

A STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12-T56N-R84W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE S88°54'54"E A DISTANCE OF 1238.03 FEET TO THE WESTERLY SIDELINE OF A 125.00 FOOT POWERLINE EASEMENT; THENCE N13°43'26"E A DISTANCE OF 1218.51 FEET TO THE POINT OF BEGINNING; THENCE N56°46'49"W A DISTANCE OF 120.17 FEET; THENCE N70°49'29"W A DISTANCE OF 115.01 FEET; THENCE N79°09'31"W A DISTANCE OF 165.42 FEET; THENCE N72°36'22"W A DISTANCE OF 60.74 FEET TO THE CENTERLINE OF ACCESS EASEMENT 0060-CA12 AND THERE TERMINATING. THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SAID CENTERLINE BEING 27.96 RODS, IN LENGTH.

ACCESS EASEMENT 0050C12

A STRIP OF LAND, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 12-T56N-R84W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE S88°54'54"E A DISTANCE OF 1238.03 FEET TO THE WESTERLY SIDELINE OF A 125.00 FOOT POWERLINE EASEMENT; THENCE N13°43'26"E A DISTANCE OF 2192.58 FEET TO THE POINT OF BEGINNING; THENCE N55°37'30"W A DISTANCE OF 128.92 FEET; THENCE N67°16'10"W A DISTANCE OF 166.19 FEET; THENCE N71°19'29"W A

DISTANCE OF 204.85 FEET; THENCE N73°40'38"W A DISTANCE OF 171.60 FEET; THENCE N64°44'11"W A DISTANCE OF 66.27 FEET TO THE CENTERLINE OF ACCESS EASEMENT 0060-CA12 AND THERE TERMINATING. THE BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.

SAID CENTERLINE BEING 44.72 RODS, IN LENGTH.

This easement granted is for the benefit of and will be appurtenant to a transmission line easement in the County of Sheridan, State of Wyoming, owned or to be acquired by the Grantee, a portion of which is described as follows:

PARCEL # 0040
N1/2NW1/4 SECTION 13-T56N-R84W
PARCEL # 0050
SW1/4 SECTION 12-T56N-R84W

The purpose of this grant of access is to insure to the Grantee the right of ingress and egress to an easement, on which the Grantee will have the right to place, construct, operate, repair, maintain, and replace an electric transmission line. The Grantee agrees that its use of the above-described property will be limited to such purposes. Further, Grantor and Grantee agree that the term of this access easement will be for so long as the said transmission line is operated and maintained.

The grant of this access road by the Grantor will be a non-exclusive easement. Both Grantor and Grantee specifically reserve the right to utilize said easement for itself, its invitees, employees, and others receiving permission from the Grantor and/or the Grantee.

The Grantee will pay for all the physical damages and costs associated with the surveying, constructing, inspecting, operating, and maintaining of this access road over and across the property of the Grantor should the constructing of an access road be required and not currently existing.

This easement is for Grantee's right of vehicular and/or pedestrian ingress and egress, which will include the right to construct, operate, and maintain said access road over and across that property of Grantor as herein described.

This easement will inure to the benefit of and be binding upon the parties, their successors, and assigns.

The Grantor covenants and warrants that he/she/they is the owner of the above-described land, subject to such defects, outstanding interests, liens or encumbrances as may now appear of record.

Grantor hereby waives and releases all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

IN WITNESS WHEREOF, the parties have set his/her/their hand this 12th day of January, 2010.

Grantor:

The Hutton Ranch, a Wyoming Limited Partnership

By Malcolm B. Hutton
Title Partner

ACKNOWLEDGEMENT

STATE OF Wyoming
COUNTY OF Sheridan)ss

The foregoing instrument was acknowledged before me, the undersigned notary public, this 12th day of January, 2010 by Malcolm B. Hutton,
(Title), being duly authorized to act for and on behalf of The Hutton Ranch, a Wyoming Limited Partnership.

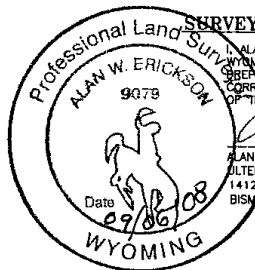
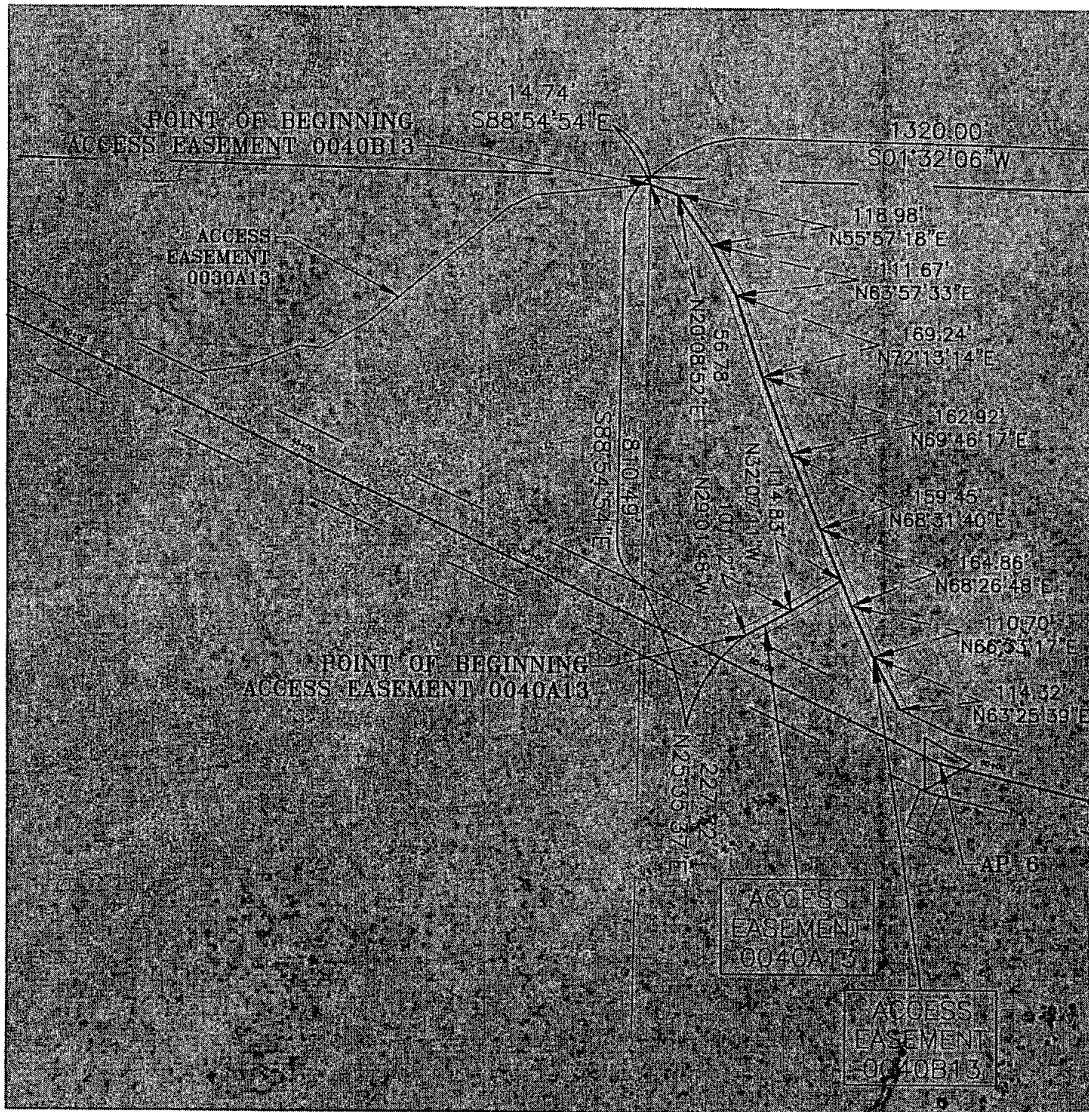
My commission expires:

12-11-2013

Nancy Jo Dingman
Notary Public



ACCESS EASEMENT THE HU



SURVEYORS CERTIFICATE

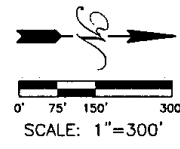
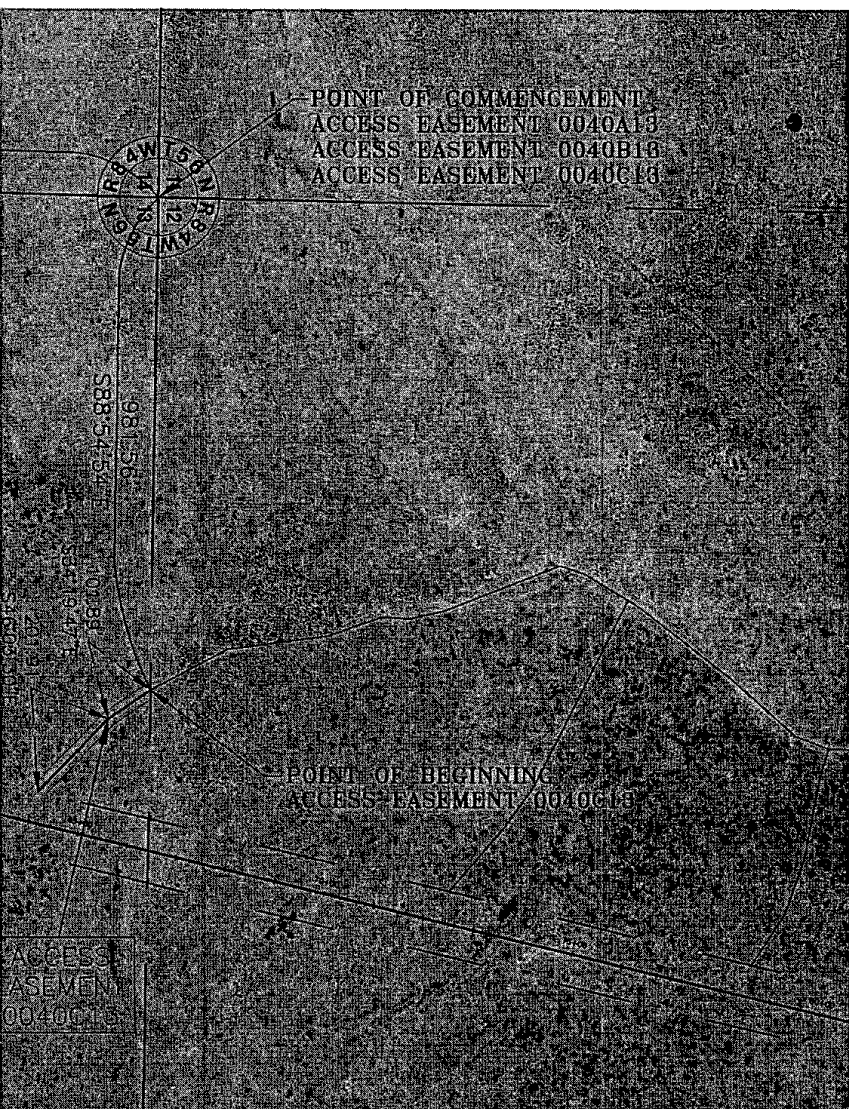
I, ALAN W. ERICKSON, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. ANY ALTERATION OF THIS DOCUMENT WILL VOID THIS CERTIFICATION.

ALAN W. ERICKSON RLS 9079
OLTEIG ENGINEERS, INC.
1412 BASIN AVENUE
BISMARCK, N.D. 58504

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FOR PARCEL #0040²⁵⁶ ON RANCH



SURVEYORS NOTE
 1. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.
 2. DISTANCES SHOWN ARE GROUND DISTANCES.

ACCESS EASEMENT

0040A13	13.09	RODS
0040B13	70.68	RODS
0040C13	18.41	RODS

NORTH DAKOTA
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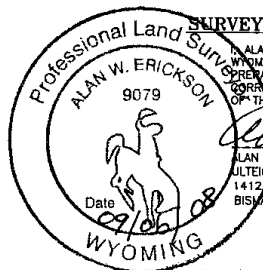
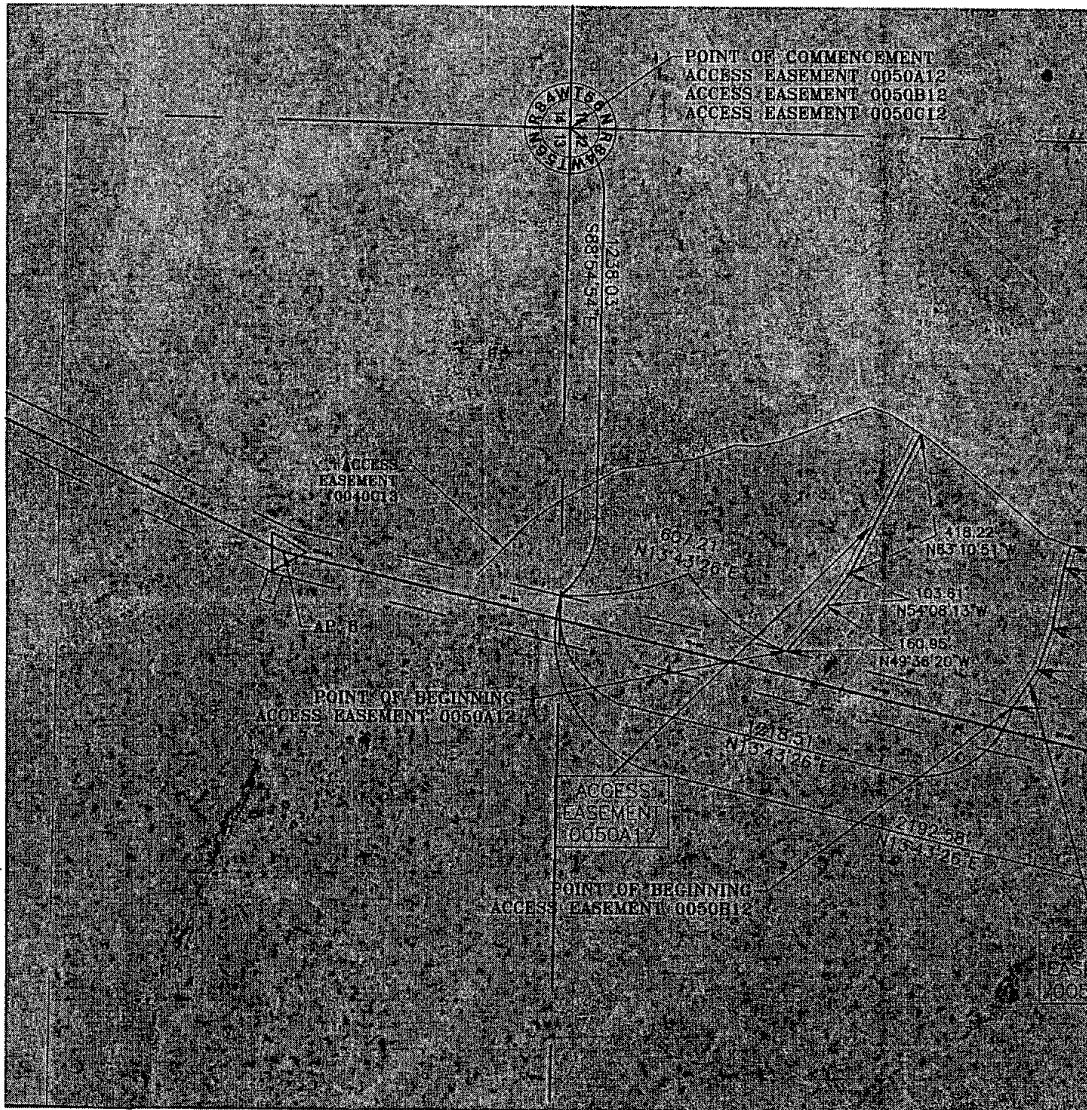
THIS 6 DAY OF Sept, 2008, BEFORE ME PERSONALLY APPEARED
 CKSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED
 SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE
 HE SAME.

MARLYS MEIER
 Notary Public
 of North Dakota
 My Commission Expires July 30, 2010

Marlys Meier
 MARLYS MEIER, NOTARY PUBLIC
 BURLEIGH COUNTY, NORTH DAKOTA
 MY COMMISSION EXPIRES 7/30/10

REV.	DATE	DESCRIPTION	BY
<div style="text-align: center;"> DRIVE AROUNDS SHERIDAN EXTENSION SHERIDAN COUNTY, WYOMING </div>			
DRAWN BY:	CLS	SCALE:	PROJECT NO.
CHECKED BY:	AWE	AS SHOWN	305.353
APPROVED BY:	AWE	DATE:	9-03-08
		SHEET	1 of 2
		 Bismarck - Detroit Lakes - Fargo - Minneapolis - Sioux Falls	

ACCESS EASEMENT THE HU



SURVEYORS CERTIFICATE

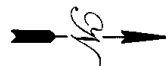
ALAN W. ERICKSON, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. ANY ALTERATION OF THIS DOCUMENT WILL VOID THIS CERTIFICATION.

ALAN W. ERICKSON RLS 9079
ULTEIG ENGINEERS, INC.
1412 BASIN AVENUE
BISMARCK, N.D. 58504

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FOR PARCEL #0050²⁵⁸ ON RANCH



0' 100' 200' 400'

SCALE: 1"=400'

SURVEYORS NOTE

1. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. DISTANCES SHOWN ARE GROUND DISTANCES.

ACCESS EASEMENT


0050A12	41.38	RODS
0050B12	27.96	RODS
0050C12	44.72	RODS

NORTH DAKOTA
SS

BURLEIGH
THIS 6 DAY OF Sept, 2008, BEFORE ME PERSONALLY APPEARED
MR. RICKSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED
SAYING SURVEYOR'S CERTIFICATE AND HE ACKNOWLEDGED TO ME THAT HE
THE SAME.

MARLYS MEIER
Notary Public
State of North Dakota
Commission Expires July 30, 2010

Marlys Meier
MARLYS MEIER, NOTARY PUBLIC
BURLEIGH COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES 7/30/10

REV	DATE	DESCRIPTION	BY
△			
△			
△			
DRIVE AROUNDS SHERIDAN EXTENSION SHERIDAN COUNTY, WYOMING			
DRAWN BY: CLS	SCALE: AS SHOWN	PROJECT NO. 305.383	
CHECKED BY: AWE	DATE: 9-03-08	SHEET 1 OF 2	
APPROVED BY: AWE	 Ulteig engineers Bismarck - Detroit Lakes - Fargo - Minneapolis - Sioux Falls		