

Commission Expires: 12-27-99

Notary Public

James W. Rice

Witness my hand and official seal:

Grantor(s)

By James W. Rice, T. Ash of the foregoing instrument was acknowledged before me this 3rd day of April, 1996.

STATE OF Wyoming COUNTY OF Sheridan ss.



JOHN E. RICE & SONS, Notary Public, Wyoming, Commission Expires 12-27-99

Signed and delivered this 3rd day of April, 1996.

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.

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.

The grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

Grantor shall have the right of ingress and egress over and across the land of the grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to grantor arising from grantee's exercise of the rights and privileges herein granted.

The grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

Grantee shall have the right of ingress and egress over and across the land of the grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions.

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EASEMENT

RECORDED AUGUST 27, 1996 BK 381 PG 499 NO 235582 RONALD L. DAILEY, COUNTY CLERK

35154 R/W NO.

FROM	TO	DESCRIPTION	TIE
N 1/4 COR SEC 15	STA 10+76.50	ENTER WRENCH RANCH	S 54°08'W, 1455.40'
N 1/4 COR SEC 15	STA 25+58.67	EXIT WRENCH - ENTER HWY	S 74°19'47"W, 933.68'
N 1/4 COR SEC 15	STA 28+95.84	EXIT HWY - ENTER WRENCH	N 89°28'50"W, 714.19'

SCALE: 1" = 300'

CURVE DATA

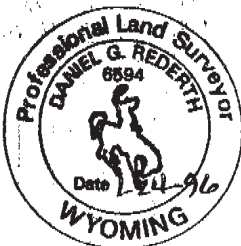
R = 764.20'
 Δ = 28°16'00"
 L = 377.01'

CHORD

N 29°04'00"W
 373.20'

CERTIFICATE of SURVEYOR

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Dan Rederth
 DANIEL G. REDERTH
 WYOMING L.S. No. 6594



Sec. 15, 10

T- 56 -N

R- 84 -W

Scale 1" = 300'

Date JAN. 19, 1996

Job No. 527A246

RL No. _____

U S WEST Communications, Inc.

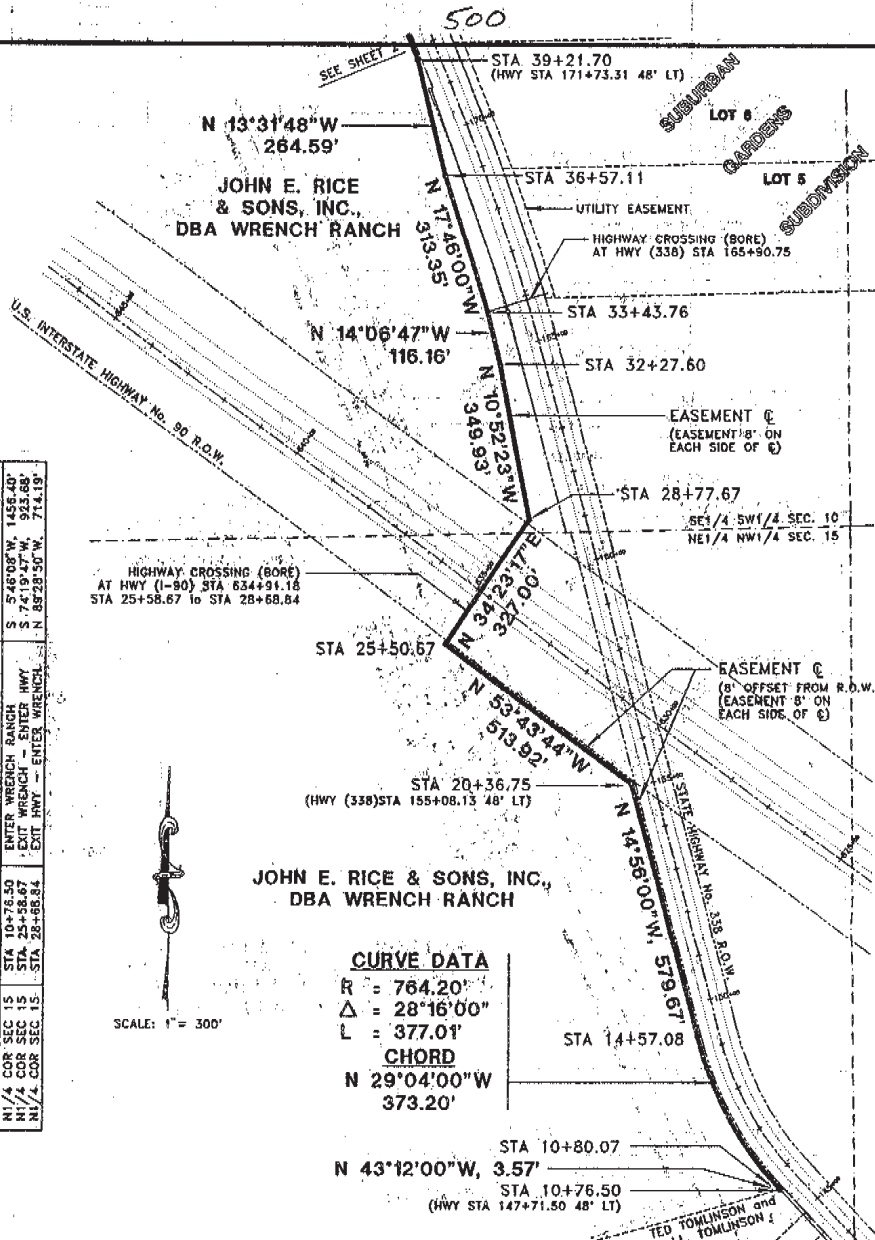
EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,

dba WRENCH RANCH

SHEET 1 of 7

Drawn By Tom



RI No.

Job No. 527A246

Date JUL 19, 1996



WYOMING L.S. No. 6594

DANIEL G. REDERTH

Dan Rederth

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

Scale 1" = 300'

R-84-W

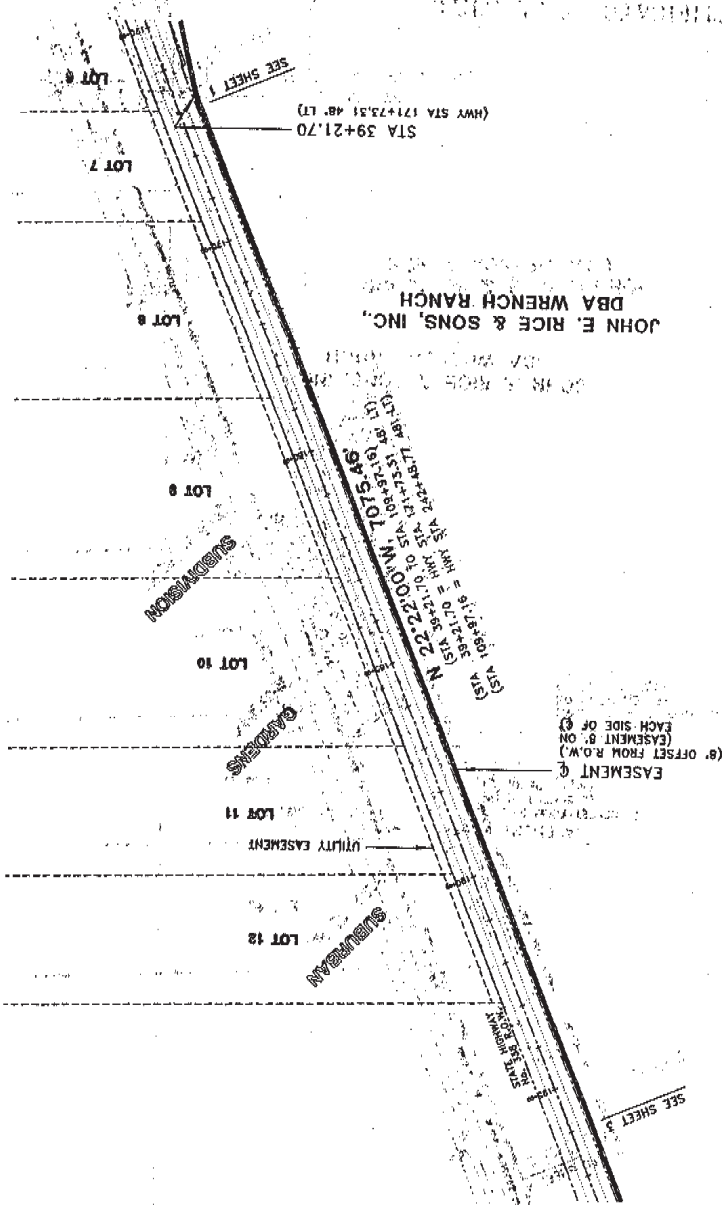
T-56-N

Sec. 10



I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CERTIFICATE OF SURVEYOR



SCALE: 1" = 300'



SEE SHEET 1

EASEMENT - C
(8' OFFSET FROM R.O.W.)
(EASEMENT B' ON
EACH SIDE OF C)

STATION 100+00.00
N 22° 22' 00" W 1015.48'
S 68° 47' 0" E 1015.48'
S 68° 47' 0" E 1015.48'
S 68° 47' 0" E 1015.48'
S 68° 47' 0" E 1015.48'
S 68° 47' 0" E 1015.48'
S 68° 47' 0" E 1015.48'
S 68° 47' 0" E 1015.48'

JOHN E. RICE & SONS, INC.,
DBA WRENCH RANCH

SCALE: 1" = 300'

SEE SHEET 2

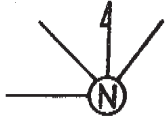
CERTIFICATE of SURVEYOR

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Dan Rederth

DANIEL G. REDERTH
WYOMING L.S. No. 6594



Sec. 10, 4

T- 56 -N

R- 84 -W

Scale 1" = 300'

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,

dba WRENCH RANCH

Date JAN. 19, 1996

Job No. 527A246

RI No.

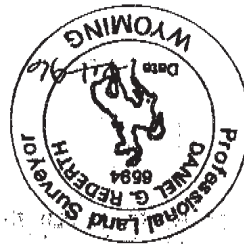
SHEET 3 OF 7

Drawn By TOM

RI No.

Job No. 527A246

Date Jan. 19, 1996



DANIEL G. REDERTH
WYOMING L.S. No. 6594

Dan Rederth

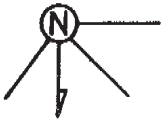
U S WEST Communications, Inc.
EXHIBIT FOR RIGHT OF WAY NO. 35154

John E. Rice & Sons, Inc.
dba WRENCH RANCH

Scale 1" = 300'

T-56-N
R-84-W

Sec. 4



I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CERTIFICATE OF SURVEYOR

FROM	TO	DESCRIPTION	TIES
SEC COR. (S 27 W 33 E 34 N 109+57.16)	STA 109+57.16	P.O.E.	S 4312.00 E 4074.20

JOHN E. RICE & SONS, INC.
dba WRENCH RANCH

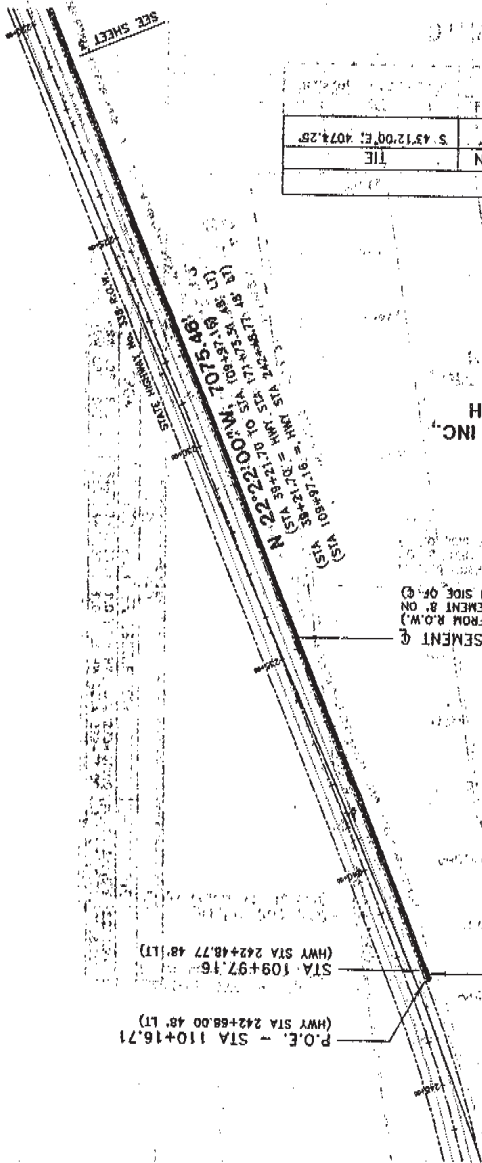
SCALE: 1" = 300'



EASEMENT &
(a) OFFSET FROM R.O.W.
(b) OFFSET FROM R.O.W.
EACH SIDE OF (c)

CURVE DATA
R = 2912.79'
Δ = 0°23'05"
L = 19.55'
CHORD
N 22°10'28"W
19.55'

P.O.E. - STA 110+16.71
(HWY STA 242+68.00 48' LT)
STA 109+97.16
(HWY STA 242+48.77 48' LT)



NOTE: EXISTING R.O.W. FENCE AT 66' OFF CENTERLINE R.O.W. AT 100' OFF CENTERLINE (AS SHOWN) IN THIS AREA OF SURVEY.

P.O.E. - STA 6+75.00
(HWY STA 276+75.00 108' LT)

JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH

EASEMENT @
(5' OFFSET FROM R.O.W.)
(EASEMENT BY OR
EACH SIDE OF @

SCALE: 1" = 100'

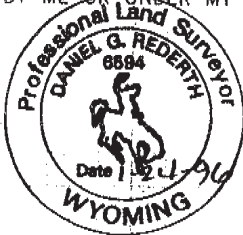
SECTION 34, T 57 N, R 84 W
SECTION 4, T 58 N, R 84 W

P.O.B. - STA 0+00.00
(HWY STA 273+00.00 108' LT)

FROM	TO	DESCRIPTION	TIE
SW COR SEC 34	STA 0+00.00	P.O.B. of HWY STA 273+00.00	N 89°33'36"E, 2232.94'
SW COR SEC 34	STA 6+75.00	P.O.E. of HWY STA 276+75.00	N 72°11'52"E, 2238.95'

CERTIFICATE OF SURVEYOR

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Daniel G. Rederth
DANIEL G. REDERTH
WYOMING L.S. No. 8594

Sec. 34

T-57 -N

R-84 -W

Scale 1" = 100'

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,
dba WRENCH RANCH

Date JAN. 19, 1996

Job No. 527A246

RI No.

SHEET 5 of 7

Drawn By TOM

SHEET 6 of 7

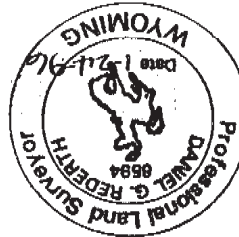
Drawn By W.M.

505

RI No.

Job No. 527A246

Date Jan. 19, 1996

U S WEST Communications, Inc.
EXHIBIT FOR RIGHT OF WAY NO. 35154GRANTOR JOHN E. RICE & SONS, INC.
ALBA WRENCH RANCH

DANIEL G. REDERTH L.S. No. 6594

Dan Rederth

DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CERTIFICATE OF SURVEYOR

Scale 1" = 100'

T-57-N
R-84-W

Sec. 34



FROM	TO	DESCRIPTION	TIE
SW COR SEC 34	STA 0+00.00	P.O.B. of HWY STA 302+24.48	N 31°40'34"E, 3417.75'
SW COR SEC 34	STA 4+78.04	P.O.B. of HWY STA 307+25.00	N 26°36'10"E, 2771.86'

NOTE: EXISTING R.O.W. FENCE AT 66' OFF CENTERLINE (AS SHOWN) BY THIS AREA OF SURVEY.

(HWY STA 302+24.48 108' LT)

STA 0+00.00
338.28'
N 10°37'24"W
CHORD
L_s = 338.45'
Δ_s = 6°07'30"

SPIRAL DATA

EASEMENT 6'
6' OFFSET FROM R.O.W.
(EASEMENT AT 66' OFF EACH SIDE OF 6)

JOHN E. RICE & SONS, INC.,
DBA WRENCH RANCH

(HWY STA 306+74.48 108' LT)

STA 3+38.28
140.54'
N 17°22'33"W
CHORD
L = 140.69'
Δ = 5°16'05"

CURVE DATA

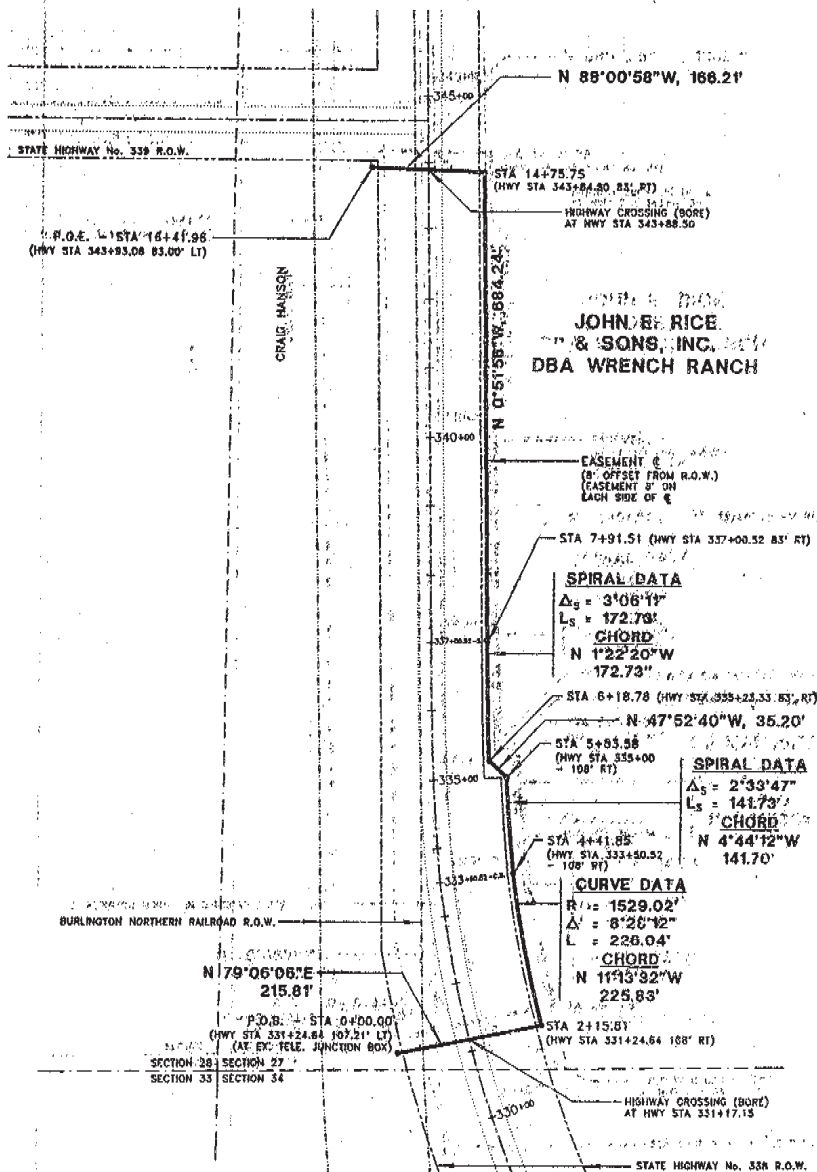
STA 4+78.04
(HWY STA 307+25.00 108' LT)

SCALE: 1" = 100'



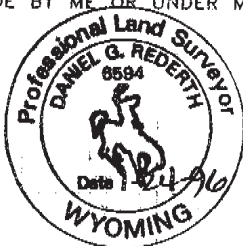
SCALE: 1" = 200'

FROM	TO	DESCRIPTION	TIE
SW COR. SEC 27	STA 0+00.00	P.O.B. GLEY TELE. JUNCT. BOX	N 84°00'00" E 258.00'
SW COR. SEC 27	STA 0+07.22	ENTER HWY 338 R.O.W.	N 84°15'00" E 275.15'
SW COR. SEC 27	STA 2+07.78	EXIT HWY 338 R.O.W.	N 82°00'00" E 275.15'
SW COR. SEC 27	STA 4+43.78	ENTER HWY 338/ R.R. R.O.W.	N 15°55'32" E 1355.14'
SW COR. SEC 27	STA 18+41.96	P.O.B.	N 9°19'35" E 1333.85'

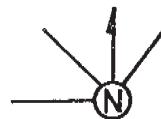


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Dan Rederth
DANIEL G. REDERTH
WYOMING L.S. No. 6594



Sec. 27

T-57 -N

R-84 -W

Scale 1" = 200'

U S WEST Communications, Inc.

EXHIBIT FOR RIGHT OF WAY NO. 35154

GRANTOR JOHN E. RICE & SONS, INC.,
dba WRENCH RANCHDate JAN. 24, 1996Job No. 527A246

RL No. _____

SHEET 7 of 7

Drawn By TOM