

MODIFICATION OF ROAD EASEMENT

FRANCES J. CARSON AND SHIRLEY JEAN DONALDSON, SUCCESSOR TRUSTEES OF THE ROBERT T. CARSON AND FRANCES J. CARSON TRUST DATED APRIL 17, 1991, (herein referred to as "Grantors"), hereby grant unto **GREG TOWNSEND and HOLLY WILSON TOWNSEND**, husband and wife, and **CHARLES S. WILSON and DONNA O. WILSON**, husband and wife, (herein referred to as "Grantees", an easement for the installation of a water line and telephone line as follows:

Grantors are the owners of the following described lands, which are located in Sheridan County, Wyoming, to-wit:

A tract of land being all that portion of the West Half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) and the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$) of Section 32, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, lying south of the south right of way of State Highway No. 331 (Big Goose Road) and also lying north of the following described boundary line:

Beginning at a point on the east line of said $W\frac{1}{2}SE\frac{1}{4}$, located $N1^{\circ}45'08''W$, 1625.99 feet from the East One-Sixteenth Corner between said Section 32 and Section 5, T55 N, R84W, said point being on the center of Big Goose Creek; thence along the center of Big Goose Creek the following bearings and distances: $N44^{\circ}19'18''W$, 354.92 feet; thence $S 70^{\circ}38'54''W$, 271.40 feet; thence $S 1^{\circ}53'35''W$, 213.08 feet; thence $S 42^{\circ}49'57''W$, 288.58 feet; thence $S 1^{\circ}01'21''E$, 173.18 feet; thence $S 48^{\circ}53'42''E$, 106.47 feet; thence leaving said center of Big Goose Creek West, 686.26 feet to a point on the West line of said $W\frac{1}{2}SE\frac{1}{4}$,

EXCEPTING THEREFROM the following tracts of land:

(1) A tract of land containing 5.2 acres out of the $SW\frac{1}{4}NE\frac{1}{4}$ of said Section 32, described as follows: Beginning at a point on the East line of the $W\frac{1}{2}NE\frac{1}{4}$ of said Section 32, 1730 North of the Southeast corner of the $NW\frac{1}{4}SE\frac{1}{4}$ of said Section 32; thence $N. 89^{\circ}50'W$, 400 feet, thence $N. 13^{\circ}10'W$, 460 feet to a point on the center line of the existing State Highway, thence $N. 77^{\circ}00'E$ along said center line 500 feet to a point on the East line of said $W\frac{1}{2}SE\frac{1}{4}$, thence South along said East line a distance of 570 feet to the point of beginning.

(2) A tract of land situated in the $SW\frac{1}{4}NE\frac{1}{4}$ and $NW\frac{1}{4}SE\frac{1}{4}$ of said Section 32, described as follows: Beginning at a point on the Southerly right of way line of the Wyoming State Secondary Highway, which is located $S 49^{\circ}31'E$ 1720 feet from the NW corner of the $SE\frac{1}{4}NW\frac{1}{4}$ of said Section 32, thence $S 3^{\circ}28'E$ 317.4 feet, thence $N 73^{\circ}43'E$ 452.4 feet, thence $N 15^{\circ}19'W$ 96.7 feet, thence $S 75^{\circ}11'W$ 41 feet, thence $N 56^{\circ}17'W$ 104.2 feet, thence $N 31^{\circ}41'W$ 202 feet to a point on the Southerly right of way line of said Wyoming State Secondary Highway, thence $S 57^{\circ}56'W$ 230.7 feet, along said right of way to the point of beginning.

Said tract contains 51 acres, more or less.

Grantees are the owners of the following described lands, which are also located in Sheridan, Wyoming, to-wit:

A tract of land located in the West Half of the Southeast Quarter ($W^{1/2}SE^{1/4}$) of Section 32, Township 56 North, Range 84 West and in the West Half of the Northeast Quarter ($W^{1/2}NE^{1/4}$) of Section 5, Township 55 North, Range 84 West, all of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Center Quarter Corner of said Section 5; thence N $0^{\circ}36'39''$ W, 1303.63 feet to an iron pin at an existing fence corner; thence N $2^{\circ}23'19''$ W, 1412.78 feet to the North Quarter Corner of said Section 5; thence along the west line of the $SW^{1/4}SE^{1/4}$ of said Section 32 N $2^{\circ}14'40''$ W, 1134.11 feet; thence East 686.26 feet to a point on the center of Big Goose Creek; thence along the Center of Big Goose Creek the following bearings and distances: N $48^{\circ}53'42''$ W, 106.47 feet; thence N $1^{\circ}01'21''$ W, 173.18 feet; thence N $42^{\circ}49'57''$ E, 288.58 feet; thence N $1^{\circ}53'35''$ E, 213.08 feet; thence N $70^{\circ}38'54''$ E, 271.40 feet; thence S $44^{\circ}19'18''$ E, 354.92 feet to a point on the east line of said $W^{1/2}SE^{1/4}$ of Section 32; thence leaving said center of Big Goose Creek and along the east line S $1^{\circ}45'08''$ E, 1625.99 feet to the East One-Sixteenth Corner between said Section 32 and said Section 5; thence along the east line of said $W^{1/2}NE^{1/4}$ of Section 5 S $0^{\circ}59'45''$ E, 2727.05 feet to the Center East One-Sixteenth Corner of said Section 5; thence along the East-West Centerline of said Section 5 S $89^{\circ}59'23''$ W, 1290.15 feet to the point of beginning, said tract containing 125.03 acres, more or less.

Grantors and their predecessors in interest conveyed an easement to Grantees by Road Easement dated November 15, 2000, which was recorded in the office of the Sheridan County Clerk and Recorder on November 17, 2000, in Book 419 of Deeds at page 139. The parties have agreed to modify part of the location of the said easement. From and after the date of this Modification of Road Easement, the legal description shall be as set forth on Exhibit A which is attached hereto and as shown in the Surveyor's Certificate which is attached hereto as Exhibit B.

The Agreement set forth above shall be binding upon the parties hereto, their successors and assigns. It is the intent of the parties that this Agreement shall run with the lands and be binding upon the lands and that it not be personal to the owners of the land.

Dated this 28th day of January, 2011.

GRANTORS:

Frances J. Carson
Frances J. Carson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991

Shirley Jean Donaldson
Shirley Jean Donaldson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991

GRANTEES:

Greg Townsend
Greg Townsend

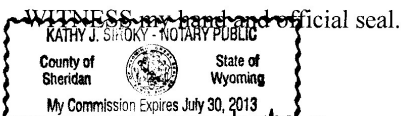
Holly Wilson Townsend
Holly Wilson Townsend

Charles S. Wilson
Charles S. Wilson

Donna O. Wilson
Donna O. Wilson

STATE OF Wyoming)
)
 : ss.
County of Sheridan)

The above and foregoing Modification of Road Easement was signed and acknowledged before me this 28th day of January, 2011 by Frances J. Cason, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991.



Kathy J. Shook
Notary Public

My Commission expires: July 30, 2013

STATE OF Wyoming)
)
 : ss.
County of Campbell)

The above and foregoing Modification of Road Easement was signed and acknowledged before me this 26th day of January, 2011 by Shirley Jean Donaldson, Trustee of the Robert T. Carson and Frances J. Carson Trust dated April 17, 1991.

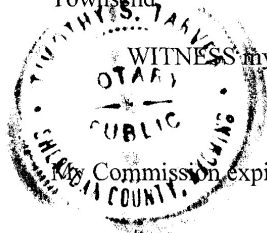


Paula Olson
Notary Public

My Commission expires: 11-3-2014

STATE OF WYOMING)
)
 : ss.
County of Sheridan)

The above and foregoing Modification of Road Easement was signed and acknowledged before me this 9th day of February, 2011 by Greg Townsend and Holly Wilson Townsend.



Timothy S. Tarver
Notary Public

My Commission expires: March 10, 2013

STATE OF WYOMING)
)
 : ss.
County of Sheridan)

The above and foregoing Modification of Road Easement was signed and acknowledged before me this 10th day of February, 2011 by Charles S. Wilson and Donna O. Wilson.

WITNESS my hand and official seal.

Carole A. Tarver
Notary Public

My Commission expires: March 10, 2013

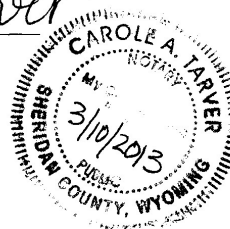


EXHIBIT "A"

Record Owners: Frances J. Carson & Shirley Jean Donaldson, Trustees
November 15, 2010

Re: 60.0' Road Easement for Ingress and Egress

A road easement for ingress and egress sixteen (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 32, 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 centerline being more particularly described as follows:

Commencing at the southeast corner of said Section 32 (Monumented with a 3 $\frac{1}{4}$ " Brass Cap per PLS 529); thence N42°27'28"W, 2497.76 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 419 of Deeds, Page 144; thence N10°24'14"W, 79.51 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 08°19'36", a radius of 500.00 feet, an arc length of 72.67 feet, a chord bearing of N06°14'26"W, and a chord length of 72.60 feet to a point; thence N02°04'37"W, 122.71 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 16°11'03", a radius of 500.00 feet, an arc length of 141.23 feet, a chord bearing of N10°10'09"W, and a chord length of 140.77 feet to a point; thence N18°15'41"W, 412.00 feet along said centerline to a point; thence N71°51'19"E, 154.95 feet along said centerline to a point; thence N16°07'19"W, 713.89 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the southerly right-of-way line of State Highway No. 331 (AKA Big Goose Highway, AKA West Loucks Street), and being N68°41'21"W, 1997.25 feet from the east quarter corner of said Section 32 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said road easement contains 2.34 acres of land, more or less.

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

BIT "B"

Δ=17°46'01"
R=1859.74'
L=576.69'
CB=N63°45'48"E
CL=574.38'

STATE HIGHWAY NO.331

RECORD OWNERS:
FRANCES J. CARSON &
SHIRLEY JEAN DONALDSON,
TRUSTEES
(BOOK 498, PAGE 421)

NOTE 1:

EASEMENT 1 (HIGHWAY TO
BRIDGE) PER BOOK 419, PAGE 144
& BOOK 419, PAGE 139 ARE
HEREBY VACATED UPON
ACCEPTANCE OF THIS DOCUMENT.

NOTE 2:

EASEMENT 2 (BRIDGE TO FIELD
SOUTH OF DITCH) PER BOOK 419,
PAGE 144 & BOOK 419, PAGE 139
TO BE RETAINED.

(BOOK 498, PAGE 77)

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°24'14"W	79.51'
L2	N02°04'37"W	122.71'
L3	N18°15'41"W	412.00'
L4	N71°51'19"E	154.95'
L5	N16°07'19"W	713.89'

±2.34 ACRES

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	8°19'36"	72.67'	N06°14'25"W	72.60'
C2	500.00'	16°11'03"	141.23'	N10°10'09"W	140.77'

LEGEND:

- FOUND 3-1/4" BRASS CAP PER PLS 529
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CONCRETE RIGHT-OF-WAY MONUMENT
- FOUND 2" RIGHT-OF-WAY MONUMENT PER PLS 6594
- FOUND 1-1/2" ALUMINUM CAP PER PE&LS 3159
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (C) CALCULATED
- (R) RECORD
- PROPERTY/DEED LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - APPROXIMATE TOP OF BANK
- - - CENTERLINE ROAD EASEMENT
- - - EASEMENT LINE
- - - FENCE LINE
- - - HIGHWAY RIGHT-OF-WAY LINE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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.



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

RESTFELDT
SURVEYING

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

JN: 2010079
DN: 2010079-ROAD
PF: T2009130
NOVEMBER 16, 2010

EXHIBIT "B"

CLIENT: GREG & HOLLY WILSON TOWNSEND
LOCATION: NW1/4SE1/4, SW1/4NE1/4,
SECTION 32, T56N, R84W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING.

