

310-106

EXHIBIT APRIL 14, 1987 BK 110 PG 106 NO. 941429 BOUNDARY DATE 13, COURT CLERK  
FENCE LINE AGREEMENT

THIS AGREEMENT, made and entered into this 2nd day of April, 1987, by and between HARVEY L. JOHNSON and LINDA R. JOHNSON, husband and wife, and TITUS R. SHELLEY and EMILY F. SHELLEY, husband and wife.

WHEREAS, Harvey L. Johnson and Linda R. Johnson, husband and wife, are the record owners of the following described real property situated in Sheridan County, Wyoming, to wit:

A tract of land situated in the Northeast quarter of the Northwest quarter of Section 11, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point which is 10 feet north from the North quarter corner of Section 11, Township 56 North, Range 84 West, and running thence North 606 feet to a point in Big Goose Creek; thence South 45° 44' East 190 feet to a point in Big Goose Creek; thence North 44° 25' West 551 feet to a rock planted in place; thence North 59° 21' East 219 1/2 feet to a rock planted in place; thence North 16° 45' East 121 feet to a rock planted in place; thence North 68° East 130 feet to the point of beginning, containing 7.60 acres, more or less.

AND WHEREAS, Titus R. Shelley and Emily F. Shelley, husband and wife, are the record owners of the following described real property situated in Sheridan County, Wyoming, to wit:

Two tracts of land situated in the East half of the Northwest quarter of Section 11, Township 56 North, Range 84, West, of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

- (1) Beginning at the Southwest corner of the SE 1/4 NW 1/4 of said Section 11, running thence N. 666 feet, more or less, to the South side of the County road; thence East along the County Road 140 feet, more or less, to the center of the Big Goose Creek to the point of beginning.
- (2) Beginning at a point 621 1/2 feet north and 70 feet East from the Northwest corner of the SE 1/4 NW 1/4 of said Section 11; thence North 1/4 East; thence Southeast along the South line of the County Road 280 feet, more or less; thence South 44° 13' East 551 feet, more or less, to the center of Big Goose Creek; thence up the center of Big Goose Creek to the North side of the County Road; thence West 100 feet, more or less, to the point of beginning.

EXCEPTING THE FOLLOWING PORTION

A portion of the following described Tract of land:

Beginning at a point six hundred and twenty three (623 1/2) and one half feet South and twenty (20) feet East from the Northwest corner of the Southeast quarter of the Northwest quarter of Section Thirty Three (33), Township Fifty Six (56), North of Range Eight Four (84), West of 6th P.M., at the corner of the intersection of the East and West and the North and South county road; thence North one thousand and seventy four (1074) feet; thence Northeast along side of the county road seven hundred and eighty (780) feet, more or less; thence South 44°30' East five hundred and fifty three (553) feet, more or less to the center of Big Goose Creek; thence up the center of the channel of said Big Goose Creek to the North side of the county road; thence West three hundred (300) feet, more or less, along the North side of the county road to the place of beginning.

The parcel of land hereby conveyed being all that portion of the above described tract of land lying between the northerly boundary of said tract of land and a parallel right of way line 50 feet to the right or southerly side when measured at right angles or radially to the following described survey line of highway, said parallel right of way line begins on the West boundary of said tract of land and ends on the southerly right of way boundary of presently existing Wyoming Highway No. 331; commencing at a point on the West boundary of the said Section 33 from which the Northwest corner thereof bears N. 02° 11' 28.9" W. a distance of 1,312.13 feet; thence N. 72° 39' 00" E. a distance of 1,062.79 feet to the point of beginning of a 2° 00' 00" circular curve concave to the Northwest, the radius of which is 2,864.79 feet; thence Northeasterly along said curve, through a central angle of 8° 14' 45.6" a distance of 412.3 feet to the True Point of Beginning; thence with said parallel right of way line 50 feet to the right or southerly side, continuing Northeasterly along said curve through a central angle of 13° 16' 14.16" a distance of 663.53 feet to the point of ending of said curve; thence continuing with said parallel right of way line 50 feet to the right or southerly side, N. 52° 08' 00" W. a distance of 12 feet, more or less, until said parallel right of way line intersects said southerly right of way boundary.

AND WHEREAS the Johnson and Shelby properties share a common property line.

AND WHEREAS a fence exists which is located as follows,  
to wit:

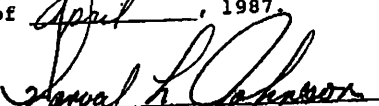
Beginning at a point on the South right of way line of State Highway 331, said point lying S76°45'48"E, 2145.34 feet from the Northwest corner of Section 33, T56N, R84W, 6th P.M., Sheridan County, Wyoming; thence along a fence line S44°32'54"E, 369.86 feet to a point; thence along said fence line S52°48'05"E, 73.70 feet to a point; thence along said fence line S42°22'39"E, 107.26 feet to a point; thence S42°22'39"E, 65.00 feet to a point in the centerline of Big Goose Creek, said point lying S69°49'50"E, 2987.42 feet from the said Northwest corner of Section 33.


AND WHEREAS the parties to this agreement believe that the facts set forth above are true and correct.


NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO THAT the existing fence as above-described shall constitute the common property line between the lands above-described.

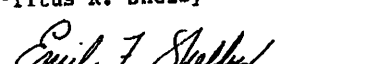
It is further agreed that this Agreement shall be binding upon the parties hereto, their heirs, executors, successors and assigns.

In witness whereof the parties hereto have affixed their signatures this 2 day of April, 1987.

  
Harvey L. Johnson

  
Linda M. Johnson

  
Titus R. Shelby

  
Emily F. Shelby