

# WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

122 West 25<sup>th</sup> Street  
Cheyenne, WY 82002  
Phone: 307.777.7331  
Fax: 307.777.2980  
[slfmail@wyo.gov](mailto:slfmail@wyo.gov)



MATTHEW H. MEAD  
Governor

BRIDGET HILL  
Director

## DETAILED ANALYSIS

Wyoming Board of Land Commissioners  
Consideration for Exchange of State Trust Land

BEAR LODGE CATTLE COMPANY

80± ACRES OF STATE TRUST LAND  
100± ACRES OF DEEDED LAND  
In  
CROOK COUNTY, WYOMING

*Prepared on*  
March 20, 2017

*by*  
Office of State Lands and Investments  
Herschler Building, 3 West  
122 West 25<sup>th</sup> Street  
Cheyenne, WY 82002

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# **DETAILED ANALYSIS PROPOSED LAND EXCHANGE CROOK COUNTY, WYOMING**

## **AUTHORITY:**

W.S. §§ 36-1-107; 36-1-110; 36-1-111

Wyoming Board of Land Commissioners' Rules and Regulations, Chapter 26, Section 5

Trust Land Management Objectives adopted by the Wyoming Board of Land Commissioners, August 11, 2005.

## **PROPOSAL:**

The Director of the Office of State Lands and Investments (OSLI) has determined the subject parcels of State Trust Land may be suitable for exchange. The land was nominated by Bear Lodge Cattle Company (Bear Lodge) on October 17, 2011. On November 15, 2011, the Director moved the State Parcel to the Category II Disposal List and on January 8, 2013 the Moskee Land was placed on the Category II Acquisition List in accordance with Wyoming Board of Land Commissioners' Rules and Regulations (Board's Rules). On June 6, 2013, the Board of Land Commissioners directed OS LI to continue the evaluation of the proposed exchange by completing a Detailed Analysis and soliciting public comment.

Bear Lodge proposes the disposal of 80± acres of State Trust Land (State Parcel) located in Crook County, Wyoming in exchange for acquisition of 100± acres of Bear Lodge deeded land (Moskee Land) in Crook County, Wyoming. As further described in the appraisal section below, the parcels proposed in this exchange do not represent a value for value exchange and will require a cash equalization payment from Bear Lodge.

Existing rights held by the State of Wyoming on the State Trust Lands proposed for disposal are 100% of the surface estate and 100% of the mineral estate. The proposed transaction will dispose of the surface estate only. The State of Wyoming will retain all mineral rights. Additionally, all mineral rights held by Bear Lodge with regard to the Moskee Land will be transferred to the State of Wyoming.

The application letter is attached as **Exhibit "A"**.

## **SUBJECT PROPERTY DESCRIPTIONS:**

The parcels are located in Crook County, Wyoming. The State Parcel is located south of Devils Tower National Monument at the junction of Wyoming Highways 110 and 24. The Moskee Land is located in the area adjacent to the Black Hills National Forest in an area locally referred to as “Moskee.” Maps and photos are attached as **Exhibit “B”**.

### **State Parcel:**

Proposed for Disposal - Total of 80 acres:

Township 53 North, Range 65 West, of the 6<sup>th</sup> P.M.  
Section 17: W2NW (80 acres)

### **Moskee Land:**

Proposed for Acquisition - Total of 100 acres:

Township 50 North, Range 61 West, of the 6<sup>th</sup> P.M.  
Section 16: E2SW and NWSW (100 acres)

|                                                       |            |
|-------------------------------------------------------|------------|
| Total acreage proposed for disposal (State Parcel):   | 80 acres±  |
| Total acreage proposed for acquisition (Moskee Land): | 100 acres± |
| Net gain/loss in acreage:                             | +20 acres± |

Beneficiary Fund: CS – Common School

## **PROPERTY INFORMATION:**

### **State Parcel:**

The State Parcel is an eighty (80) acre tract located directly south of Devils Tower at the junction of Wyoming Highways 110 and 24. These roads limit the usable acreage considerably. The tract is predominately undulating pasture with a small, partially timbered escarpment on the northwest corner. The elevation in this area is between 3,900-4,000 feet. The soils are silty and sandy loam and has been historically used for grazing.

### **Moskee Land:**

The Moskee Land is located approximately twelve (12) miles southeast of Sundance, Wyoming in eastern Crook County. The current use is agriculture and recreation.

Terrain varies from rolling fields to wooded hills with pine, cedar, and bur oak trees. Elevation for this area is 5,342 feet. The Black Hills National Forest surrounds a majority of the Moskee Land and offers year round recreational amenities.

Maps and photos are attached as **Exhibit “B”**.

## **IMPROVEMENTS:**

### **State Parcel:**

One (1) mile of woven fence and one-quarter ( $\frac{1}{4}$ ) mile of four-wire fence.

### **Moskee Land:**

There are no dwellings, buildings, fencing or shops on Moskee Land.

## **WATER RIGHTS:**

The records maintained by the Wyoming State Engineer's Office regarding water rights appurtenant to specific parcels proposed in the exchange, were reviewed and are detailed below. Water right information is available for public review at the Wyoming State Engineer's Office or on the Wyoming State Engineer's Office website.

### **State Parcel:**

No water rights found.

### **Moskee Land:**

No water rights found.

Existing water rights are to be conveyed in the proposed transaction. Surface ownership of this property is subject to W.S. § 36-9-119: "Nothing in this act [Sale of State Lands] shall be construed so as to impair the rights of any ditch company, or any person owning any ditch or ditches, on or passing through any of the lands included herein."

All water rights or permits on these parcels, if any, should be verified with the Wyoming State Engineer's Office for final verification of allowed use. Failure to exercise a water right, for five (5) years, when water is available, may constitute grounds for forfeiture of said water right.

## **GRAZING AND AGRICULTURAL LEASES:**

### **State Parcel:**

#### **State of Wyoming Grazing and Agricultural Lease No. 2-5464**

Lease No. 2-5464 is issued to Bear Lodge Cattle Company and is set to expire on February 1, 2018. Lease No. 2-5464 consists of more than the eighty (80) acres considered for exchange. The entire lease consists of two hundred ten (210) acres and a rated carrying capacity of one hundred nineteen (119) Animal Unit Months (AUMs). In 2017, Lease No. 2-5464, in its entirety, returned an annual consideration of \$772.31 (\$6.49/AUM x 119 AUMs = \$772.31).

Specific to the eighty (80) acre State Parcel proposed in this exchange, and included in Lease No. 2-5464, 2017 annual returns were \$123.31 (\$6.49/AUM 19 AUMs= \$123.31). This eighty (80) acre parcel only contains nineteen (19) usable AUMs, due in part to forage acres lost to highway right-of-ways.

### **Moskee Land:**

There are no grazing and agricultural leases on the Moskee Land.

## **MINERAL RIGHTS/LEASES:**

### **State Parcel:**

The State of Wyoming owns all mineral rights on the State Parcel and will retain these mineral rights if the exchanges is finalized. Currently, there are no mineral leases in place on the State Parcel.

### **Moskee Land:**

Exact ownership of the mineral rights related to the Moskee Land have not been researched. All mineral rights held by Bear Lodge with regard to the Moskee Land will be transferred to the State of Wyoming. There appear to be no mineral leases associated with the Moskee Land.

## **ANNUAL TAX LOAD:**

The State Parcel is owned by the State of Wyoming and is not currently subject to ad valorem taxation. Upon disposal, the parcels will be assessed and taxed by Crook County. All tax assessments shall be the responsibility of Bear Lodge.

According to the Crook County Assessor's Office, real estate is valued using a market value system and taxes are calculated based on nine and one-half percent (9.5%) of the assigned value of the property, times the individual district's mill levy. The Moskee Land has been classified as Agricultural Land- Rangeland pursuant to Crook County Assessor's Office definition.

### **State Parcel (added to tax rolls, Crook County):**

|                |                 |                                      |
|----------------|-----------------|--------------------------------------|
| Market Value   | 320,000.00      |                                      |
| Assessed Value | 30,400.00       | 9.5% assessment                      |
| Estimated Tax  | <b>1,869.60</b> | 0.0615 mill levy<br>Agriculture Land |

### **Moskee Land (removed from tax rolls, Crook County):**

|                |                   |                                      |
|----------------|-------------------|--------------------------------------|
| Market Value   | \$310,000.00      |                                      |
| Assessed Value | \$29,450.00       | 9.5% assessment                      |
| Estimated Tax  | <b>\$1,811.18</b> | 0.0615 mill levy<br>Agriculture Land |

Agricultural land may be valued by the County Assessor on a productivity basis rather than actual market price. In that case, the taxes would be significantly less, but that decision is left to the County Assessor.

## **EASEMENTS, ACCESS, HAZARDS:**

### **State Parcel:**

#### Easement 06653-Road

Charles Cummings, 0.71 acres

#### Easement 05705 – Communication Line

RT Communications, 0.77 acres

#### Easement 08567– Power Line

Powder River Energy, 1.21 acres

#### Easement 04140 – Communication Line

Mountain States T&T, 0.79 acres

#### Easement 02952 – Road

Wyoming Department of Transportation, 12.0 acres

#### Easement 04475A –Power Line

Tri-County Electric, 0.52 acres

### **Moskee Land:**

No easements found.

All easement documents are attached as **Exhibit “C”**

## **HAZARDS:**

No obvious hazardous materials or environmental concerns were noted during inspections of the properties by the appraiser.

## **SPECIAL USE LEASES:**

### **State Parcel:**

No Special Use Leases found

### **Moskee Land:**

No Special Use Leases found

## **TEMPORARY USE PERMITS:**

### **State Parcel:**

TUP 00474 – Sign Boards  
Ogden Driskill, \$312.00/annum

TUP 00873 – Sign Boards  
Devils Tower Golf Club, \$640.00/annum

### **Moskee Land:**

No Temporary Use Permits found.

## **FLOOD ZONE AND ZONING DESIGNATIONS:**

### **Flood Zone**

#### **State Parcel:**

The State Parcel is not located in a Flood Insurance Rating Mapping area, therefore, flood zone risks are unknown. According to the Federal Emergency Management Agency ([www.fema.gov](http://www.fema.gov)), a study has not been completed for this area.

#### **Moskee Land:**

The Moskee Land is not located in a Flood Insurance Rating Mapping area, therefore, flood zone risks are unknown. The Moskee Land exhibits some seasonal drainage flooding, which is common to properties in the Black Hills region.

### **Planning and Zoning**

#### **State Parcel and Moskee Land:**

Unincorporated land in Crook County is not subject to zoning. The State Parcel and Moskee Land are currently used as agricultural range land. Crook County's adopted Land Use Plan does not include zoning.

## **FOREST PRODUCTS:**

### **State Parcel:**

The State Parcel has no current merchantable timber, and is classified as unsuitable for timber production.

### **Moskee Land:**

The Moskee Land currently has low to moderate stocking of merchantable board timber (quantified as 1,000 board feet or MBF) on the operable ground, but high potential for productivity in the long term. Access is available from adjacent State Trust Land to the east, though the existing road loops north through an adjacent portion of deeded property (Sec 16, SENW & SWSE). Approximately 1/4 of a mile of new construction would be required to eliminate the need to cross through the adjacent deeded lands to access the available timber.

#### **Estimated Timber Value:**

$0.5 \text{ MBF/acre} * 100 \text{ acres} = 50 \text{ MBF} @ \$50/\text{MBF} = \$2,500.00$

#### **Long Term (100 year) Value:**

$5 \text{ MBF/acre} * 100 \text{ acres} = 500 \text{ MBF} @ \$50/\text{MBF} = \$25,000.00$

## **WILDLIFE HABITAT AND WILDLIFE-ORIENTED RECREATIONAL OPPORTUNITIES LOCATED ON THE PARCELS:**

An evaluation letter from the Wyoming Game and Fish Department (WGFD) is attached as part of “**Exhibit D.**”

### **State Parcel:**

WGFD has reviewed the proposed exchange, it points out that due to the proximity of public roads and commercial development, disturbances associated with human activity is high and likely impacts wildlife use. In 1987, the Board approved a ‘Closed to Hunting and Discharge of Firearms’ restriction on the State Parcel. WGFD believes the public would not lose hunting opportunities if this parcel were exchanged. The WGFD has no further terrestrial wildlife, habitat, or recreation related comments, nor does it have any aquatic concerns.

### **Moskee Land:**

WGFD has reviewed the proposed exchange, it points out that the Moskee Land has the potential to augment public access in the Black Hills National Forest as well as State Trust Lands for wildlife-related recreation. There is also a portion of Cold Creek on this property that would provide for public fishing. The WGFD has no further terrestrial wildlife, habitat, or recreation related comments, nor does it have any aquatic concerns.

## **CULTURAL RESOURCES AND PUBLIC RECREATIONAL OPPORTUNITIES LOCATED ON THE PARCELS:**

Evaluation letters from the Office of the Wyoming State Archaeologist and the State Parks, Historic Sites, and Trails Office of the Wyoming Department of State Parks and Cultural Resources are attached as part of “**Exhibit D.**”

### **State Parcel:**

The Office of the Wyoming State Archaeologist reviewed this exchange and has no comments. There has been little investigation done in the area regarding cultural resources, and a review of the documentation within the State Historic Preservation Office Cultural Records Office in Laramie, Wyoming yielded no evidence of any recorded sites or artifacts. Undiscovered cultural resources may still be present on the parcel, these results primarily indicate a low volume of investigations in the area.

State Parks and Historic Trails has evaluated this exchange and finds it favorable. It does not impact existing trails but could prove beneficial if a trail-related need comes up in the future for this part of Crook County.

### **Moskee Land:**

The Office of the Wyoming State Archaeologist reviewed this exchange and has no comments. There has been little investigation done in the area regarding cultural resources, and a review of the documentation within the State Historic Preservation Office Cultural Records Office in Laramie, Wyoming yielded no evidence of any recorded sites or artifacts. Undiscovered cultural resources may still be present on the parcel, these results primarily indicate a low volume of investigations in the area.

State Parks and Historic Trails has evaluated this exchange and finds it favorable. It does not impact existing trails but could prove beneficial if a trail-related need comes up in the future for this part of Crook County.

### **APPRAISED VALUE:**

John Widdoss of Hall-Widdoss & CO., a Wyoming Certified General Appraiser has completed an appraisal of the subject properties per instructions from OSLI. The effective date of the appraisal was September 1, 2015 for the State Parcel and Moskee Land. The appraiser was instructed to estimate the current market value of the fee simple interest for the parcels, excluding the mineral estate and building improvements, and assuming legal public access. This appraisal was further updated on February 6, 2017 to reflect a change in acreage from the original appraisal.

**OPINION OF VALUE: The Board will use the appraised values below, with the acreages as granted by Patent at the Act of Admission of 1890 and indicated on any Title Commitment.**

Based on the legal permissibility, physical possibility, financial feasibility, and maximum productivity, the appraiser determined the highest and best use of the parcels to be agricultural. The appraiser used the Sales Comparison approach to arrive at the market value for the subject properties. The market values for the effective date are as follows:

|                                                     |
|-----------------------------------------------------|
| <b>State Parcel</b>                                 |
| 80 Acres of State Trust Land at \$4,000.00 per Acre |
| \$320,000.00                                        |
| Three Hundred Twenty Thousand Dollars               |

|                                                 |
|-------------------------------------------------|
| <b>Moskee Land</b>                              |
| 100 Acres of Moskee Land at \$3,100.00 per Acre |
| \$310,000.00                                    |
| Three Hundred Ten Thousand Dollars              |

OSLI has reviewed the appraisals and concurs with the methods used and estimated market values. The appraisal, and related information as well as the appraisal review completed by OS LI, are available upon request.

## **INCOME GENERATING POTENTIAL:**

Pursuant to the Board of Land Commissioners' Rules and Regulations, Chapter 26, the Detailed Analysis shall include an estimate of the income generating potential of the subject property:

### **State Parcel:**

#### **Grazing and Agricultural Leasing:**

The State Parcel currently has one (1) grazing and agricultural lease rated at nineteen (19) AUM's or an average of .24 AUM's/Acre as detailed above. In 2017, revenue generated from this lease and deposited to the Permanent Land Income Fund is \$123.31 per annum.

The State Parcel has a low usable acreage due to two (2) State Highways which run through it. It's relatively low productive capacity coupled with a lack of developed stock water render the potential to earn a greater return from grazing and agricultural uses above the minimum rental set annually by the Board is low.

Grazing: 123.31 (using the 2017 rate of \$6.49/AUM)

#### **Temporary Use Permitting:**

There are two (2) temporary use permits on the State Parcel. Both of the permits allow for signage that advertise activities around Devil's Tower. The proximity of the State Parcel to the state highways and to Devil's Tower lend the parcel to these existing uses remaining as well as similar ones in the future.

TUP 00474: \$312.00/annum

TUP 00873: \$640.00/annum

Total annual revenue from the State Parcel: \$1,075.31

### **Moskee Land:**

OSLI has conducted a preliminary analysis of the grazing and agricultural potential regarding the Moskee Land. The preliminary analysis shows there to be an estimated 22-33 AUM's available. If the minimum Board approved grazing fee is applied (the minimum Board approved grazing fee for 2017 is \$6.49 per AUM per year), the expected annual revenue is between \$142.78 and \$214.17. OS LI anticipates competitive interest for the grazing and agricultural rights, which may return revenues that exceed the minimum Board approved grazing fee. Using the median of 27 AUMs at the Board's current grazing fee of \$6.49/AUM, the estimated annual income from grazing and agricultural uses is \$173.23.

The Moskee Land abuts existing State Trust Land as well as additional deeded land currently under consideration by the Board for acquisition. Should this exchange be approved, as well as the other transactions under consideration, the Board would increase and consolidate its ownership in an area with high potential to continually

produce timber products. The estimated near-term revenue from timber harvesting is \$2,500.00. Long-term revenue is estimated to be \$25,000.00.

Consolidation of ownership also increases opportunities for compatible revenue generating uses in addition to timber production and agricultural uses.

Estimated revenue from the Moskee Land: \$2,675.23

## **ANTICIPATED APPRECIATION OF THE PARCELS AS REAL ESTATE ASSETS**

Appreciation of any real estate asset is largely speculative and can only be realized upon sale of the asset. OSLI has concluded, from all available data, that the parcels exhibit similar appreciation potential. Using a combination of the Wyoming Agricultural Statistics for 2015 and Land Values 2015 Summary published in 2015 it appears that the Farm Real Estate, Average Value Per Acre from 2005 until 2015 increased 3.9% per year with a 4.8% increase between 2014 and 2015. Looking at pasture land value over that same ten (10) year period it appears that Wyoming experienced an average increase of 6.9% per year with a 4.1% increase between 2014 and 2015. The long term trend is expected to continue in much the same direction, therefore both the State Parcel and Moskee Land are likely to appreciate between a 3.5% and 5.5% per year.

## **TRUST LAND MANAGEMENT OBJECTIVES:**

In 1997, Wyoming Session Laws Chapter 200, Section 3(a)(i) the Wyoming Legislature declared that trust land should remain a substantial component of the trust portfolio, managed under a total asset management policy, and with a focus on protecting the corpus for multiple generations. Subsequently, the Board adopted criteria for evaluation of land exchanges, sales, acquisitions, and long-term leases--collectively called Trust Land Management Objectives (TLMO), on August 10, 2005. A proposal need not meet all objectives, but all objectives are considered by the Board which has the sole discretion in determining how to best manage State Trust Lands.

Trust Land Management Objectives:

- To better meet the beneficiaries short and/or long term needs
- Improve the manageability of land assets
- Meet a specific school and/or community need

A summary of key points considered in this transaction evaluation are outlined below:

### **Better meet the beneficiaries' short and/or long term objectives:**

The proposed exchange is expected to benefit the State's Trust Beneficiaries' short-term objectives by increasing revenue generated from grazing and agricultural use as well as timber production. The Moskee Land abuts existing State Trust Land and will allow for a larger contiguous grazing lease that is expected to demand lease rates higher than the Board's approved minimum fee. Currently, there is no merchantable timber on the State Parcel, while the Moskee Land has the potential to generate \$2,500.00 in merchantable timber in the short-term.

The proposed exchange is expected to benefit the State Trust Beneficiaries' long-term objectives by diversifying the State Trust's portfolio by increasing forested acres and increasing State mineral ownership, as the Board will retain the minerals under the State Parcel and gain those under the Moskee Land. Should this exchange be approved, as well as the other transactions under consideration, the Board would increase and consolidate its

ownership in an area with opportunity to provide multiple compatible revenue generating uses, including long term timber revenue.

### **Improve the manageability of the land asset:**

OSLI has experienced a reduction in administrative costs when State Trust Lands have been consolidated from scattered, isolated parcels into larger, contiguous ownership blocks. The proposed exchange consolidates State Trust Lands in the Moskee area, where the Board already manages land while disposing of a small and isolated tract. OSLI expects this to have a positive impact on administrative costs in addition to increasing efficiency and effectiveness of management.

### **Meet a specific school and/or community need:**

The proposed exchange will allow for greater public access in Crook County. While the State Parcel is open to the public, in 1987 the Board approved a 'Closed to Hunting and Discharge of Firearms' restriction on it. The Moskee Land abuts existing State Trust Land and will provide an open recreation opportunity in close proximity to a National Forest. The exchange is also expected to increase tax revenue for Crook County, as detailed above.

### **CONCLUSION:**

OSLI has determined that this exchange will benefit the State's Trust Beneficiaries by creating a larger contiguous block of State ownership in Crook County. This will allow for greater future appreciation, enhanced manageability, and increased public access. The large block of land will also provide for greater revenue from competitive grazing opportunities, increased AUMs, and diversification of compatible revenue generating uses.

This Detailed Analysis has been prepared and distributed to the public in accordance with Board's Rules. It is electronically available on OSLI's website as well as in hard copy within the Office of State Lands and Investments in Cheyenne, Wyoming. Hard copies are also available for public viewing at the Crook County Library in Sundance Wyoming, as well as at the Crook County Clerk's Office.

As required by the Board Rules, a public hearing will be conducted during the sixty (60) day public comment period. The date, time and location of the public hearing will be advertised on OSLI's website for thirty (30) days prior to the hearing.

## **LIST OF EXHIBITS:**

“A” Cover Letter and Land Sale Application

“B” Subject Property Photos and Maps

“C” Easements, Grazing and Agricultural Lease, and Temporary Use Permits

“D” State Agency Evaluation Letters

## **EXHIBIT “A”**

# WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

122 West 25<sup>th</sup> Street  
Cheyenne, WY 82002  
Phone: 307.777.7331  
Fax: 307.777.3524  
[slfmail@wyo.gov](mailto:slfmail@wyo.gov)



MATTHEW H. MEAD  
Governor

BRIDGET HILL  
Director

TO: File

FROM: Jessica Murkin , Real Estate Analyst

RE: Real Estate Application

DATE: February 1, 2017

On June 6, 2013 the Board of Land Commissioners resolved that the Director and Office of State Lands and Investments was authorized to enter into an Agreement to Initiate the Exchange of the following described land:

State Trust Land

T. 53N., R.63W., Crook County, Wyoming  
Section 17: W2NW (80 Acres)  
Section 13: SE (160 Acres)

Moskee Land

T. 52N., R.61W., Crook County, Wyoming  
Section 16: To be determined (520 acres)

Since that time, the applicant has amended his proposal to read instead:

State Trust Land

T. 53N., R.63W., Crook County, Wyoming  
Section 17: W2NW (80 Acres)

Moskee Land

T. 52N., R.61W., Crook County, Wyoming  
Section 16: E2SW, E2NWSW (100 acres)

All further analysis will focus on the amended proposal.

**APPLICANT DATA:** *The full legal name of the Applicant or the business entity name on file with the Wyoming Secretary of State, including a Certificate of Good Standing, must be provided for all business entities.*

This application is proposing a (Check One): SALE ACQUISITION ☒ EXCHANGE

Applicant or Business Name: Bear Lodge Cattle Company

Contact Name: Ogden Driskill

Street Address: 659 Highway 24

Mailing Address (if different from Street Address): P.O. Box 1

City: State: Zip: Devils Tower, Wyoming 82714

Email Address: Work Phone: Driskill@rtconnect.net

Cell/Mobile: Home Phone: 307-680-5555 (cell); 307-467-5555 (home)

I hereby propose the parcel(s) described below to be considered for inclusion in the proposed transaction pursuant to the Rules and Regulations of the Board of Land Commissioners and Wyoming State Statutes

| State trust land or deeded land? | County | Township | Range | Section | Subdivision                   | Acres  |
|----------------------------------|--------|----------|-------|---------|-------------------------------|--------|
| State Trust Land                 | Crook  | 53       | 65    | 17      | W½NW¼                         | 80.00  |
| State Trust Land                 | Crook  | 53       | 66    | 13      | SE¼                           | 160.00 |
| Private Land                     | Crook  | 52       | 61    | 16      | N½:E½SW¼:<br>NW¼SE¼:<br>S½SE¼ | 520.00 |

(Attach additional pages if more space is required)

The Applicant acknowledges that submission of this application will initiate a process for the consideration of a land transaction on the surface estate only (unless otherwise agreed upon) and the Board of Land Commissioners and the Office of State Lands and Investments reserve the right to reject this application at any time prior to the execution of a Patent or Warranty Deed.

Signature: Bear Lodge Cattle Co. by  Date: May 1, 2013  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT DATA:** The full legal name of the Applicant or the business entity name on file with the Wyoming Secretary of State, including a Certificate of Good Standing, must be provided for all business entities.

This application is proposing a (Check One): ☐ SALE ☐ ACQUISITION ☒ EXCHANGE

Applicant or Business Name: Bear Lodge Cattle Company  
 Contact Name: Oyden Driskill  
 Street Address: 659 Highway 24 Devils Tower, WY 82714  
 Mailing Address (if different from Street Address): P.O. Box 1  
 City: Devils Tower State: WY Zip: 82714  
 Email Address: Driskill@rtconnect.net Work Phone: 307-680-5555  
 Cell/Mobile: 307-680-5555 Home Phone: 307-467-5555

I hereby propose the parcel(s) described below to be considered for inclusion in the proposed transaction pursuant to the Rules and Regulations of the Board of Land Commissioners and Wyoming State Statutes

| State trust land or deeded land? | County | Township | Range | Section | Subdivision | Acres |
|----------------------------------|--------|----------|-------|---------|-------------|-------|
| State Land                       | Crook  | 53N      | 65W   | 17      |             | 80    |
| State Land                       | Crook  | 53N      | 66W   | 13      |             | 160   |
|                                  |        |          |       |         |             |       |
|                                  |        |          |       |         |             |       |

(Attach additional pages if more space is required)

The Applicant acknowledges that submission of this application will initiate a process for the consideration of a land transaction on the surface estate only (unless otherwise agreed upon) and the Board of Land Commissioners and the Office of State Lands and Investments reserve the right to reject this application at any time prior to the execution of a Patent or Warranty Deed.

Signature: by J. Q. Driskill Bear Lodge Cattle Co. president Date: 9/10/12  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Leo A Reinhardt*

**WYOMING OFFICE OF STATE LANDS AND INVESTMENTS**  
**STATE LAND TRANSACTION APPLICATION**  
**(SALE/ACQUISITION/EXCHANGE)**

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**Application Instructions:**

**PLEASE READ THESE INSTRUCTIONS CAREFULLY.** The failure to fully complete the Application or provide all of the required information and documentation may result in a significant delay in the Office of State Lands and Investments' ability to consider the transaction.

This application is proposing a (Check One): ☐ SALE ☐ ACQUISITION ☒ EXCHANGE

1. Provide a written description of how, if completed, the proposed land transaction will satisfy one or more of the Trust Land Management Objectives.
2. Provide a map of all land involved in the transaction, including adjacent state trust lands. If the applicant owns adjacent land, include a map showing the ownership boundaries. (i.e. show how the state land fits into the ranch/farm.) Map Assistant.
3. If the applicant is not the surface lessee, please include a Surface Lessee Notification and Comment Form. This form must be completed and signed by the surface lessee and submitted with the application. If it does not accompany the application, the application will not be processed.
4. If the applicant is a corporation or other legal entity, provide evidence that it is qualified to do business in Wyoming. (This information may be obtained from the Secretary of State )
5. Provide a list and estimated value of all lessee owned improvements including buildings, fences, wells, tanks, pipelines, etc. Show the location of the improvements on the map referenced in 2. above.
6. Provide any other information the applicant deems relevant to the Office's evaluation of the proposed sale.

After completing the Application, please return it, along with all required information and documentation, to:

Office of State Lands and Investments, Attn: Real Estate and Agricultural Leasing Division  
Herschler Building 3W, 122 West 25<sup>TH</sup> Street, Cheyenne, WY 82002

## **APPLICATION TERMS AND CONDITIONS** (Please read carefully before filing)

### **TRANSACTION COSTS BORNE BY THE APPLICANT or SUCCESSFUL BIDDER**

1. Survey: If a survey is required, the applicant shall acquire a Wyoming Certified Survey at their own expense.
2. Appraisal Fee: The applicant will be required to order and pay for the appraisal(s). The Office of State Lands and Investments will issue an Appraisal Authorization Form to the selected appraiser. Click here to find a Certified General Appraiser. (Note, please coordinate with our office during the selection of an appraiser to avoid any unnecessary expenses.)
3. Advertising: The Office will arrange for all newspaper advertising and payment will be collected from buyer at closing.
4. All fees incurred to close the transaction.
5. A \$25.00 deed processing fee

All land transactions must be in accordance with the Trust Land Management Objectives and land will be appraised for its highest and best use and with the assumption of legal access. All state trust land approved for sale shall be sold at public auction to the highest bidder.

### **APPLICATION PROCESS**

Each application is reviewed on a case by case basis by an Internal Review Team (IRT). Evaluation of the application includes, but is not limited to, an analysis of: income potential to the state trust; proposed use; impact to adjacent state trust lands, access, and proximity to existing developments; parcel size; and local regulations.

If the Internal Review Team determines the transaction is in the best interest of the State Land Trust, and upon the recommendation of the Director, the Office of State Lands and Investment (Office) will prepare a detailed analysis including the appraised value of the property. Please note that proposed acquisitions, including those involved in an exchange, are held in confidence by the Office until the Board of Land Commissioners (Board) authorizes a resolution to continue with the transaction.

The detailed analysis will be made available for public comment for a minimum of 30 days for a proposed sale and 60 days for a proposed exchange or acquisition. During the public comment period a public hearing will be held in the County of the proposed transaction. After the comment period, and at the next appropriate Board Meeting, the proposal will be presented to the Board for consideration. If the Board approves the transaction, it shall be completed. If the transaction is a sale, the public auction date will be set and advertised for a minimum four (4) weeks. The sale will then be held in the county in which the property is located.

The time frame for processing each transaction will vary depending on the complexity of the proposal. Although we strive for an efficient process of approximately 6 to 9 months, some transactions may take longer. Submission of this application does not guarantee the transaction will occur.

Board of Land Commissioners and Bear Lodge Cattle Co. (BLCC)  
Land Exchange Proposal  
September, 2013

1. **Trust Land Management Objectives:** The proposed land transaction will improve the state's revenue and investment objectives in the following ways:
  - a. ***Better meet the beneficiaries' short and/or long-term objectives:***
    - i. Revenue: If this exchange is completed income generated for the benefit of the state land trust beneficiaries will increase as a result of the exchange. The larger state trust land tract which would be formed by the exchange could be leased for much more than the state lands at Devils Tower (240.00 acres) for agricultural purposes.
    - ii. Investment, Diversification, Natural Resource Values:
      1. The exchange will diversify the state land trust portfolio and revenue by increasing forested acreage. The private land offered in the exchange has a good stand of timber throughout. The private timber has been well managed. In comparison, there is a small stand of timber on State Section 13, T53N, R66W, but overall, the state trust land are inferior to the private lands in terms of timber resources.
      2. Occasionally, over the years, developers have shown some interest for commercial, recreational, and rural residential development at the gateway to Devils Tower. However, even after the filming of the popular movie *Close Encounters of the Third Kind* in 1977, only a small amount of interest in developing the small parcel of state trust land at Devils Tower Junction was generated. Many of those development ideas would adversely impact the area surrounding Devils Tower with buildings, signs, lighting, fences, additional roads and other infrastructure. The depth to potable water is around 1,300 feet and is quite expensive to develop, which adds to the cost of any commercial or residential development endeavor.
      3. The desire for exchange is in large part a means of conserving and protecting the entrance to Devils Tower National Monument and the continual operation of the Driskill family's Campstool Ranch (the Ranch). If BLCC acquires the state trust lands as proposed in this exchange, it would immediately begin the process of evaluating conservation easements on the parcels. The Ranch is one of the earliest continually operating working ranches in Wyoming and the state land parcels are critical to its continued viability. The Ranch is interested in continuing its

agricultural operation, ranch recreation, outdoor education, and open space conservation.

**b. *Improve the manageability of the land asset:***

- i. Consolidate ownership patterns: BLCC proposes to acquire two small parcels of state trust land comprising 240.00 acres. One of the parcels is surrounded by BLCC land on three sides and Devils Tower National Monument on the other. The other parcel of state land is also adjacent to BLCC private land and other deeded ownership. The state lands would consolidate BLCC holdings
- ii. Leverage management resources of other agencies/entities: If the exchange is completed there is tremendous potential for OSLI to cooperate with a number of different agencies and entities. The parcel(s) offered from Moskee Land Corp. offer access to forest and enhance a large, high value block of public lands.
- iii. Provide growth opportunity: The lands offered in the Moskee Block offer a high opportunity for growth without impacting areas with environmental, cultural or historic significance – like Devils Tower.
- iv. Improve access/recreational opportunity: The lands offered as part of the Moskee Lands will allow increased access to both Federal and State lands. They a part of one of the premier hunting areas in Northeast Wyoming.. As compared to the small state land parcels, there is no history of hunting on the 160 acres in Section 13 as Devils Tower National Monument will not allow vehicle access for recreation on the two track road to the state land. Nor will NPS allow hunters to cross its lands with harvested game. On the 80 acre parcel in Section 17, the Land Board approved an exchange of use for hunting on the most northerly 40 acres (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) because of its close proximity to a campground. In exchange for the closure on the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 17, BLCC allows public hunting on the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of the same section.

**2. Qualification:** The applicant, Bear Lodge Cattle Company (BLCC) is an active Wyoming corporation, as indicated by the attached report from the records of the Wyoming Secretary of State. Mr. Ogden Driskill is also submitting this application as an individual. Attached hereto as Exhibit "A", please find a Certificate of Good Standing issued by the Wyoming Secretary of State.

**3. Appraisal:** BLCC proposes to acquire the two small parcels of state trust lands for not less than the fair market value of the parcels – as required. The state trust land parcels proposed for acquisition have an appraisal in progress.

**4. Surface and Mineral Rights:** The property being offered for exchange only consists of surface and mineral rights.

**5. Deeded Land Improvements:** Improvements on the deeded land consist only of boundary fences and gates and are included in the value of the land.

**6. State Land Improvements:** The lessee's improvements consist of fence and some cultivated land under a center pivot irrigation system. There is approximately 18 acres of the land in Section 13, T53N, R66W which is irrigated by a center pivot owned by BLCC. Water rights were secured and the land was put into crop production by the lessee with approval of the Board. The fences are a mix of 4-wire fence and game fence. There is also a water pipeline crossing the state trust land in Section 17.

**7. Area map and site location maps of the trust land(s) being proposed for exchange:**

Attached Exhibit "C"

**8. An area map and site location maps of the lands being proposed for acquisition by the Board of Land Commissioners:**

Attached Exhibit "D"

**9. Intended Use:** No improvements are planned for the State trust lands being acquired. They will continue to remain in agricultural use. BLCC is planning to protect the Devils Tower Junction in perpetuity with conservation easements on west side of the highway. There are no plans to develop any portion of the lands.

**10. Feasibility:** BLCC and the Driskill Family have been in the ranching business on the same property for several generations and well over 100 years. It is a well established operation with no plans for, or indications of change.

**11. Existing Use – Deeded Land:** Currently the lands offered for state acquisition have grazing, hunting and timbering on them.

**12. Vehicle Access – State Land:** The 80 acre state parcel in Section 17, T53N, R65W is located on State Highway 24 at the Devils Tower Monument intersection. The 160 acre state parcel in Section 13, T53N, R66W does not have vehicular access except via two track roads through Devils Tower National Monument from the north or private land owned by BLCC from the south. The public does not have authority to use the two track road across Devils Tower National Monument.

**13. Vehicle Access – Deeded Land:** The private lands proposed for acquisition by the Board have public access to them.

**14. Other Information:** The state trust land near Devils Tower National Monument was being considered for acquisition by the National Park Service in the early 1990's. Those attempts by the Office of State Lands and Investments and the Board of Land Commissioners were met with resistance and mountains of red tape from the Department of Interior. There has not been interest in expanding the boundaries of the Devils Tower

National Monument expressed by the DOI for many years. The superintendant of Devils Tower has been advised of the proposed land exchange and has no objection. In fact, the superintendant welcomes the exchange and the subsequent conservation easement on the Ranch because it will protect the view of Devils Tower from the highway from development.

30 acres of state trust land in Section 13, T53N, R66W is not leased -- it is vacant land. This was the old "Coleman" lease. The State revoked the lease from Mr. Coleman due to garbage and scrap material piled on the State Land. OSLI spent \$ \_\_\_\_\_ from the Trust Land Preservation and Enhancement Account, and with the help of the Wyoming Conservation Corps, cleaned up some of the garbage and burned the buildings.

There are still dump sites on the 30 acre parcel that were not cleaned up by OSLI. After Mr. Coleman vacated the parcel, OSLI tried to lease it for the grazing and agricultural uses. BLCC did not submit the highest cash offer (sealed bid) for the grazing lease. However, the party that offered the highest bid for the lease was unauthorized to use the road through Devils Tower National Monument, and was unable negotiate access across BLCC private land, so the land remains vacant. The parcel is fenced in with the BLCC state grazing lease. BLCC has repeatedly tried to add the old Coleman lease to its grazing lease and/or pay for livestock grazing.

There is an infestation of leafy spurge on the state trust land in Section 13, T53N, R66W. OSLI records indicate that it has been paying approximately \$1,200 per year for leafy spurge control for the past several years. In addition, BLCC has been grazing goats on the land as a control and maintenance measure. BLCC provides weed control on the vacant 30 acres. In comparison, there are no noxious weed outbreaks on the private land being offered in exchange.

STATE OF WYOMING  
Office of the Secretary of State

I, MAX MAXFIELD, SECRETARY OF STATE of the STATE OF WYOMING, do hereby certify that according to the records of this office,

**Bear Lodge Cattle Company**  
is a  
**Profit Corporation**

formed or qualified under the laws of Wyoming did on **December 11, 1967**, comply with all applicable requirements of this office. Its period of duration is Perpetual. This entity has been assigned entity identification number **1980-000101689**.

This entity is in existence and in good standing in this office and has filed all annual reports and paid all annual license taxes to date, or is not yet required to file such annual reports; and has not filed Articles of Dissolution.

I have affixed hereto the Great Seal of the State of Wyoming and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Cheyenne, Wyoming on this 5th day of October, 2011 at 2:30 PM. This certificate is assigned 010888630.



*Max Maxfield*  
Secretary of State

Notice: A certificate issued electronically from the Wyoming Secretary of State's web site is immediately valid and effective. The validity of a certificate may be established by viewing the Certificate Confirmation screen of the Secretary of State's website <http://wyobiz.wy.gov> and following the instructions displayed under Validate Certificate.

**STATE OF WYOMING \* SECRETARY OF STATE**  
**MAX MAXFIELD**  
**BUSINESS DIVISION**

200 West 24th Street, Cheyenne, WY 82002-0200

Phone 307-777-7311 · Fax 307-777-5339

Website: <http://soswy.state.wy.us> · Email: [business@wyo.gov](mailto:business@wyo.gov)

**Filing Information**



Please note that this form CANNOT be submitted in place of your Annual Report.

Name **Bear Lodge Cattle Company**  
Filing Type Profit Corporation  
Status Active

**General Information**

|                        |                     |                  |                |
|------------------------|---------------------|------------------|----------------|
| Fictitious Name        |                     | ID               | 1980-000101689 |
| Old Name               |                     | Standing - Tax   | Good           |
| Sub Status             | Current             | Standing - RA    | Good           |
| Sub Type               |                     | Standing - Other | Good           |
| Formation Locale       | Wyoming             | Name Consent     | N              |
| Filing Date            | 12/11/1967 12:00 AM | Term of Duration | Perpetual      |
| Delayed Effective Date |                     | Expiration Date  |                |
| Inactive Date          |                     |                  |                |

**Share Information**

|               |          |                  |        |                  |   |
|---------------|----------|------------------|--------|------------------|---|
| Common Shares | 5,000    | Preferred Shares |        | Additional Stock | Y |
| Par Value     | 100.0000 | Par Value        | 0.0000 |                  |   |

**Registered Agent Address**

J T Driskill  
Campstool Ranch Hwy 24  
PO Box 1  
Devil's Tower, WY 82714

**Mailing Address**

PO Box 1  
Devils Tower, WY 82714

**Parties**

| Type | Name / Organization / Address |
|------|-------------------------------|
|------|-------------------------------|

**Notes**

| Date | Recorded By | Note |
|------|-------------|------|
|------|-------------|------|

Bear Lodge Cattle Co.

Improvement List and Value

|                                    |               |
|------------------------------------|---------------|
| 2¾ mile of 4 wire barb @ 2500 mile | 6875.00       |
| 1 mile buffalo fence @ 2.00 mile   | 10560.00      |
| .5 mile 2" pipeline @ 2.25 foot.   | 5940.00       |
| <br>Total Improvements             | <br>23,375.00 |

Lands offered in exchange:

Moskee Land Corp (upon final approval)

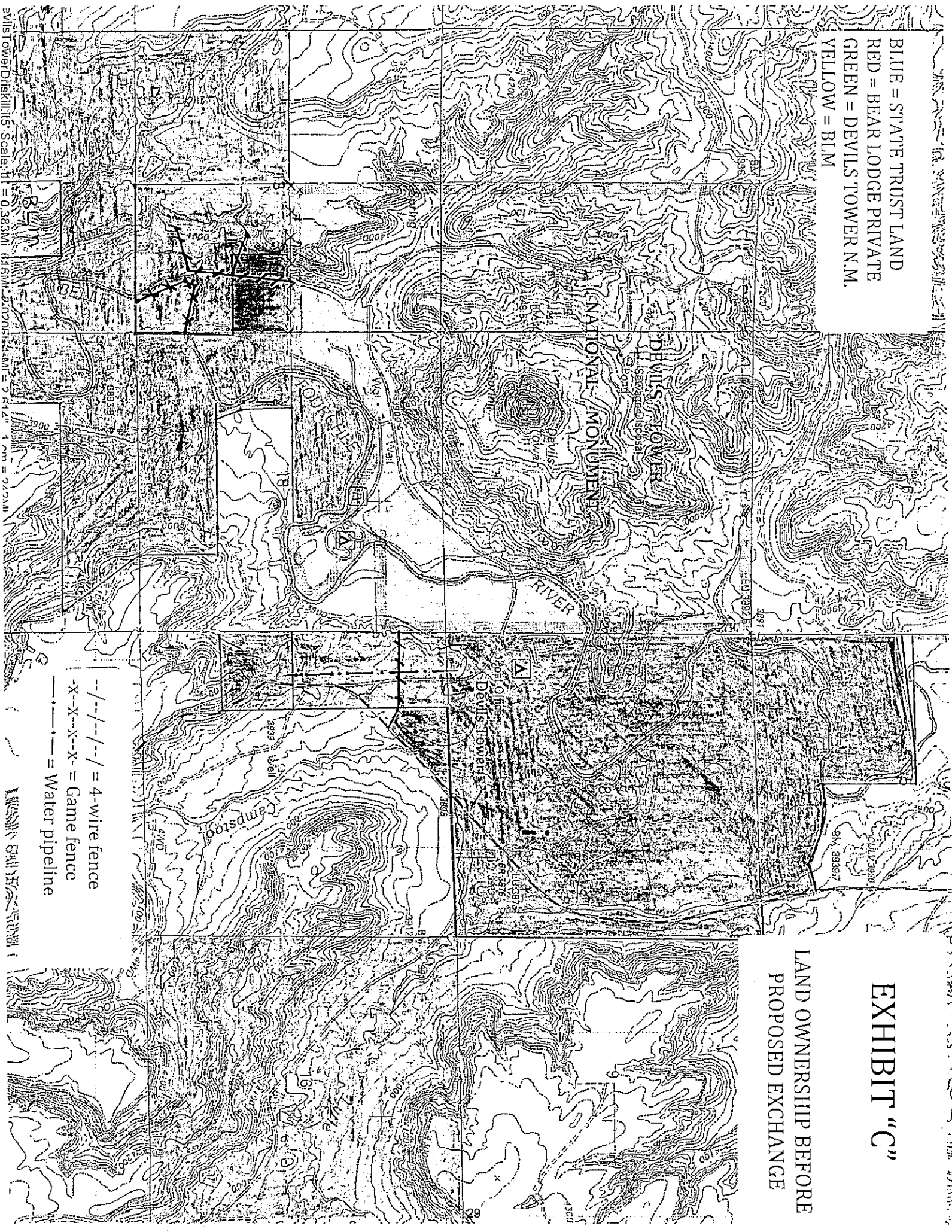
R 61 W, T 50 N

Sec 8 320 Acres East ½

Sec 10 120 acres N2NE1/4, NE4NW4

Other lands might be included if necessary to equalize values.

BLUE = STATE TRUST LAND  
 RED = BEAR LODGE PRIVATE  
 GREEN = DEVILS TOWER N.M.  
 YELLOW = BLM



Devils Tower District, 15 Scale: 1" = 0.363 MI. 41.6 MI. 2.0205 MI. 1" = 0.363 MI. 41.6 MI. 2.0205 MI. 1" = 0.363 MI. 41.6 MI. 2.0205 MI.

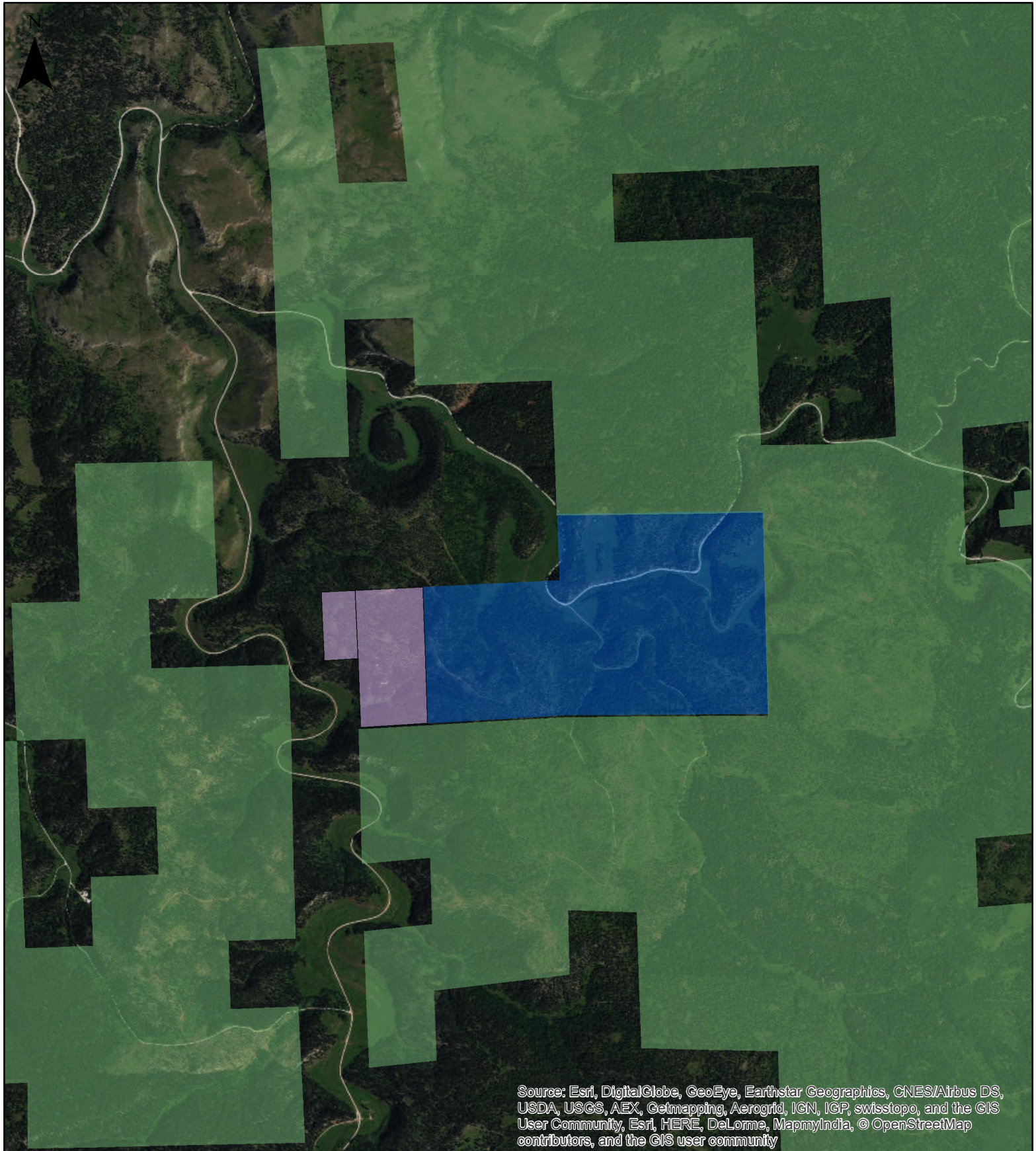
EXHIBIT "C"  
 LAND OWNERSHIP BEFORE  
 PROPOSED EXCHANGE

(CONTINUED)

Devils tower Disk Hills Scales:  $\beta = 0.383\text{M}$ ;  $6.6\text{M}$ ;  $2.020\text{E}$ ;  $\text{ML} = 2.614$ ,  $1\text{ cm} = 242\text{mt}$

## **EXHIBIT “B”**

# Bear Lodge Exchange



0 0.275 0.55 1.1 Miles

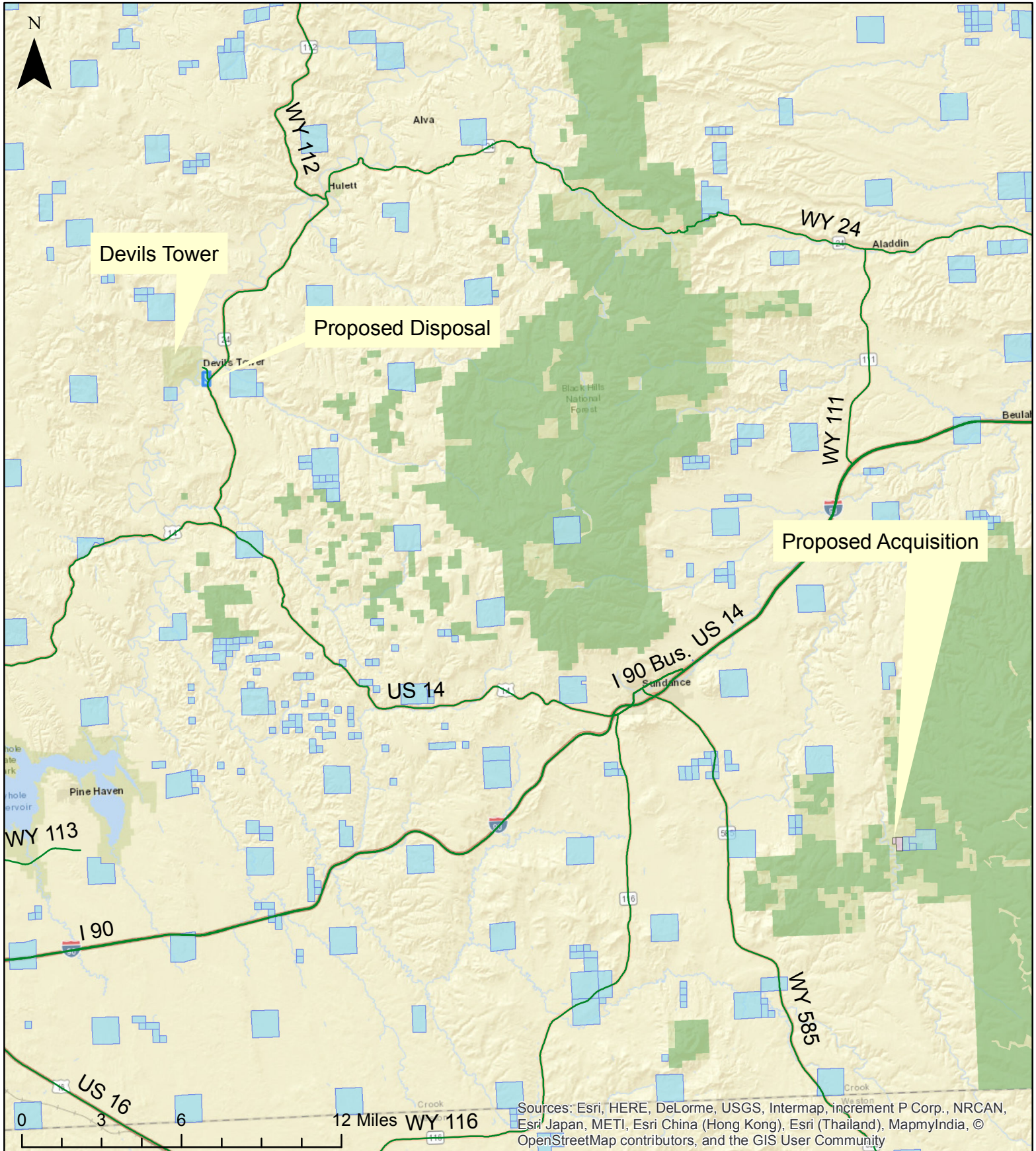
## Section 16, Township 50N., Range 61W., Crook County



Date: 3/27/2017



# Bear Lodge Exchange

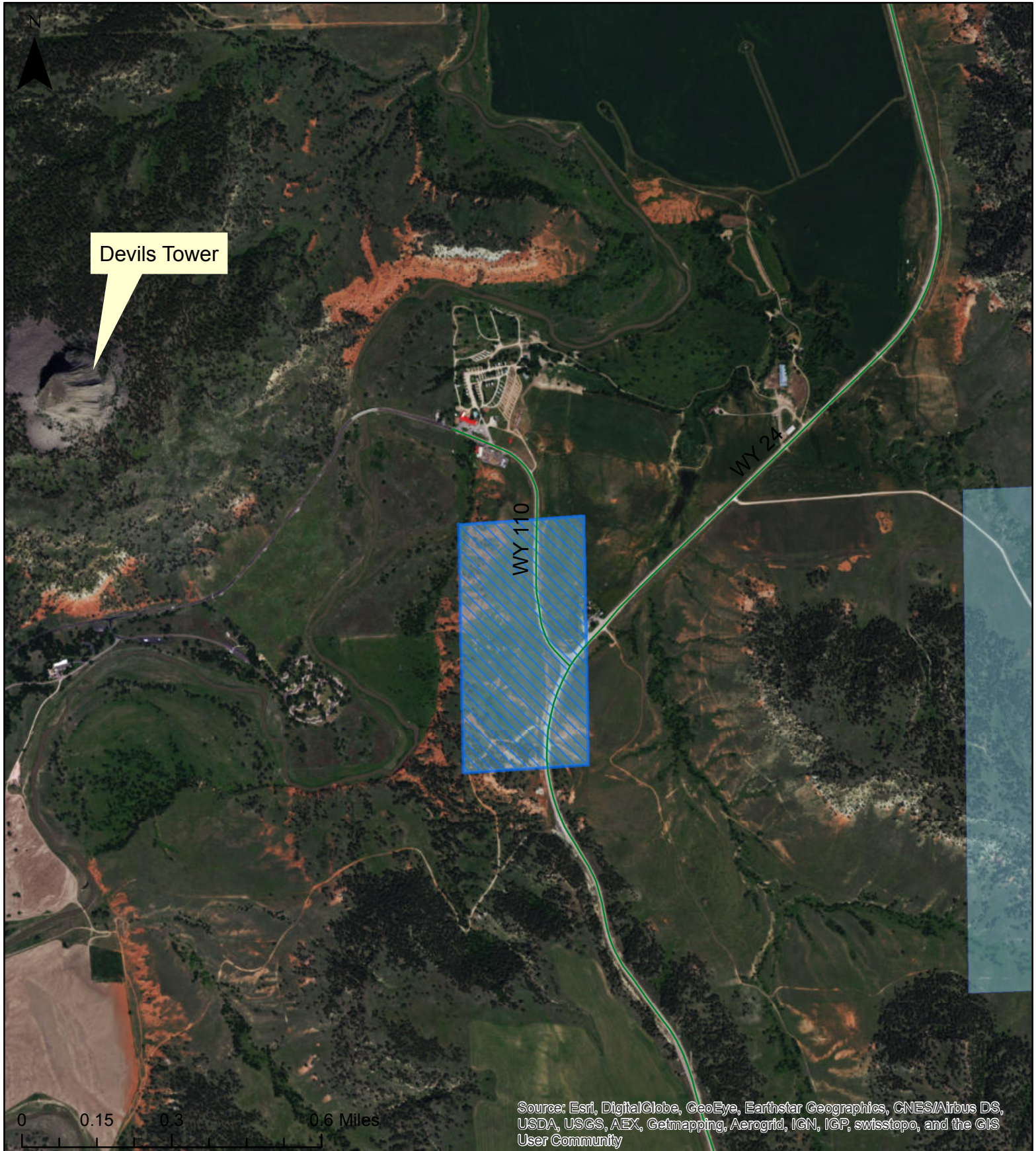


**Crook County**

- Roads
- Proposed Acquisition
- State Ownership



# Bear Lodge Exchange



**W2NW of Section 17 , T53N., R63W., Crook County**

-  Roads
-  State Ownership
-  State Land Proposed Disposal

34  
Date: 3/31/2017



The information that is supplied by the Office of State Lands & Investments (Wyoming) is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of the Office of State Lands & Investments (Wyoming). The Office of State Lands & Investments (Wyoming) will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of this data. The Office of State Lands & Investments (Wyoming) furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.



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*View from the State Parcel Looking Northwest*

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*State Trust Parcel Looking East*

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*State Trust Parcel Looking South*

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*Ariel View of the Moskee Land*

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*Moskee Property Looking Northeast*

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*Moskee Property Looking South*

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## **EXHIBIT “C”**

**STATE OF WYOMING  
GRANT OF EASEMENT  
Easement No. 6653**

WHEREAS the Board of Land Commissioners approved this grant of easement on August 8, 2002; THEREFORE, the State of Wyoming, acting through its Board of Land Commissioners (Grantor), for and in consideration of the payment of One thousand five hundred fifty-four and 75/100 dollars (\$1,554.75) hereby grants and conveys to Charles Cummings and Shirley Cummings (Grantee), a permanent use, in the following described tract of land, a non-exclusive roadway purpose only, more particularly described as follows:

All that portion of the SW¼NW¼ of Section 17, T.53N., R.65W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 30 feet apart, being 15 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains .71 acres, more or less.

See attached Exhibits A & B

These descriptions are based on a survey done by and under the authority of, Ralph W. Goodson with Wyoming PELS No. 2395 and certified in February of 2002.

The above described tract being more specifically shown on a plat filed in the Office of State Lands & Investments.

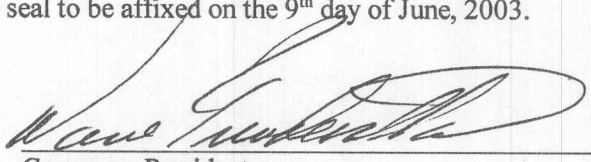
This roadway easement shall benefit the following described property to-wit:  
Township 53 North, Range 65 West  
Section 18: SE¼NE¼

TO HAVE AND TO HOLD this easement across the above-described tract of land for the purpose of locating, constructing, using, maintaining, improving, and repairing the above-described non-exclusive roadway, subject to the following conditions:

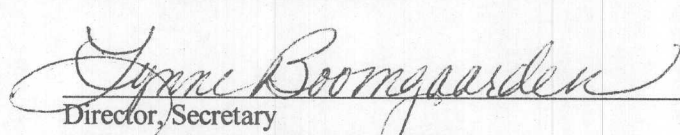
1. The rights granted herein shall forever be subject to the rights of the State of Wyoming, its assigns or lessees to explore for, develop, and extract any and all minerals or other subsurface resources beneath this easement. If required for mineral exploration, development or extraction, the grantee shall, upon written notice from the grantor, remove or relocate at its own expense the above-described non-exclusive roadway.
2. Upon abandonment or discontinuance of use of this easement for the purposes specified above, all of grantee's rights under this grant of easement shall revert to the State of Wyoming or its assigns, the same as if this grant had never been made. Failure to report, to the grantor, the status of the use of this easement every ten years from the date of this grant shall be evidence of intent by the grantee to abandon this easement. Should this easement be abandoned by the grantee, the above-described tract of land shall be returned to a condition satisfactory to the landowner.
3. This easement may be transferred, however, no transfer may increase the burden on the servient estate in any manner.
4. Any transfer of ownership of this easement, or any change of name or mailing address of the owner of this easement, shall be reported to the grantor within thirty days (30) of the transfer or change.

The State of Wyoming and the Board of Land Commissioners do not waive their sovereign immunity by entering into this agreement and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. § 1-39-104(a) and all other law.

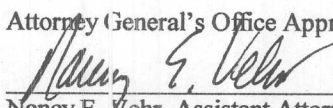
IN TESTIMONY WHEREOF, the Board of Land Commissioners has caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be affixed on the 9<sup>th</sup> day of June, 2003.

  
\_\_\_\_\_  
Governor, President  
Board of Land Commissioners

Countersigned:

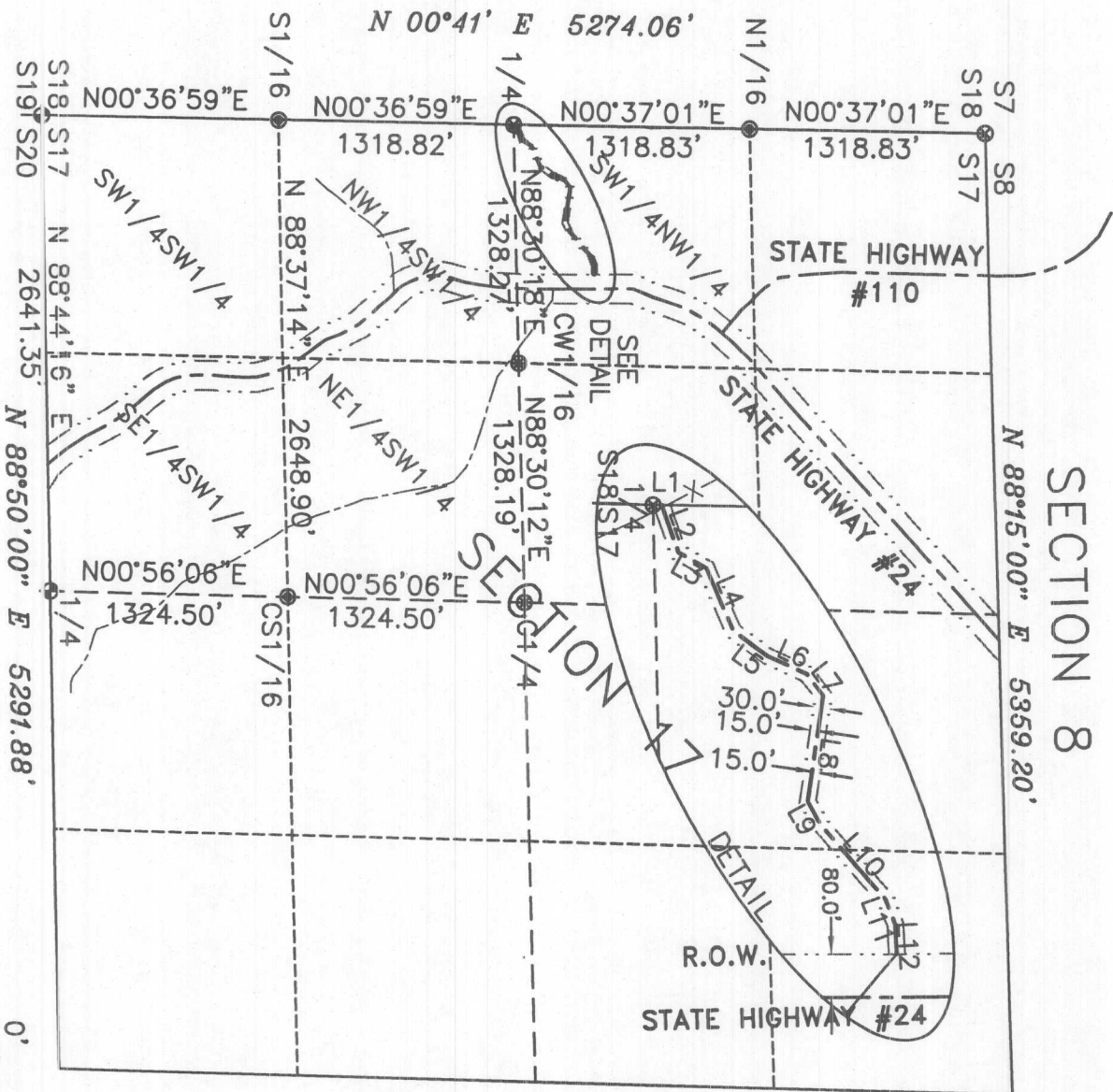
  
\_\_\_\_\_  
Director, Secretary  
Office of State Lands & Investments

Attorney General's Office Approval as to Form:

  
\_\_\_\_\_  
Nancy E. Vehr, Assistant Attorney General

 Examined

SECTION 18



SECTION 8

SECTION 16

SECTION 20

MAP OF SURVEY  
OF AN EASEMENT LOCATED IN THE SW1/4NW1/4  
OF SECTION 17, T.53N., R.65W. OF THE  
SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

LEGEND

- ◆ USGLO 2 1/4" BRASS CAP, FOUND
- ⊗ 2 1/2" DIAMETER ALUMINUM SURVEY MONUMENT  
STAMPED PE&LS 2395, SET PREVIOUS SURVEY
- 2 1/2" DIAMETER ALUMINUM SURVEY MONUMENT  
STAMPED PE&LS 2395 MOUNTED ATOP A  
NO. 5 x 24" REBAR, SET THIS SURVEY

- SECTION LINE
- - - QUARTER SECTION LINE
- - - SIXTEENTH SECTION LINE
- - - FENCE LINE
- - - R.O.W. LINE
- - - STATE HIGHWAY CENTERLINE
- - - TRAIL
- - - TIE TO SECTION CORNER
- - - EASEMENT CENTERLINE
- - - RECORD INFORMATION

ITALIC LETTERING: RECORD INFORMATION

CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
COUNTY of CROOK ) SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during January 2003, and that that survey is accurately represented hereon.



Prepared By: 02-11-03 02674\_Easement

BEARLIDGE LTD., INC.

Consulting Engineers & Land Surveyors

P.O. Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

MAP OF SURVEY  
OF AN EASEMENT LOCATED IN THE SW1/4NW1/4  
OF SECTION 17, T.53N., R.65W. OF THE  
SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

LEGAL DESCRIPTION EASEMENT

A THIRTY FOOT WIDE EASEMENT LOCATED ALONG AND FIFTEEN FEET ON BOTH SIDES OF AN EASEMENT CENTERLINE LOCATED IN THE SW1/4NW1/4 OF SECTION 17, T.53N., R.65W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING, SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" ALUMINUM SURV-CAP MARKING THE 1/4 CORNER BETWEEN SECTIONS 18 & 17 WHICH BEARS S 88°30'18" W, 1328.27 FEET FROM A 2-1/2" DIAMETER ALUMINUM SURV-CAP MARKING THE CW1/16 SECTION 17, T.51N., R.65W., THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE N 00°37'01" E, 16.10 FEET TO A POINT OF INTERSECTION ON THE WEST LINE OF SECTION 17 AND THE CENTERLINE OF SAID EASEMENT, THE TRUE POINT OF BEGINNING;

THENCE N 70°20'51" E, 92.96 FEET TO A POINT OF INTERSECTION;

THENCE N 28°54'53" E, 60.00 FEET TO A POINT OF INTERSECTION;

THENCE N 66°20'48" E, 125.00 FEET TO A POINT OF INTERSECTION;

THENCE N 35°54'06" E, 80.00 FEET TO A POINT OF INTERSECTION;

THENCE N 23°43'55" E, 80.00 FEET TO A POINT OF INTERSECTION;

THENCE N 51°37'18" E, 50.00 FEET TO A POINT OF INTERSECTION;

THENCE S 81°53'36" E, 200.00 FEET TO A POINT OF INTERSECTION;

THENCE N 61°36'17" E, 50.00 FEET TO A POINT OF INTERSECTION;

THENCE N 48°52'21" E, 185.00 FEET TO A POINT OF INTERSECTION;

THENCE N 69°04'09" E, 50.00 FEET TO A POINT OF INTERSECTION;

THENCE N 86°45'20" E, 53.19 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF WY. HWY. NO. 24 AND THE END OF SAID CENTERLINE,

SAID EASEMENT CENTERLINE LENGTH IS 1,026.15 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 0.71 ACRES MORE OR LESS.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°37'01" W | 16.10'   |
| L2   | N 70°20'51" E | 92.96'   |
| L3   | N 28°54'53" E | 60.00'   |
| L4   | N 66°20'48" E | 125.00'  |
| L5   | N 35°54'06" E | 80.00'   |
| L6   | N 23°43'55" E | 80.00'   |
| L7   | N 51°37'18" E | 50.00'   |
| L8   | S 81°53'36" E | 200.00'  |
| L9   | N 61°36'17" E | 50.00'   |
| L10  | N 48°52'21" E | 185.00'  |
| L11  | N 69°04'09" E | 50.00'   |
| L12  | N 86°45'20" E | 53.19'   |

**STATE OF WYOMING**  
**GRANT OF EASEMENT**  
**Easement No.5705**

R/W 16682

WHEREAS the Board of Land Commissioners approved this grant of easement on September 7, 1995; THEREFORE, the State of Wyoming, acting through its Board of Land Commissioners (Grantor), for and in consideration of the payment of Five thousand fifty-five and 81/100 dollars (\$5,055.81) hereby grants and conveys to R T Communications, Inc. (Grantee), to use for permanent use, in the following described tract of land for communication line purposes only, more particularly described as follows:

**Parcel 1**

All that portion of the N2N2 of Section 36, of T.55N.,R.64W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 2.42 acres, more or less.

**Parcel 2**

All that portion of the SW4NW4 of Section 17, T.53N.,R.65W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains .77 acres, more or less.

**Parcel 3**

All that portion of the W:NE4SW4:SE4 of Section 16, and the SW4SW4 of Section 15, T.53N.,R.65W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 3.74 acres, more or less.

**Parcel 4**

All that portion of the N2NE4 of Section 16, T.52N.,R.66W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 1.25 acres, more or less.

**Parcel 5**

All that portion of the Tract 48, of Originally Section 11, T.55N.,R.66W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 1.31 acres, more or less.

**Parcel 6**

All that portion of the SE4SW4 of Section 20, T.55N.,R.67W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains .64 acres, more or less.

**Parcel 7**

All that portion of the SE4 of Section 18, T.55N.,R.67W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 1.29 acres, more or less.

**Parcel 8**

All that portion of the N2N2:E2 of Section 16, T.53N.,R.67W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 3.04 acres, more or less.

**Parcel 9**

All that portion of the NW4 of Section 18, T.53N.,R.67W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 1.38 acres, more or less.

**Parcel 10**

All that portion of the NE4:SW4:NW4SE4 of Section 04, T.54N.,R.67W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 20 feet apart, being 10 feet on each side when measured at right angles as described on the attached exhibits. The described parcel of land contains 3.30 acres, more or less.

See attached Exhibits A - J

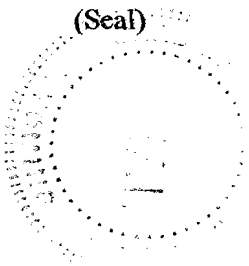
These descriptions are based on a survey done by and under the authority of, Ralph W. Goodson with Wyoming PELS No. 2395 in September of 1997.

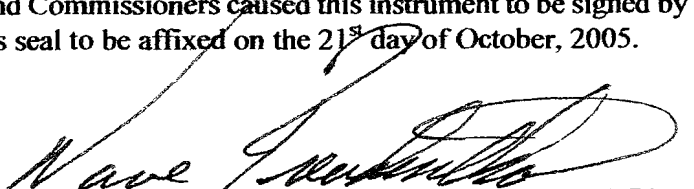
TO HAVE AND TO HOLD this easement across the above-described tract of land for the purpose of locating, constructing, using, maintaining, improving, and repairing the above-described communication line, subject to the following conditions:

1. The rights granted herein shall forever be subject to the rights of the Grantor, its assigns or lessees to explore for, develop, and extract any and all minerals or other subsurface resources beneath this easement. If required for mineral exploration, development or extraction, the Grantee shall, upon written notice from the Grantor, remove or relocate at its own expense the above-described communication line.
2. Upon abandonment or discontinuance of use of this easement for the purposes specified above, all of Grantee's rights under this grant of easement shall revert to Grantor or its assigns, the same as if this grant had never been made. Failure to report to Grantor the status of the use of this easement every ten years from the date of this grant shall be evidence of intent by Grantee to abandon this easement. Should this easement be abandoned by Grantee, the above-described tract of land shall be returned to a condition satisfactory to Grantor.
3. This easement may be transferred, however, no transfer may increase the burden on the servient estate in any manner.
4. Any transfer of ownership of this easement, or any change of name or mailing address of the owner of this easement, shall be reported to Grantor within thirty (30) days of the transfer or change.

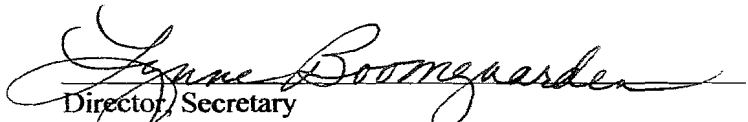
The State of Wyoming and the Board of Land Commissioners do not waive their sovereign immunity by entering into this agreement and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. § 1-39-104(a) and all other law.

IN TESTIMONY WHEREOF, the Board of Land Commissioners caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be affixed on the 21<sup>st</sup> day of October, 2005.



  
Governor, President  
Board of Land Commissioners

Countersigned:

  
Director, Secretary  
Office of State Lands & Investments

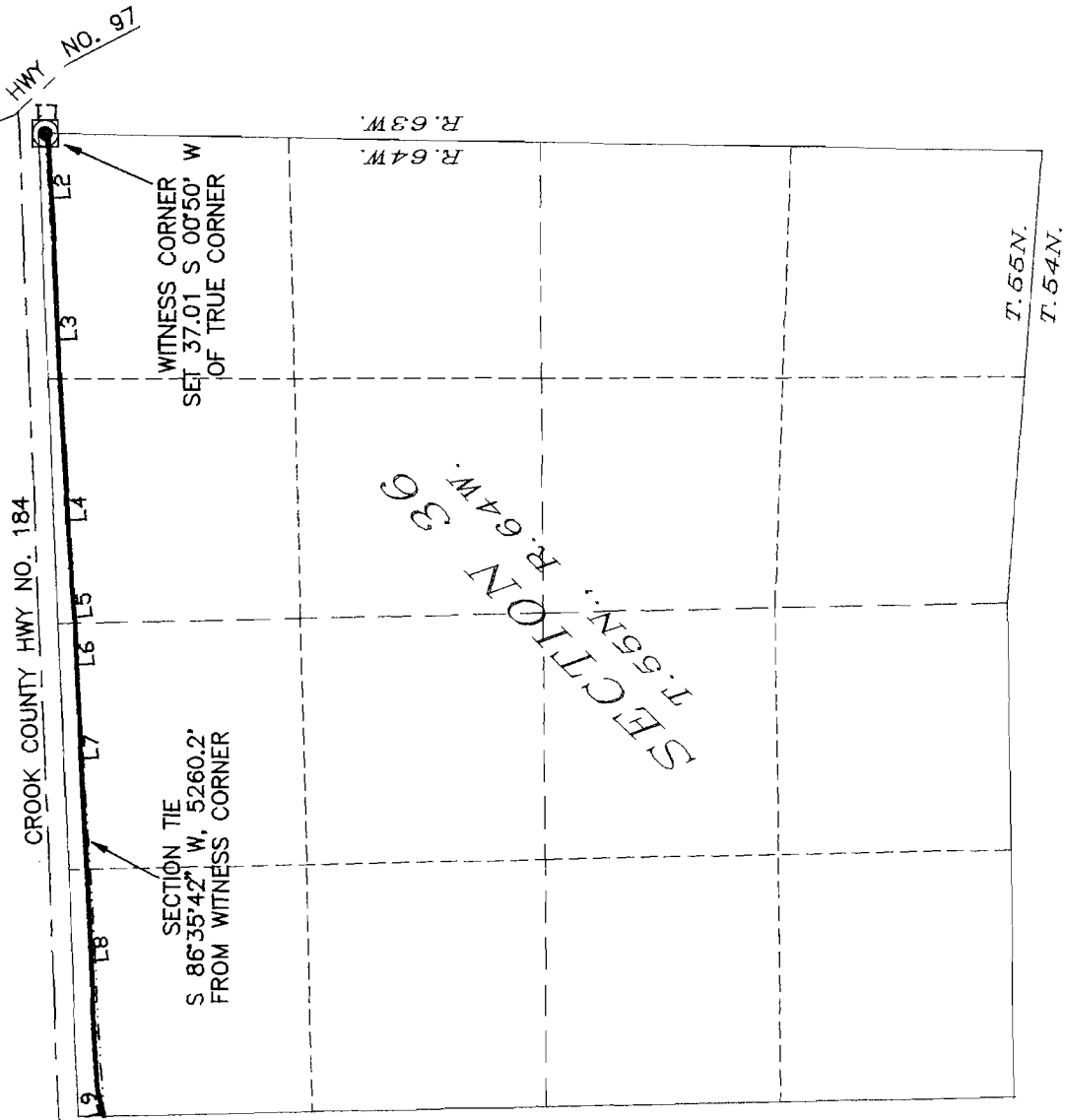
Attorney General's Office Approval as to Form:

  
Bridget Hill, Assistant Attorney General

 Examined

LEGEND

- 2 1/2" DIAMETER ALUMINUM SURVEY MONUMENT STAMPED PE&LS 2395 AND "WC 37.01", SET PREVIOUS SURVEY
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- SECTION TIE



CROOK COUNTY HWY NO. 184

SECTION TIE  
S 86°35'42" W, 5260.2'  
FROM WITNESS CORNER

WITNESS CORNER  
SET 37.01 S 00°50' W  
OF TRUE CORNER

R. 64 W.  
R. 63 W.

SECTION 36  
T. 55 N.  
R. 64 W.

T. 55 N.  
T. 54 N.

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NW1/4NW1/4, THE NE1/4NW1/4, THE NW1/4NE1/4, AND THE NE1/4NE1/4 OF SECTION 36, T.55N., R.64W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

LEGAL DESCRIPTION EASEMENT

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE NW1/4NW1/4, THE NE1/4NW1/4, THE NW1/4NE1/4, AND THE NE1/4NE1/4 OF SECTION 36, T.55N., R.64W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 1/2" DIAMETER ALUMINUM SURVEY MONUMENT MARKING A WITNESS CORNER FOR THE NORTH EAST CORNER OF SAID SECTION 36;

THENCE, S 00°55'00" W, 13.1 FEET MORE OR LESS ALONG THE EAST LINE OF SAID NE1/4NE1/4 TO THE TRUE POINT OF BEGINNING;

THENCE, S 86°42'59" W, 553.0 FEET ALONG SAID CENTERLINE;

THENCE, S 87°22'53" W, 988.0 FEET ALONG SAID CENTERLINE;

THENCE, S 86°45'43" W, 920.0 FEET ALONG SAID CENTERLINE;

THENCE, S 84°58'55" W, 165.0 FEET ALONG SAID CENTERLINE;

THENCE, S 87°48'27" W, 355.0 FEET ALONG SAID CENTERLINE;

THENCE, S 87°18'13" W, 650.0 FEET ALONG SAID CENTERLINE;

THENCE, S 87°03'28" W, 1480.0 FEET ALONG SAID CENTERLINE;

THENCE, S 76°12'30" W, 151.0 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID NW1/4NW1/4 WHICH POINT LIES S 86°35'42" W, 5260.2 FEET MORE OR LESS FROM SAID WITNESS CORNER.

SAID EASEMENT CENTERLINE LENGTH IS 5,262.0 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 2.42 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

| LINE#                         | BEARING       | DISTANCE |
|-------------------------------|---------------|----------|
| SECTION TIE TO WITNESS CORNER |               |          |
| L1                            | S 00°55'00" W | 13.1'    |
| L2                            | S 86°42'59" W | 553.0'   |
| L3                            | S 87°22'53" W | 988.0'   |
| L4                            | S 86°45'43" W | 920.0'   |
| L5                            | S 84°58'55" W | 165.0'   |
| L6                            | S 87°48'27" W | 355.0'   |
| L7                            | S 87°18'13" W | 650.0'   |
| L8                            | S 87°03'28" W | 1480.0'  |
| L9                            | S 76°12'30" W | 151.0'   |



State of Wyoming  
Easement No. 5705  
Exhibit A



CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
COUNTY OF CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during June, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

Prepared By:

8-25-97

97808-18

( & 18 )

BEARLIDGE LTD., INC.

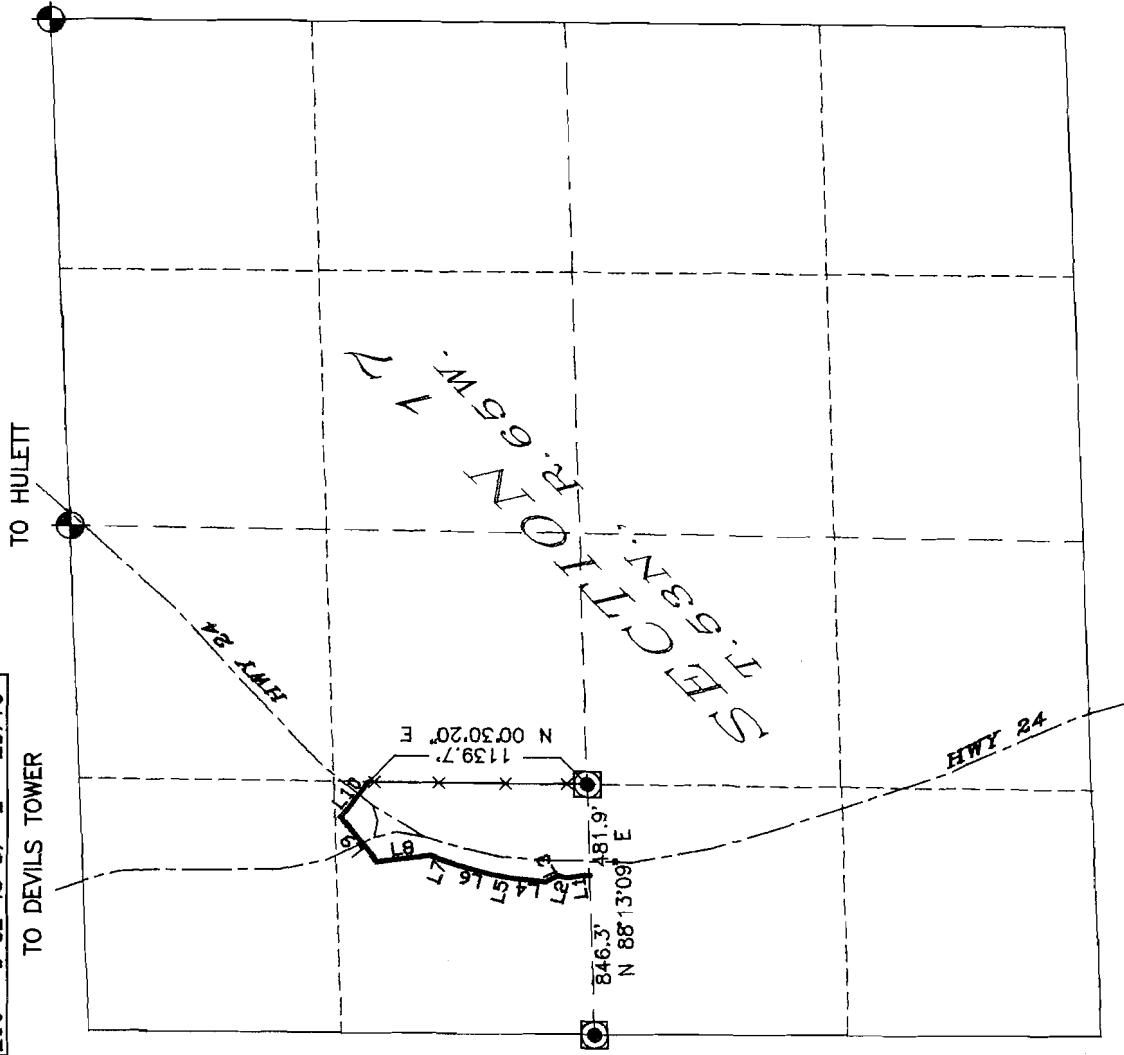
Consulting Engineers & Land Surveyors

P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

LEGEND

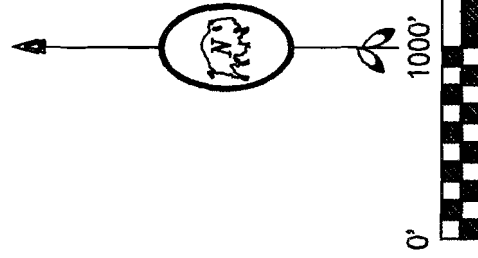
- U.S.G.L.O. BRASS CAP, FOUND
- 2 1/2" DIAMETER ALUMINUM SURVEY MONUMENT STAMPED PE&LS 2395, SET PREVIOUS SURVEY
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- FENCE

| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | N 08°23'07" W | 124.0'   |
| L2    | N 13°22'24" E | 44.0'    |
| L3    | N 25°13'02" W | 72.0'    |
| L4    | N 05°45'59" E | 180.0'   |
| L5    | N 11°00'31" E | 100.0'   |
| L6    | N 15°10'42" E | 209.0'   |
| L7    | N 19°41'18" E | 130.0'   |
| L8    | N 07°10'04" W | 277.0'   |
| L9    | N 51°31'30" E | 307.0'   |
| L10   | S 52°48'57" E | 237.0'   |



MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE SW1/4NW1/4 OF SECTION 17, T.53N., R.65W., OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING



State of Wyoming  
Easement No. 5705  
Exhibit B

CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during May, 1997, and that that survey is accurately represented hereon.



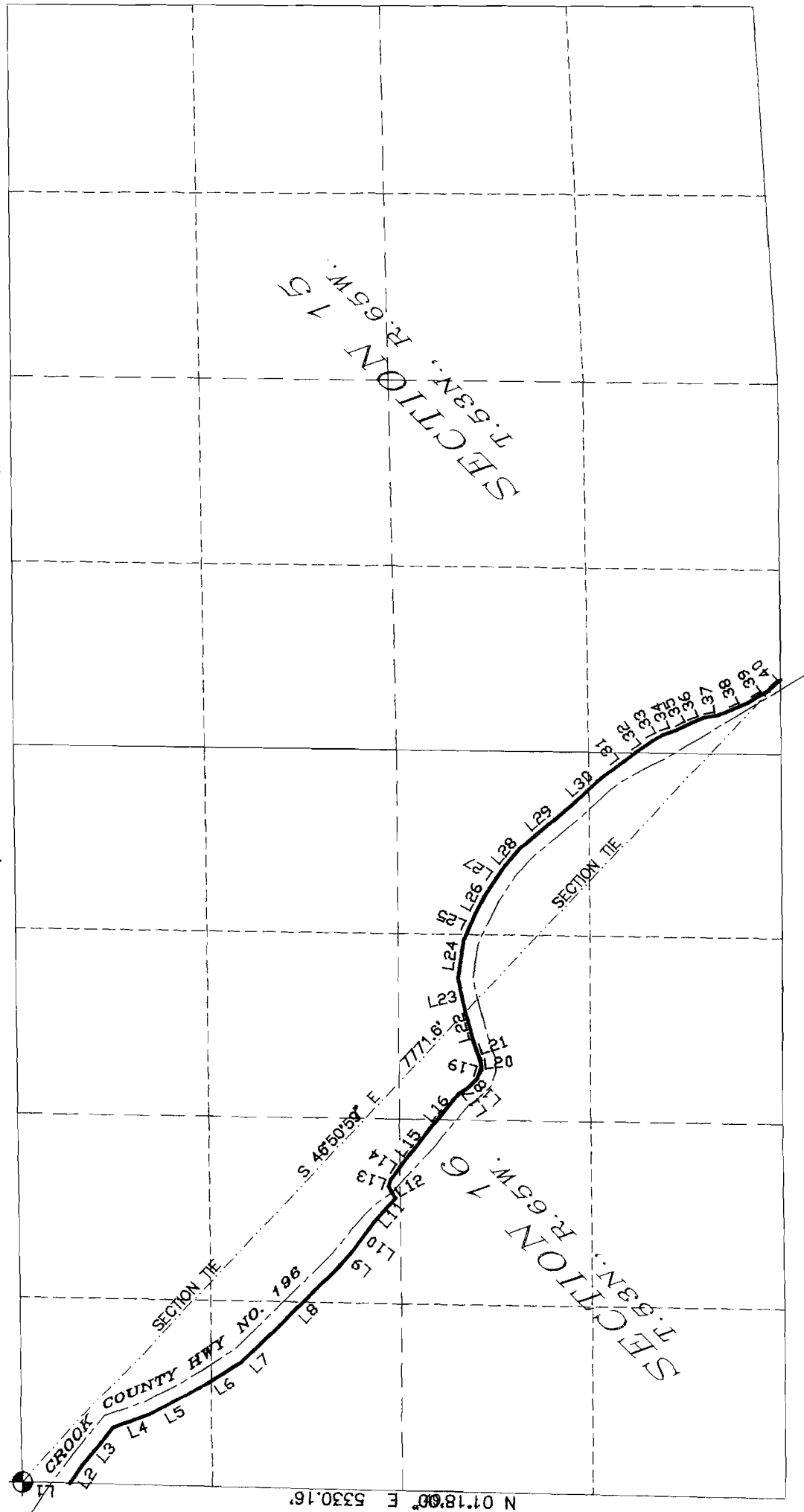
RALPH W. GOODSON, PE&LS 2395

Prepared By: 6-20-97 97808-7  
**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NW1/4NW1/4, THE SW1/4NW1/4, THE SE1/4NW1/4, THE NE1/4SW1/4, THE NW1/4SE1/4, THE NE1/4SE1/4, AND THE SE1/4SE1/4 OF SECTION 16, AND THE SW1/4SW1/4 OF SECTION 15, T.53N., R.65W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

State of Wyoming  
Easement No. 5705  
Exhibit C - 1



| LINE# | BEARING       | SECTION TIE | DISTANCE |
|-------|---------------|-------------|----------|
| L1    | S 01°18'00" W |             | 329.8'   |
| L2    | S 53°15'17" E |             | 150.0'   |
| L3    | S 48°51'52" E |             | 335.0'   |
| L4    | S 20°28'43" E |             | 276.0'   |
| L5    | S 29°02'44" E |             | 293.0'   |
| L6    | S 32°30'29" E |             | 455.0'   |
| L7    | S 42°50'02" E |             | 150.0'   |
| L8    | S 44°40'35" E |             | 800.0'   |
| L9    | S 50°35'03" E |             | 140.0'   |
| L10   | S 53°12'07" E |             | 257.0'   |
| L11   | S 49°00'18" E |             | 239.0'   |
| L12   | N 60°53'01" E |             | 96.0'    |
| L13   | S 70°33'43" E |             | 45.0'    |
| L14   | S 54°28'03" E |             | 145.0'   |
| L15   | S 52°00'09" E |             | 266.0'   |
| L16   | S 50°27'45" E |             | 365.0'   |
| L17   | S 34°05'01" E |             | 75.0'    |
| L18   | S 44°02'44" E |             | 100.0'   |
| L19   | S 73°24'43" E |             | 170.0'   |
| L20   | N 84°01'53" E |             | 55.0'    |
| L21   | N 71°48'47" E |             | 155.0'   |
| L22   | N 74°52'09" E |             | 200.0'   |
| L23   | N 77°10'40" E |             | 245.0'   |
| L24   | S 81°06'55" E |             | 270.0'   |
| L25   | S 66°23'44" E |             | 210.0'   |
| L26   | S 63°03'56" E |             | 175.0'   |
| L27   | S 56°08'59" E |             | 215.0'   |
| L28   | S 48°58'10" E |             | 175.0'   |
| L29   | S 40°10'57" E |             | 475.0'   |
| L30   | S 42°59'06" E |             | 262.0'   |
| L31   | S 37°04'29" E |             | 308.0'   |
| L32   | S 35°13'43" E |             | 143.0'   |
| L33   | S 28°42'17" E |             | 92.0'    |
| L34   | S 19°18'48" E |             | 100.0'   |
| L35   | S 28°22'01" E |             | 115.0'   |
| L36   | S 22°04'35" E |             | 100.0'   |
| L37   | S 08°44'10" E |             | 95.0'    |
| L38   | S 23°00'22" E |             | 220.0'   |
| L39   | S 31°18'05" E |             | 170.0'   |
| L40   | S 41°01'45" E |             | 118.0'   |

LEGEND

- U.S.G.L.O. BRASS CAP, FOUND
- SECTION LINE
- QUARTER SECTION LINE

- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- SECTION TIE



1 OF 2  
97608-9  
6-23-97

Prepared By:  
**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NW1/4NW1/4, THE SW1/4NW1/4, THE SE1/4NW1/4, THE NE1/4SW1/4, THE NW1/4SE1/4, THE NE1/4SE1/4, AND THE SE1/4SE1/4 OF SECTION 16, AND THE SW1/4SW1/4 OF SECTION 15, T.53N., R.65W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

LEGAL DESCRIPTION EASEMENT

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND 10 FEET ON BOTH SIDES OF AN EASEMENT CENTERLINE LOCATED IN THE NW1/4NW1/4, THE SW1/4NW1/4, THE SE1/4NW1/4, THE NE1/4SW1/4, THE NW1/4SE1/4, THE NE1/4SE1/4, AND THE SE1/4SE1/4 OF SECTION 16 AND THE SW1/4SW1/4 OF SECTION 15, T.53N., R.65W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTH WEST CORNER OF SAID SECTION 16;

THENCE, S 01°18'00" W, 329.8 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID NW1/4NW1/4 OF SECTION 16 AND THE TRUE POINT OF BEGINNING;

THENCE, S 53°15'17" E, 150.0 FEET ALONG SAID CENTERLINE;

THENCE, S 48°51'52" E, 335.0 FEET ALONG SAID CENTERLINE;

THENCE, S 20°28'43" E, 276.0 FEET ALONG SAID CENTERLINE;

THENCE, S 29°02'44" E, 293.0 FEET ALONG SAID CENTERLINE;

THENCE, S 32°30'29" E, 455.0 FEET ALONG SAID CENTERLINE;

THENCE, S 42°50'02" E, 150.0 FEET ALONG SAID CENTERLINE;

THENCE, S 44°40'35" E, 800.0 FEET ALONG SAID CENTERLINE;

THENCE, S 50°35'03" E, 140.0 FEET ALONG SAID CENTERLINE;

THENCE, S 53°12'07" E, 257.0 FEET ALONG SAID CENTERLINE;

THENCE, S 49°00'18" E, 239.0 FEET ALONG SAID CENTERLINE;

THENCE, N 60°53'01" E, 96.0 FEET ALONG SAID CENTERLINE;

THENCE, S 70°33'43" E, 45.0 FEET ALONG SAID CENTERLINE;

THENCE, S 54°28'03" E, 145.0 FEET ALONG SAID CENTERLINE;

THENCE, S 52°00'09" E, 266.0 FEET ALONG SAID CENTERLINE;

THENCE, S 50°27'45" E, 365.0 FEET ALONG SAID CENTERLINE;

THENCE, S 34°05'01" E, 75.0 FEET ALONG SAID CENTERLINE;

THENCE, S 44°02'44" E, 100.0 FEET ALONG SAID CENTERLINE;

THENCE, S 73°24'43" E, 70.0 FEET ALONG SAID CENTERLINE;

THENCE, N 84°01'53" E, 55.0 FEET ALONG SAID CENTERLINE;

THENCE, N 71°48'47" E, 155.0 FEET ALONG SAID CENTERLINE;

THENCE, N 74°52'09" E, 200.0 FEET ALONG SAID CENTERLINE;

THENCE, N 77°10'40" E, 245.0 FEET ALONG SAID CENTERLINE;

THENCE, S 81°06'55" E, 270.0 FEET ALONG SAID CENTERLINE;

THENCE, S 66°23'44" E, 210.0 FEET ALONG SAID CENTERLINE;

THENCE, S 63°03'56" E, 175.0 FEET ALONG SAID CENTERLINE;

THENCE, S 56°08'59" E, 215.0 FEET ALONG SAID CENTERLINE;

THENCE, S 48°58'10" E, 175.0 FEET ALONG SAID CENTERLINE;

THENCE, S 40°10'57" E, 475.0 FEET ALONG SAID CENTERLINE;

THENCE, S 42°59'08" E, 262.0 FEET ALONG SAID CENTERLINE;

THENCE, S 37°04'29" E, 308.0 FEET ALONG SAID CENTERLINE;

THENCE, S 35°13'43" E, 143.0 FEET ALONG SAID CENTERLINE;

THENCE, S 28°42'17" E, 92.0 FEET ALONG SAID CENTERLINE;

THENCE, S 19°18'48" E, 100.0 FEET ALONG SAID CENTERLINE;

THENCE, S 28°22'01" E, 115.0 FEET ALONG SAID CENTERLINE;

THENCE, S 22°04'35" E, 100.0 FEET ALONG SAID CENTERLINE;

THENCE, S 08°44'10" E, 95.0 FEET ALONG SAID CENTERLINE;

THENCE, S 23°00'22" E, 220.0 FEET ALONG SAID CENTERLINE;

THENCE, S 31°18'05" E, 170.0 FEET ALONG SAID CENTERLINE;

THENCE, S 41°01'45" E, 118.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE SOUTH LINE OF SAID SW1/4SW1/4

OF SECTION 15, WHICH POINT LIES S 46°50'59" E, 7771.8 FEET MORE OR LESS FROM SAID NORTH EAST CORNER OF SECTION 16.

SAID EASEMENT CENTERLINE LENGTH IS 8155.0 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 3.74 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

State of Wyoming  
Easement No. 5705  
Exhibit C - 2

CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during May, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

Prepared By:

**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 263-3633

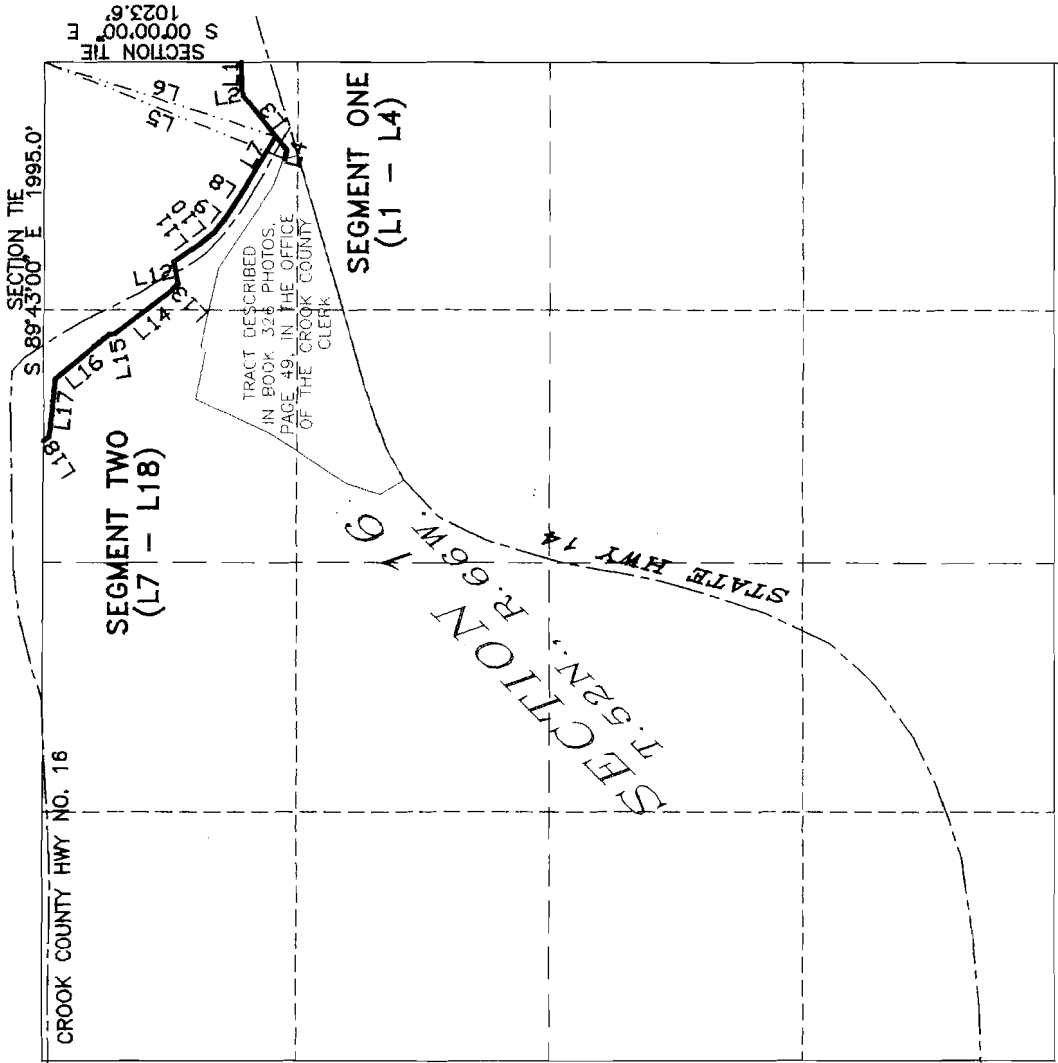
2 OF 2  
97608--9  
6-23-97

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NE1/4NE1/4 AND THE NW1/4NE1/4 OF SECTION 16, T.52N., R.66W., OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

- LEGEND
- SECTION LINE
  - QUARTER SECTION LINE
  - SIXTEENTH SECTION LINE
  - EASEMENT CENTERLINE
  - ROAD CENTERLINE
  - SECTION TIE

State of Wyoming  
Easement No. 5705  
Exhibit D



LEGAL DESCRIPTION EASEMENT

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE NE1/4NE1/4 AND THE NW1/4NE1/4 OF SECTION 16, T.52N., R.66W., OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, IN TWO SEGMENTS:

BEGINNING AT THE NORTH EAST CORNER OF SAID SECTION 16; THENCE, S 00°00'00" E, 1023.6 FEET MORE OR LESS ALONG THE EAST LINE OF SAID NE1/4 TO THE TRUE POINT OF BEGINNING OF SEGMENT ONE;

THENCE, N 89°56'34" W, 131.0 FEET ALONG SAID CENTERLINE;

THENCE, S 81°08'57" W, 49.0 FEET ALONG SAID CENTERLINE;

THENCE, S 51°51'25" W, 368.0 FEET ALONG SAID CENTERLINE;

THENCE, N 74°40'15" W, 48.0 FEET MORE OR LESS TO A POINT ON THE EASTERLY BOUNDARY OF A TRACT DESCRIBED IN BOOK 328 PHOTOS, PAGE 49, IN THE OFFICE OF THE CROOK COUNTY CLERK, WHICH POINT LIES S 22°28'05" W, 1347.9 FEET MORE OR LESS FROM SAID NORTH EAST CORNER OF SECTION 16, AND THE END OF SEGMENT ONE;

BEGINNING AT SAID NORTH EAST CORNER OF SECTION 16; THENCE, S 18°16'00" W, 1265.3 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING OF SEGMENT TWO;

THENCE, N 59°39'17" W, 290.0 FEET ALONG SAID CENTERLINE;

THENCE, N 57°02'28" W, 233.0 FEET ALONG SAID CENTERLINE;

THENCE, N 52°28'08" W, 85.0 FEET ALONG SAID CENTERLINE;

THENCE, N 38°50'16" W, 92.0 FEET ALONG SAID CENTERLINE;

THENCE, N 34°56'03" W, 165.0 FEET ALONG SAID CENTERLINE;

THENCE, S 78°38'08" W, 121.0 FEET ALONG SAID CENTERLINE;

THENCE, N 44°42'46" W, 51.0 FEET ALONG SAID CENTERLINE;

THENCE, N 37°15'32" W, 370.0 FEET ALONG SAID CENTERLINE;

THENCE, N 11°14'58" W, 31.0 FEET ALONG SAID CENTERLINE;

THENCE, N 39°16'26" W, 360.0 FEET ALONG SAID CENTERLINE;

THENCE, N 83°18'11" W, 305.0 FEET ALONG SAID CENTERLINE;

THENCE, N 32°22'44" W, 33.0 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NE1/4 AND THE END OF SEGMENT TWO, WHICH POINT LIES N 89°43'00" W, 1995.0 FEET MORE OR LESS FROM SAID NORTH EAST CORNER OF SECTION 16.

SAID EASEMENT CENTERLINE LENGTH IS 2,732.0 FEET MORE OR LESS (SEGMENT ONE - 596.0 FEET MORE OR LESS; SEGMENT TWO - 2,136.0 FEET MORE OR LESS).

SAID EASEMENT ENCOMPASSES 1.25 ACRES MORE OR LESS.

BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.



| LINE#       | BEARING       | DISTANCE |
|-------------|---------------|----------|
| L1          | N 89°56'34" W | 131.0'   |
| L2          | S 81°08'57" W | 49.0'    |
| L3          | S 51°51'25" W | 368.0'   |
| L4          | N 74°40'15" W | 48.0'    |
| SECTION TIE |               |          |
| L5          | S 22°28'05" W | 1347.9'  |
| SECTION TIE |               |          |
| L6          | S 18°16'00" W | 1265.3'  |
| L7          | N 59°39'17" W | 290.0'   |
| L8          | N 57°02'28" W | 233.0'   |
| L9          | N 52°28'08" W | 85.0'    |
| L10         | N 38°50'16" W | 92.0'    |
| L11         | N 34°56'03" W | 165.0'   |
| L12         | S 78°38'08" W | 121.0'   |
| L13         | N 44°42'46" W | 51.0'    |
| L14         | N 37°15'32" W | 370.0'   |
| L15         | N 11°14'58" W | 31.0'    |
| L16         | N 39°16'26" W | 360.0'   |
| L17         | N 83°18'11" W | 305.0'   |
| L18         | N 32°22'44" W | 33.0'    |

CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during May, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

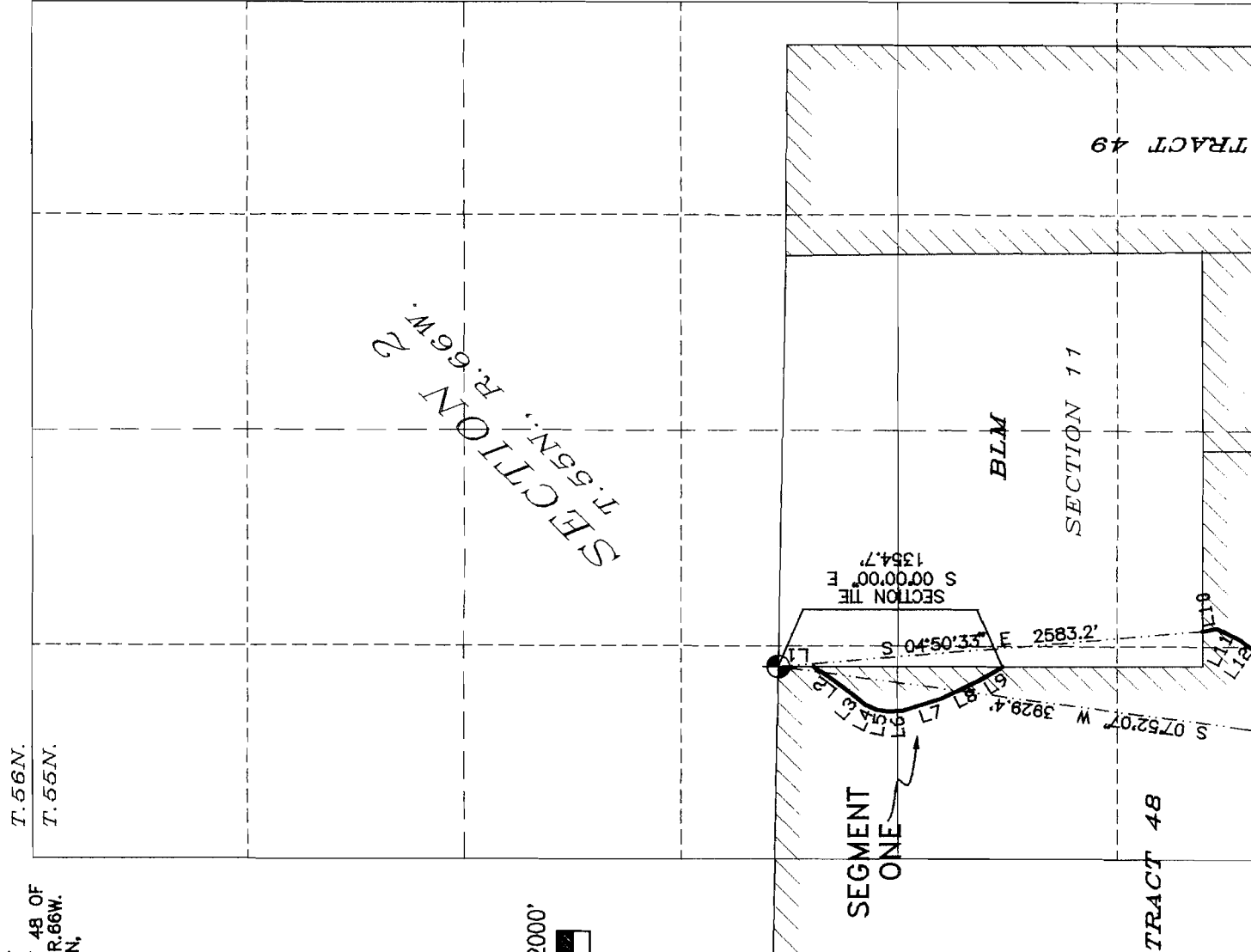
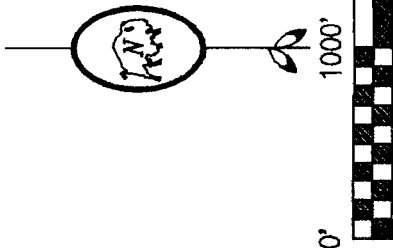
Prepared By:

9-9-97 97808-6

**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

**MAP OF SURVEY**  
A UTILITY EASEMENT LOCATED IN TRACT 48 OF  
SECTION 2 AND SECTION 11, T.55N., R.66W.  
OF THE SIXTH PRINCIPAL MERIDIAN,  
CROOK COUNTY, WYOMING

State of Wyoming  
Easement No. 5705  
Exhibit E - 1



**LEGAL DESCRIPTION EASEMENT**

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN TRACT 48 OF SECTION 2 AND SECTION 11, T.55N., R.66W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, IN TWO SEGMENTS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTH EAST CORNER OF SAID TRACT 48;

THENCE, S 00°00'00" E, 212.9 FEET MORE OR LESS ALONG THE EAST LINE OF SAID TRACT 48 TO THE TRUE POINT OF BEGINNING OF SEGMENT ONE;

THENCE, S 36°04'34" W, 259.0 FEET ALONG SAID CENTERLINE;

THENCE, S 38°48'16" W, 140.0 FEET ALONG SAID CENTERLINE;

THENCE, S 25°24'25" W, 66.0 FEET ALONG SAID CENTERLINE;

THENCE, S 10°17'52" W, 70.0 FEET ALONG SAID CENTERLINE;

THENCE, S 02°05'43" E, 90.0 FEET ALONG SAID CENTERLINE;

THENCE, S 17°59'03" E, 255.0 FEET ALONG SAID CENTERLINE;

THENCE, S 26°19'13" E, 245.0 FEET ALONG SAID CENTERLINE;

THENCE, S 32°20'52" E, 169.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON SAID EAST LINE OF TRACT 48, AND THE END OF SEGMENT ONE, WHICH POINT LIES S 00°00'00" E, 1354.7 FEET MORE OR LESS FROM SAID NORTH EAST CORNER OF SAID TRACT 48;

BEGINNING AT SAID NORTH EAST CORNER OF SAID TRACT 48;

THENCE, S 04°50'33" E, 2583.2 FEET MORE OR LESS TO A POINT ON A NORTHERLY LINE OF SAID TRACT 48 AND THE TRUE POINT OF BEGINNING OF SEGMENT TWO;

THENCE, S 11°27'58" E, 83.0 FEET ALONG SAID CENTERLINE;

THENCE, S 26°44'36" W, 171.0 FEET ALONG SAID CENTERLINE;

THENCE, S 35°03'21" W, 140.0 FEET ALONG SAID CENTERLINE;

THENCE, S 27°28'28" W, 246.0 FEET ALONG SAID CENTERLINE;

THENCE, S 17°15'08" W, 288.0 FEET ALONG SAID CENTERLINE;

THENCE, S 32°34'43" W, 103.0 FEET ALONG SAID CENTERLINE;

THENCE, S 42°47'57" W, 531.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 48, AND THE END OF SEGMENT TWO, WHICH POINT LIES S 07°52'07" W, 3929.4 FEET MORE OR LESS FROM SAID NORTH EAST CORNER OF TRACT 48.

SAID EASEMENT CENTERLINE LENGTH IS 2,856.0 FEET MORE OR LESS (SEGMENT ONE - 1284.0 FEET MORE OR LESS; SEGMENT TWO - 1562.0 FEET MORE OR LESS)

SAID EASEMENT ENCOMPASSES 1.31 ACRES MORE OR LESS.

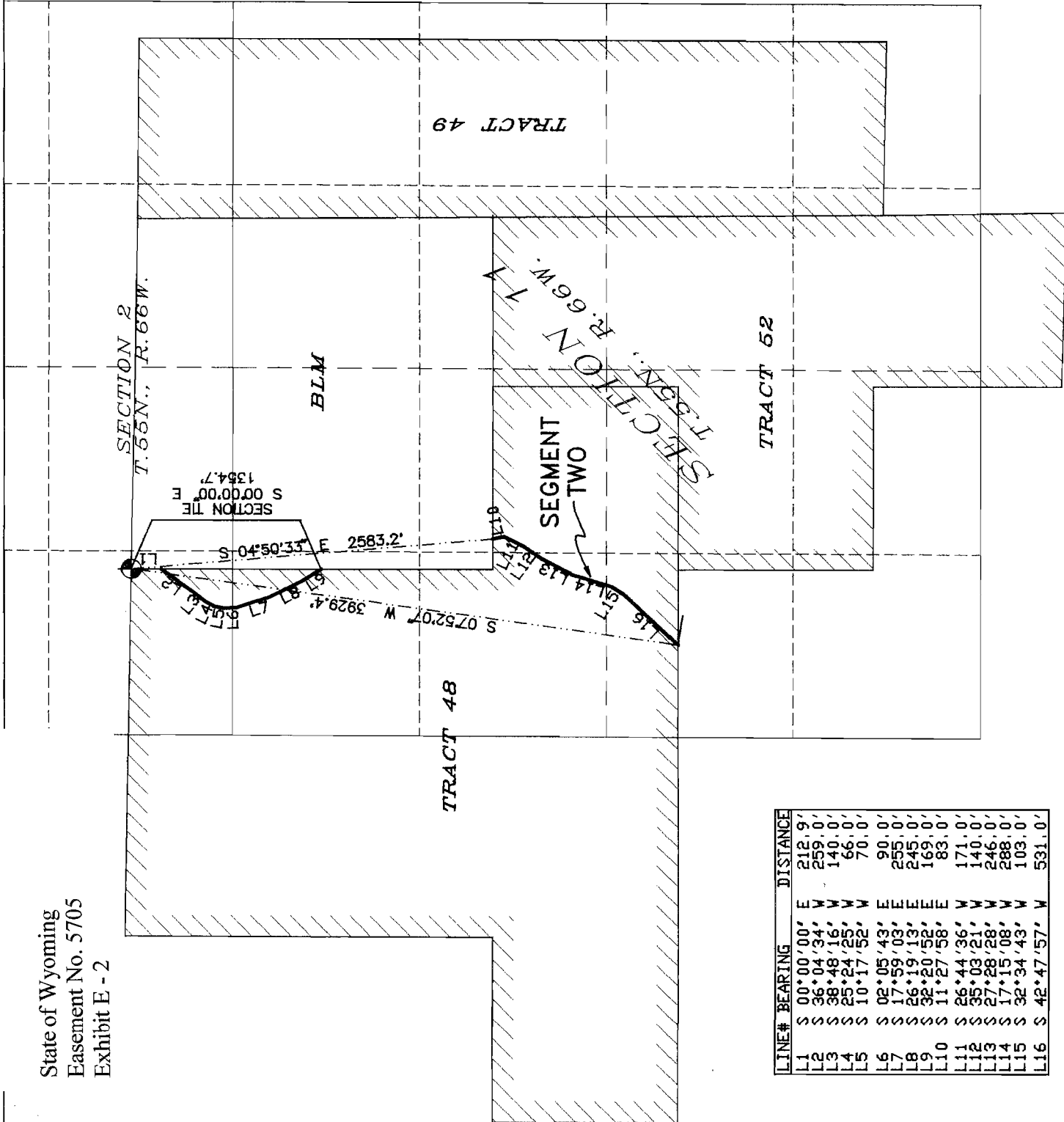
BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

1 OF 2  
97608-17  
9-3-97

Prepared By:

**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

( & 16 )



| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | S 00°00'00" E | 212.9'   |
| L2    | S 36°04'34" W | 259.0'   |
| L3    | S 38°48'16" W | 140.0'   |
| L4    | S 25°24'25" W | 66.0'    |
| L5    | S 10°17'52" W | 70.0'    |
| L6    | S 02°05'43" E | 90.0'    |
| L7    | S 17°59'03" E | 255.0'   |
| L8    | S 26°19'13" E | 245.0'   |
| L9    | S 32°20'52" E | 169.0'   |
| L10   | S 11°27'58" E | 83.0'    |
| L11   | S 26°44'36" W | 171.0'   |
| L12   | S 35°03'21" W | 140.0'   |
| L13   | S 27°28'28" W | 246.0'   |
| L14   | S 17°15'08" W | 288.0'   |
| L15   | S 32°34'43" W | 103.0'   |
| L16   | S 42°47'57" W | 531.0'   |

CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK ) SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during June, 1997, and that that survey is accurately represented hereon.

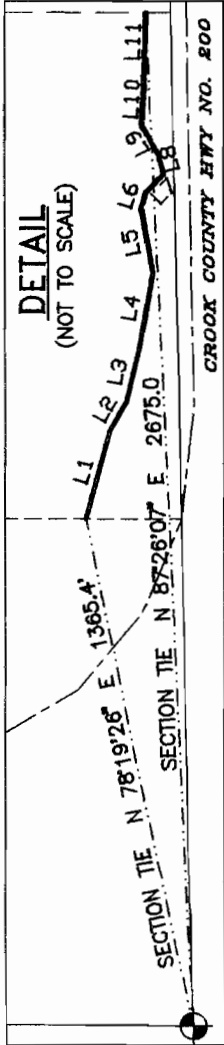


RALPH W. GOODSON, PE&LS 2395

Prepared By: **BEARLIDGE LTD., INC.** (& 16)  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE SE1/4SW1/4  
OF SECTION 20, T.55N., R.67W. OF THE  
SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING



LEGAL DESCRIPTION

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE SE1/4SW1/4 OF SECTION 20, T.55N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE, N 78°19'26" E, 1365.4 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SE1/4SW1/4 AND THE TRUE POINT OF BEGINNING;

THENCE, S 74°47'01" E, 240.0 FEET ALONG SAID CENTERLINE;

THENCE, S 60°53'54" E, 89.0 FEET ALONG SAID CENTERLINE;

THENCE, S 76°25'34" E, 143.0 FEET ALONG SAID CENTERLINE;

THENCE, S 80°11'11" E, 207.0 FEET ALONG SAID CENTERLINE;

THENCE, N 79°57'32" E, 172.0 FEET ALONG SAID CENTERLINE;

THENCE, S 72°29'17" E, 43.0 FEET ALONG SAID CENTERLINE;

THENCE, S 45°35'12" E, 64.0 FEET ALONG SAID CENTERLINE;

THENCE, N 76°24'36" E, 54.0 FEET ALONG SAID CENTERLINE;

THENCE, N 61°26'03" E, 90.0 FEET ALONG SAID CENTERLINE;

THENCE, S 86°44'40" E, 101.0 FEET ALONG SAID CENTERLINE;

THENCE, S 88°53'44" E, 194.5 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF SAID SE1/4SW1/4 WHICH POINT LIES N 87°26'07" E, 2675.0 FEET MORE OR LESS FROM SAID SOUTH WEST CORNER OF SECTION 20.

SAID EASEMENT CENTERLINE LENGTH IS 1,397.5 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 0.64 ACRES MORE OR LESS.

BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

LEGEND

- U.S.G.L.O. BRASS CAP, FOUND
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- SECTION TIE

State of Wyoming  
Easement No. 5705  
Exhibit F

| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | S 74°47'01" E | 240.0'   |
| L2    | S 60°53'54" E | 89.0'    |
| L3    | S 76°25'34" E | 143.0'   |
| L4    | S 80°11'11" E | 207.0'   |
| L5    | N 79°57'32" E | 172.0'   |
| L6    | S 72°29'17" E | 43.0'    |
| L7    | S 45°35'12" E | 64.0'    |
| L8    | N 76°24'36" E | 54.0'    |
| L9    | N 61°26'03" E | 90.0'    |
| L10   | S 86°44'40" E | 101.0'   |
| L11   | S 88°53'44" E | 194.5'   |



CERTIFICATE OF SURVEYOR

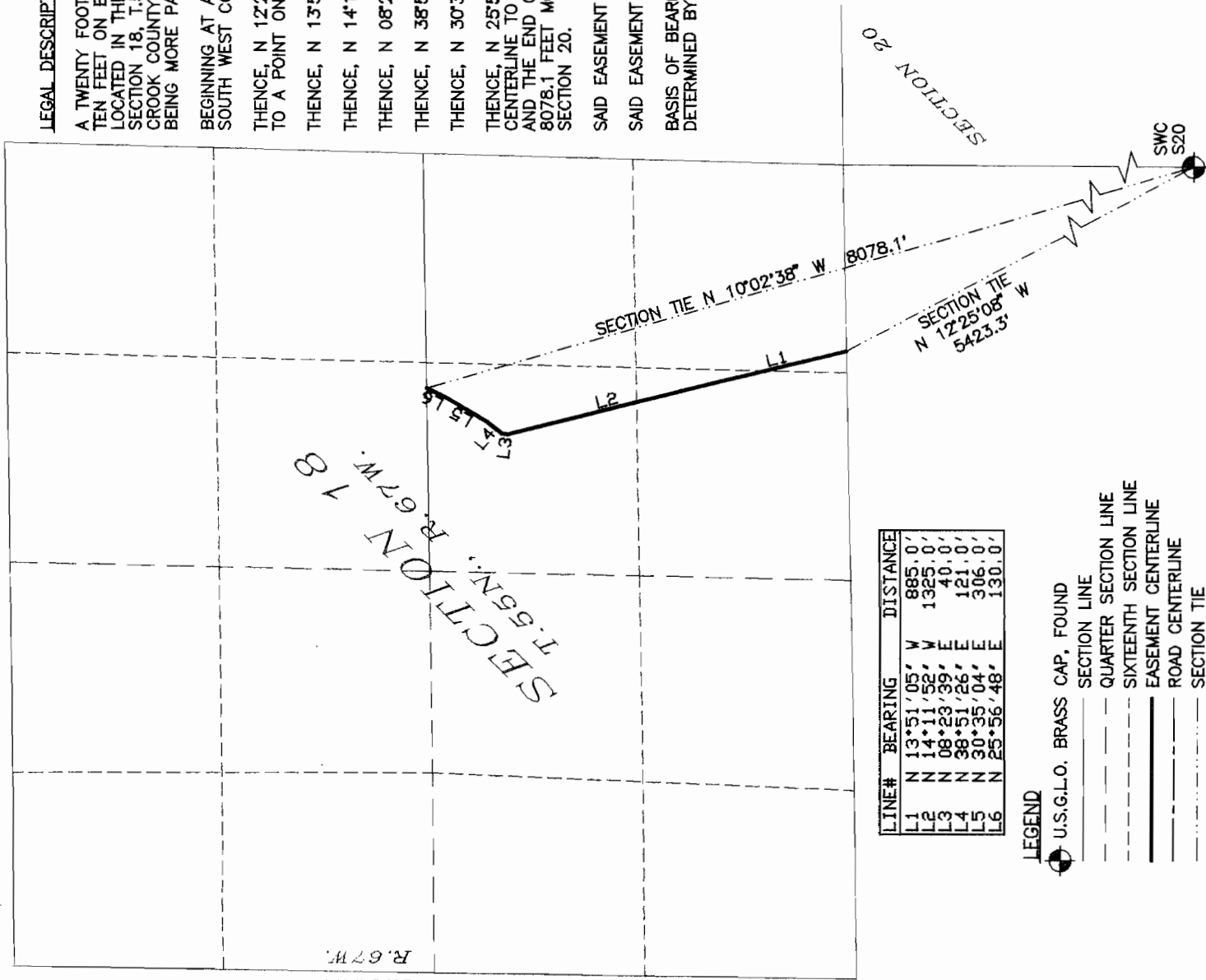
STATE of WYOMING )  
COUNTY of CROOK )

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during June, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

Prepared By: 7-10-97 97608-20  
**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82725 (307) 283-3833



**LEGAL DESCRIPTION EASEMENT**

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE W1/2SE1/4 AND THE SE1/4SE1/4 OF SECTION 18, T.55N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE SOUTH WEST CORNER OF SECTION 20, T.55N., R.67W;  
THENCE, N 12°25'08" W, 5423.3 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID SE1/4SE1/4;  
THENCE, N 13°51'05" W, 885.0 FEET ALONG SAID CENTERLINE;  
THENCE, N 14°11'52" W, 1325.0 FEET ALONG SAID CENTERLINE;  
THENCE, N 08°23'39" E, 40.0 FEET ALONG SAID CENTERLINE;  
THENCE, N 38°51'26" E, 121.0 FEET ALONG SAID CENTERLINE;  
THENCE, N 30°35'04" E, 306.0 FEET ALONG SAID CENTERLINE;  
THENCE, N 25°56'48" E, 130.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE NORTH LINE OF SAID W1/2SE1/4 AND THE END OF SAID CENTERLINE, WHICH POINT LIES N 10°02'38" W, 8078.1 FEET MORE OR LESS FROM SAID SOUTH WEST CORNER OF SECTION 20.

SAID EASEMENT CENTERLINE LENGTH IS 2,807.0 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 1.29 ACRES MORE OR LESS.

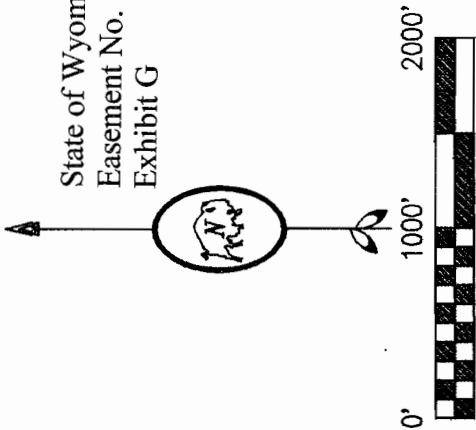
BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | N 13°51'05" W | 885.0'   |
| L2    | N 14°11'52" W | 1325.0'  |
| L3    | N 08°23'39" E | 40.0'    |
| L4    | N 38°51'26" E | 121.0'   |
| L5    | N 30°35'04" E | 306.0'   |
| L6    | N 25°56'48" E | 130.0'   |

**LEGEND**

- U.S.G.L.O. BRASS CAP, FOUND
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- SECTION TIE

**MAP OF SURVEY**  
A UTILITY EASEMENT LOCATED IN THE W1/2SE1/4 AND THE SE1/4SE1/4 OF SECTION 18, T.55N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
COUNTY OF CROOK )

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during May, 1997, and that that survey is accurately represented hereon.

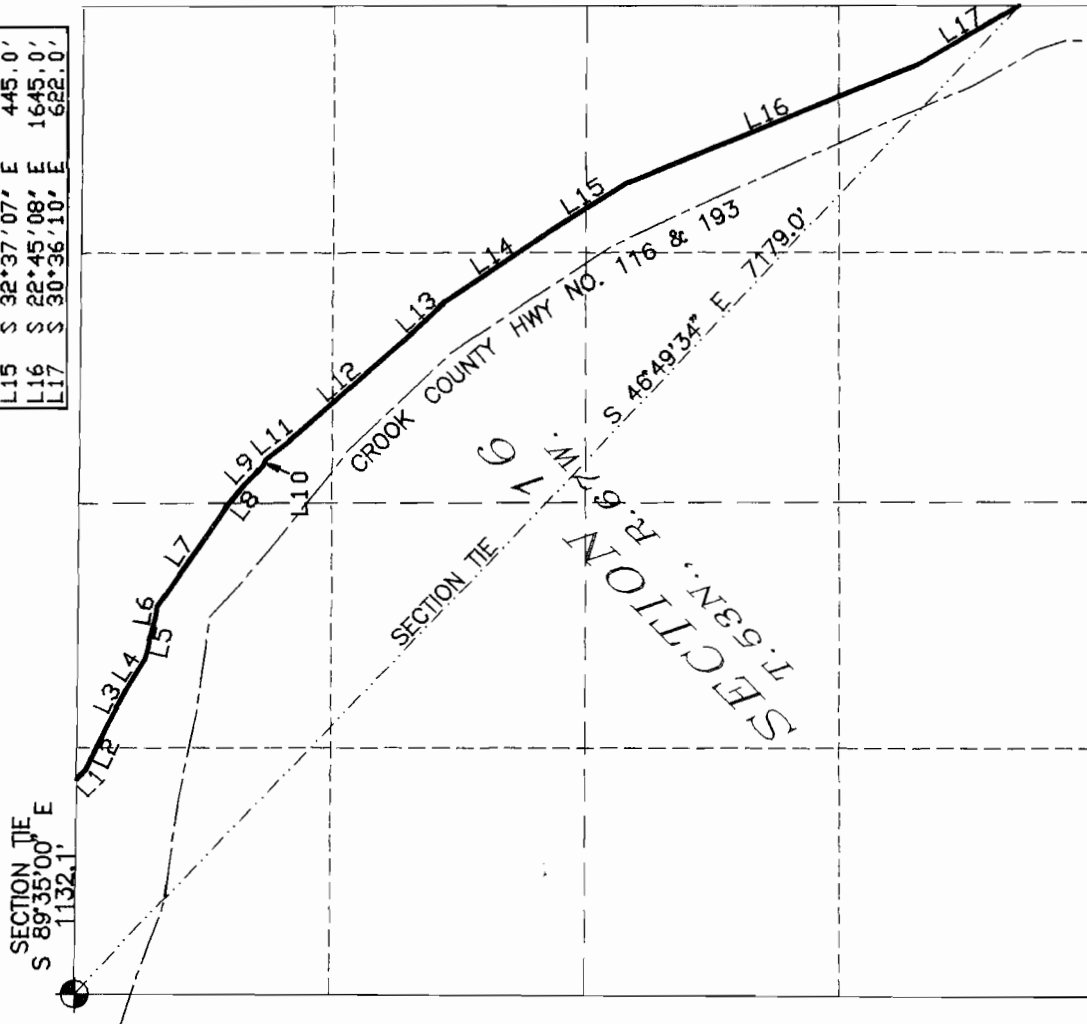


RALPH W. GOODSON, PE&LS 2395  
Prepared By: **BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633  
9-5-97 97808-30

LEGEND

- U.S.G.L.O. BRASS CAP, FOUND
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- SECTION TIE

| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | S 45°14'01" E | 70.0'    |
| L2    | S 65°06'49" E | 275.0'   |
| L3    | S 61°41'00" E | 285.0'   |
| L4    | S 59°19'02" E | 161.0'   |
| L5    | S 75°54'49" E | 288.0'   |
| L6    | S 80°52'48" E | 62.0'    |
| L7    | S 55°52'48" E | 680.0'   |
| L8    | S 52°03'38" E | 170.0'   |
| L9    | S 46°07'28" E | 140.0'   |
| L10   | S 72°32'34" E | 29.0'    |
| L11   | S 37°38'47" E | 155.0'   |
| L12   | S 41°47'30" E | 815.0'   |
| L13   | S 43°17'13" E | 285.0'   |
| L14   | S 34°20'06" E | 680.0'   |
| L15   | S 32°37'07" E | 445.0'   |
| L16   | S 22°45'08" E | 1645.0'  |
| L17   | S 30°36'10" E | 622.0'   |



LEGAL DESCRIPTION EASEMENT

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE NW1/4NW1/4, THE NE1/4NW1/4, THE NW1/4NE1/4, THE SW1/4NE1/4, THE SE1/4NE1/4, THE NE1/4SE1/4, AND THE SE1/4SE1/4 OF SECTION 16, T.53N., R.67 W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTH WEST CORNER OF SAID SECTION 16;

THENCE, S 89°35'00" E, 1132.1 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NW1/4NW1/4 AND THE TRUE POINT OF BEGINNING;

THENCE, S 45°14'01" E, 70.0 FEET ALONG SAID CENTERLINE;

THENCE, S 65°06'49" E, 275.0 FEET ALONG SAID CENTERLINE;

THENCE, S 61°41'00" E, 225.0 FEET ALONG SAID CENTERLINE;

THENCE, S 59°19'02" E, 161.0 FEET ALONG SAID CENTERLINE;

THENCE, S 75°54'49" E, 228.0 FEET ALONG SAID CENTERLINE;

THENCE, S 80°52'48" E, 62.0 FEET ALONG SAID CENTERLINE;

THENCE, S 55°52'48" E, 620.0 FEET ALONG SAID CENTERLINE;

THENCE, S 52°03'38" E, 170.0 FEET ALONG SAID CENTERLINE;

THENCE, S 46°07'28" E, 140.0 FEET ALONG SAID CENTERLINE;

THENCE, S 72°32'34" E, 29.0 FEET ALONG SAID CENTERLINE;

THENCE, S 37°38'47" E, 155.0 FEET ALONG SAID CENTERLINE;

THENCE, S 41°47'30" E, 815.0 FEET ALONG SAID CENTERLINE;

THENCE, S 43°17'13" E, 285.0 FEET ALONG SAID CENTERLINE;

THENCE, S 34°20'06" E, 680.0 FEET ALONG SAID CENTERLINE;

THENCE, S 32°37'07" E, 445.0 FEET ALONG SAID CENTERLINE;

THENCE, S 22°45'08" E, 1645.0 FEET ALONG SAID CENTERLINE;

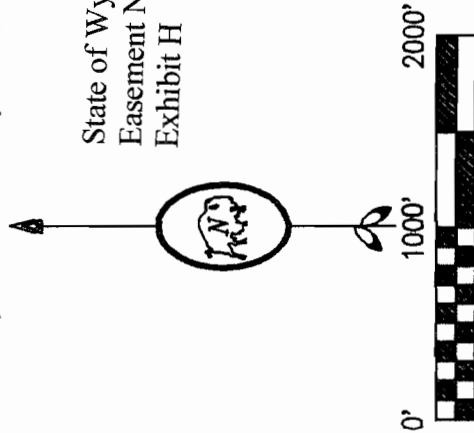
THENCE, S 30°36'10" E, 622.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE EAST LINE OF SAID SE1/4SE1/4 WHICH POINT LIES S 46°49'34" E, 7179.0 FEET MORE OR LESS FROM SAID NORTH WEST CORNER OF SECTION 16.

SAID EASEMENT CENTERLINE LENGTH IS 6,627.0 FEET MORE OR LESS. SAID EASEMENT ENCOMPASSES 3.04 ACRES MORE OR LESS. THE BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NW1/4NW1/4, THE NE1/4NW1/4, THE NW1/4NE1/4, THE SW1/4NE1/4, THE SE1/4NE1/4, THE NE1/4SE1/4, AND THE SE1/4SE1/4 OF SECTION 16, T.53N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

State of Wyoming  
Easement No. 5705  
Exhibit H



CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during May, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

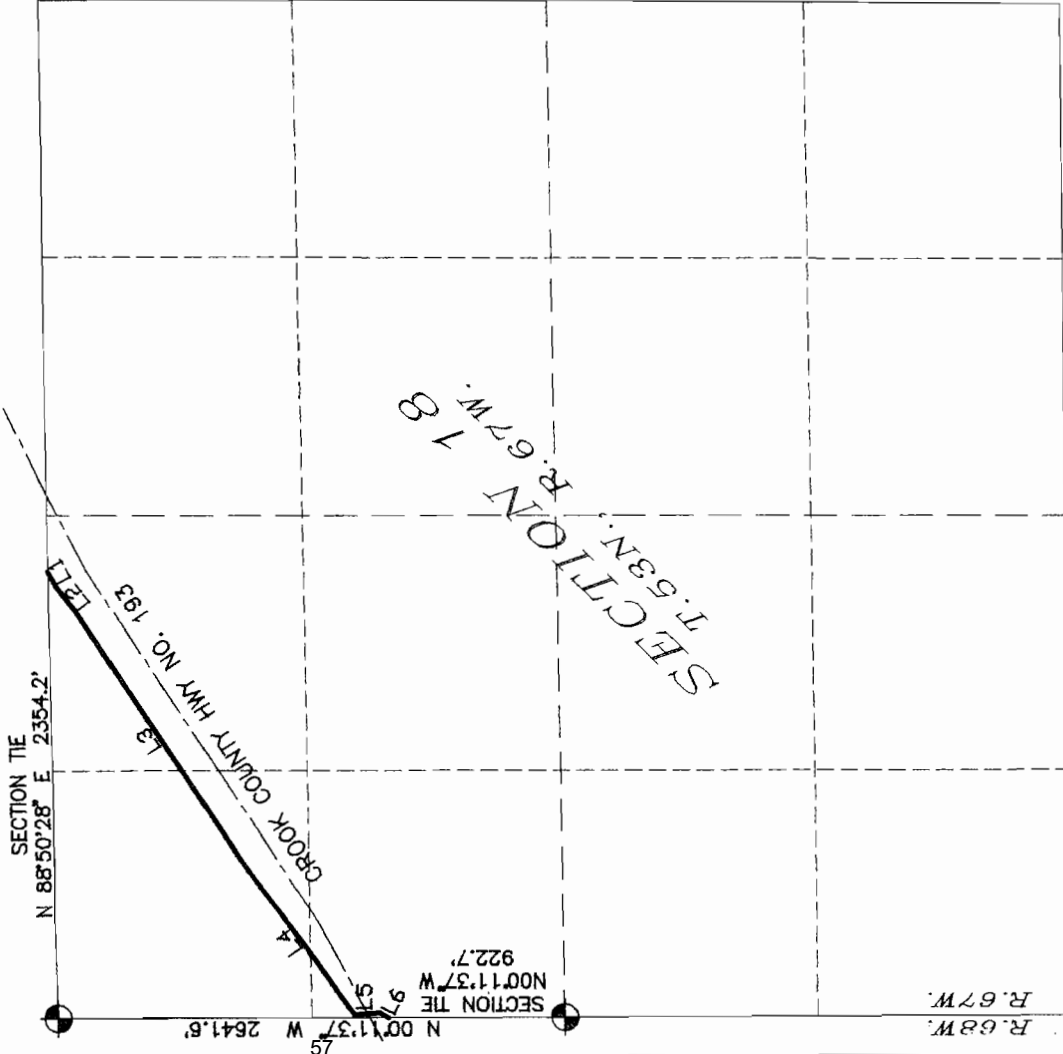
Prepared By: 8-28-97 97608-28  
**BEARLIDGE LTD., INC.** ( & 24, 25)  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NE1/4NW1/4, THE NW1/4NW1/4, AND THE SW1/4NW1/4 OF SECTION 18, T.53N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

LEGEND

- U.S.G.L.O. BRASS CAP, FOUND
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE



LEGAL DESCRIPTION EASEMENT

A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE NE1/4NW1/4, THE NW1/4NW1/4, AND THE SW1/4NW1/4 OF SECTION 18, T.53N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTH WEST CORNER OF SAID SECTION 18;

THENCE, N 88°50'28" E, 2354.2 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NE1/4NW1/4 AND THE TRUE POINT OF BEGINNING;

THENCE, S 60°02'21" W, 95.0 FEET ALONG SAID CENTERLINE;

THENCE, S 51°56'48" W, 147.0 FEET ALONG SAID CENTERLINE;

THENCE, S 57°00'30" W, 1585.0 FEET ALONG SAID CENTERLINE;

THENCE, S 53°38'42" W, 998.0 FEET ALONG SAID CENTERLINE;

THENCE, S 02°36'40" E, 134.0 FEET ALONG SAID CENTERLINE;

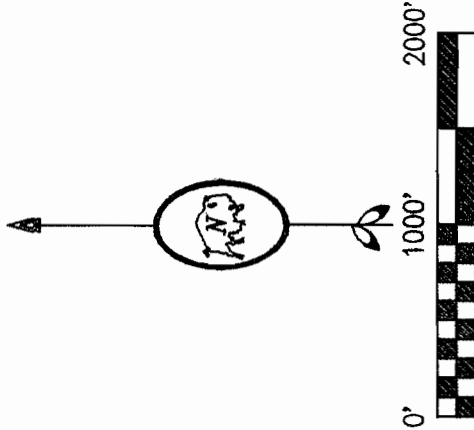
THENCE, S 29°45'58" W, 48.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE WEST LINE OF SAID SW1/4NW1/4 WHICH POINT LIES N 00°11'37" W, 922.7 FEET MORE OR LESS FROM A U.S.G.L.O. BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 18.

SAID EASEMENT CENTERLINE LENGTH IS 3,005.0 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 1.38 ACRES MORE OR LESS.

BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.

| LINE# | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1    | S 60°02'21" W | 95.0'    |
| L2    | S 51°56'48" W | 147.0'   |
| L3    | S 57°00'30" W | 1585.0'  |
| L4    | S 53°38'42" W | 998.0'   |
| L5    | S 02°36'40" E | 134.0'   |
| L6    | S 29°45'58" W | 48.0'    |



CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during May, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

Prepared By: **BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O.Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633  
8-28-97 97608-28 (& 27)

MAP OF SURVEY

A UTILITY EASEMENT LOCATED IN THE NE1/4NE1/4, THE SE1/4NE1/4, THE SW1/4NE1/4, THE NW1/4SE1/4, THE NE1/4SW1/4, THE SE1/4SW1/4, AND THE SW1/4SW1/4 OF SECTION 4, T.54N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING

State of Wyoming  
Easement No. 5705  
Exhibit J



LEGEND

- U.S.G.L.O. BRASS CAP, FOUND
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT CENTERLINE
- ROAD CENTERLINE
- SECTION TIE

**LEGAL DESCRIPTION**  
A TWENTY FOOT WIDE UTILITY EASEMENT LOCATED ALONG AND TEN FEET ON EITHER SIDE OF AN EASEMENT CENTERLINE LOCATED IN THE NE1/4NE1/4, THE SE1/4NE1/4, THE SW1/4NE1/4, THE NW1/4SE1/4, THE NE1/4SW1/4, THE SE1/4SW1/4, AND THE SW1/4SW1/4 OF SECTION 4, T.54N., R.67W. OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.G.L.O. BRASS CAP MARKING THE NORTH EAST CORNER OF SAID SECTION 4;

THENCE, S 89°59'11" W, 851.3 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NE1/4NE1/4 AND THE TRUE POINT OF BEGINNING;

THENCE, S 07°37'34" W, 223.0 FEET ALONG SAID CENTERLINE;

THENCE, S 12°11'47" W, 487.0 FEET ALONG SAID CENTERLINE;

THENCE, S 13°33'52" W, 418.0 FEET ALONG SAID CENTERLINE;

THENCE, S 31°12'56" W, 838.0 FEET ALONG SAID CENTERLINE;

THENCE, S 53°22'19" W, 238.0 FEET ALONG SAID CENTERLINE;

THENCE, S 51°23'43" W, 298.0 FEET ALONG SAID CENTERLINE;

THENCE, S 52°12'03" W, 1178.0 FEET ALONG SAID CENTERLINE;

THENCE, S 54°34'26" W, 1084.0 FEET ALONG SAID CENTERLINE;

THENCE, S 01°32'00" E, 148.0 FEET ALONG SAID CENTERLINE;

THENCE, S 44°15'15" W, 346.0 FEET ALONG SAID CENTERLINE;

THENCE, S 46°58'50" W, 274.0 FEET ALONG SAID CENTERLINE;

THENCE, S 74°03'30" W, 100.0 FEET ALONG SAID CENTERLINE;

THENCE, S 57°34'37" W, 175.0 FEET ALONG SAID CENTERLINE;

THENCE, S 37°42'32" W, 206.0 FEET ALONG SAID CENTERLINE;

THENCE, S 49°37'31" W, 140.0 FEET ALONG SAID CENTERLINE;

THENCE, S 14°18'42" W, 84.0 FEET ALONG SAID CENTERLINE;

THENCE, S 06°59'25" E, 69.0 FEET ALONG SAID CENTERLINE;

THENCE, S 41°44'55" W, 335.0 FEET ALONG SAID CENTERLINE;

THENCE, S 88°18'57" W, 158.0 FEET ALONG SAID CENTERLINE;

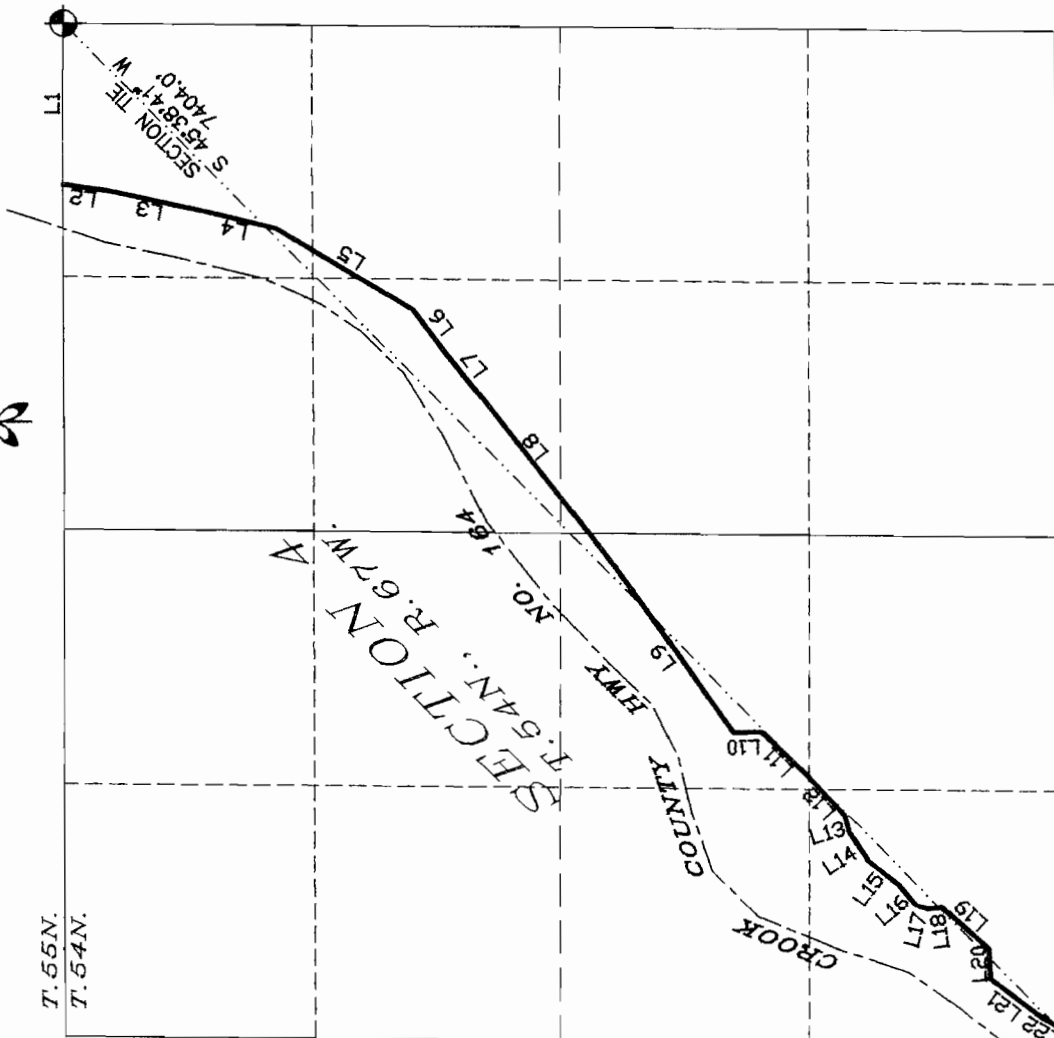
THENCE, S 36°52'25" W, 342.0 FEET ALONG SAID CENTERLINE;

THENCE, S 32°21'56" W, 91.0 FEET MORE OR LESS ALONG SAID CENTERLINE TO A POINT ON THE SOUTH LINE OF SAID SW1/4SW1/4 WHICH POINT LIES S 45°38'41" W, 7404.0 FEET MORE OR LESS FROM SAID NORTH EAST CORNER OF SECTION 4.

SAID EASEMENT CENTERLINE LENGTH IS 7188.0 FEET MORE OR LESS.

SAID EASEMENT ENCOMPASSES 3.30 ACRES MORE OR LESS.

BASIS OF BEARING FOR THIS DESCRIPTION IS TRUE NORTH AS DETERMINED BY GPS METHODS.



| LINE#       | BEARING       | DISTANCE |
|-------------|---------------|----------|
| SECTION TIE |               |          |
| L1          | S 89°59'11" W | 851.3'   |
| L2          | S 07°37'34" W | 223.0'   |
| L3          | S 12°11'47" W | 487.0'   |
| L4          | S 13°33'52" W | 416.0'   |
| L5          | S 31°12'56" W | 838.0'   |
| L6          | S 53°22'19" W | 238.0'   |
| L7          | S 51°23'43" W | 298.0'   |
| L8          | S 52°12'03" W | 1178.0'  |
| L9          | S 54°34'26" W | 1064.0'  |
| L10         | S 01°32'00" E | 146.0'   |
| L11         | S 44°15'15" W | 346.0'   |
| L12         | S 46°58'50" W | 274.0'   |
| L13         | S 74°03'30" W | 100.0'   |
| L14         | S 57°34'37" W | 175.0'   |
| L15         | S 37°42'32" W | 206.0'   |
| L16         | S 49°37'31" W | 140.0'   |
| L17         | S 14°16'42" W | 84.0'    |
| L18         | S 06°59'25" E | 69.0'    |
| L19         | S 41°44'55" W | 335.0'   |
| L20         | S 88°18'57" W | 158.0'   |
| L21         | S 36°52'25" W | 342.0'   |
| L22         | S 32°21'56" W | 91.0'    |

CERTIFICATE OF SURVEYOR

STATE of WYOMING )  
COUNTY of CROOK )SS

I, Ralph W. Goodson, of Sundance, Crook County, Wyoming, do hereby certify that this map was drawn from notes taken during an actual survey done by me and under my direct supervision during June, 1997, and that that survey is accurately represented hereon.



RALPH W. GOODSON, PE&LS 2395

Prepared By: 7-11-97 97608-23  
(8 & 22)  
**BEARLIDGE LTD., INC.**  
Consulting Engineers & Land Surveyors  
P.O. Box 130, 611 Main St., Sundance, WY 82729 (307) 283-3633

**STATE OF WYOMING  
GRANT OF EASEMENT**

**Easement No. 8567**

Project: Sec. 17 Clean-up

WHEREAS the Board of Land Commissioners approved this grant of easement on December 8, 2011; THEREFORE, the State of Wyoming, acting through its Board of Land Commissioners (Grantor), for and in consideration of the payment of One thousand one hundred fifteen and 52/100 dollars (\$1,115.52) hereby grants and conveys to Powder River Energy Corporation (Grantee), an easement to use for the term of 35 years, in the following described tract of land for a power line only, more particularly described as follows:

All that portion of the W2NW4 of Section 17, of T.53N., R.65W., of the 6th P.M., Crook County, Wyoming, lying between parallel right of way lines 30 feet apart, 15 feet on each side of the centerline, when measured at right angles as described on the attached exhibit. The described parcel of land contains 1.21 acres, more or less.

See attached Exhibits A & B

These descriptions are based on a survey done by or under the authority of, Larry D. Baccari with Wyoming PE (Civil) No. 8282, certified January 2012.

TO HAVE AND TO HOLD this easement across the above-described tracts of land for the purpose of locating, constructing, using, maintaining, improving, and repairing the above-described power line, subject to the following conditions:

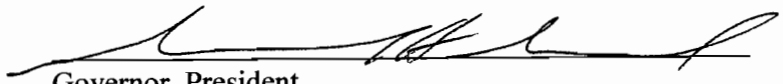
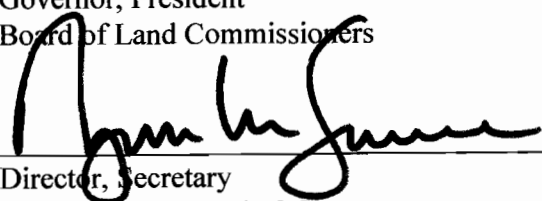
1. The rights granted herein shall forever be subject to the rights of the Grantor, its assigns or lessees to explore for, develop, and extract any and all minerals or other subsurface resources beneath this easement. If required for mineral exploration, development or extraction, the Grantee shall, upon written notice from the Grantor, remove or relocate at its own expense the above-described power line.
2. Upon abandonment or discontinuance of use of this easement for the purposes specified above, all of Grantee's rights under this grant of easement shall revert to Grantor or its assigns, the same as if this grant had never been made. Failure to report to Grantor the status of the use of this easement every ten years from the date of this grant shall be evidence of intent by Grantee to abandon this easement. Should this easement be abandoned by Grantee, the above-described tract of land shall be returned to a condition satisfactory to Grantor.
3. This easement may be transferred; however, no transfer may increase the burden on the servient estate in any manner.
4. Any transfer of ownership of this easement, or any change of name or mailing address of the owner of this easement, shall be reported to Grantor within thirty (30) days of the transfer or change.

The State of Wyoming and the Board of Land Commissioners do not waive their sovereign immunity by entering into this agreement and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. § 1-39-104(a) and all other law.

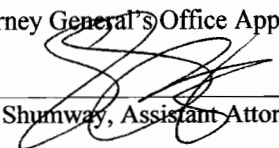
IN TESTIMONY WHEREOF, the Board of Land Commissioners caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be affixed on the 3<sup>rd</sup> day of February, 2012.



Countersigned:

  
Governor, President  
Board of Land Commissioners  
  
Director, Secretary  
Office of State Lands & Investments

Attorney General's Office Approval as to Form:

  
Sam Shumway, Assistant Attorney General

# "Exhibit A"

## State of Wyoming

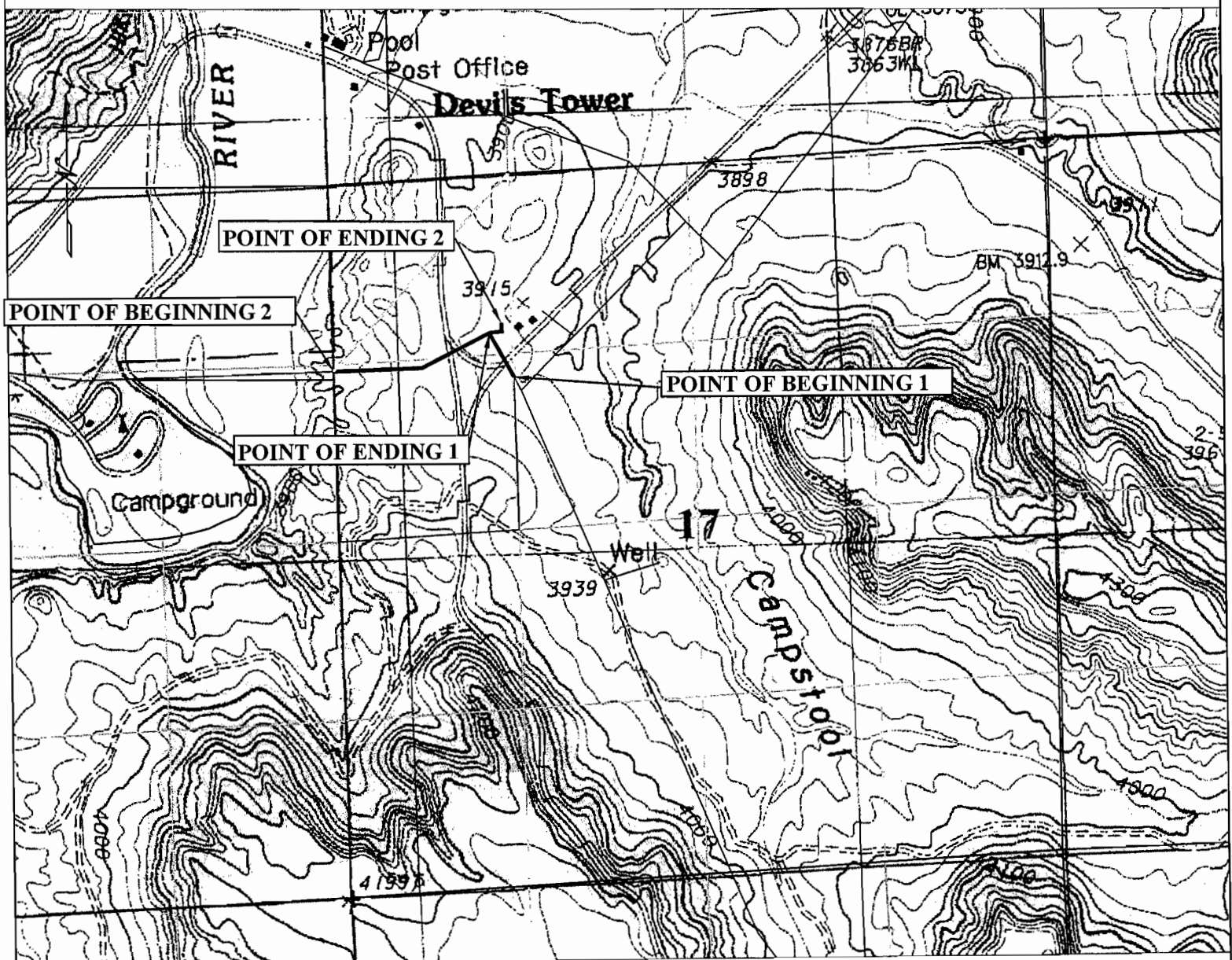
T53N, R65W, 6th PM Crook County, Wyoming  
Section 17: W1/2NW1/4,

Bearings and distances are approximate based on GPS data gathered and projected into a  
NAD 83 WYO East Central Foot Map

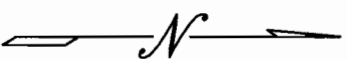
An easement 30 feet in width, being 15 feet on each side when measured at right angles to the following described line. Commencing at the the West 1/16 corner between Sections 8 & 17, T53N, R65W, thence S01°10'46"E for a distance of 1504 feet, more or less; to the POINT OF BEGINNING line 1; thence N29°13'36"W for a distance of 372 feet, more or less; thus to the ending point 1.

Thence commencing at the West 1/16 Corner Between Sections 8 & 17, T53N, R65W, thence S42°00'00"W for a distance of 1962 feet, more or less; to the POINT OF BEGINNING line 2; thence N88°07'27"E for a distance of 658 feet, more or less, thence N62°57'43"E for a distance of 566 feet, more or less, thence N83°49'59"E for a distance of 93 feet, more or less, thence N02°07'37"W for a distance of 64 feet, more or less; thus to the ending point 2.

The above described is for a power line ROW extending a total distance of 1753 feet, more or less.



1000 0 1000  
SCALE IN FEET



STATE

DATE: 12/26/11 MK

1000 0 1000

SCALE IN FEET

$$\frac{T53N}{R65W}$$

This is to certify that ~~Enrico D. Baccari~~ who subscribed the statement hereon is a consulting engineer employed by the undersigned applicant to supervise preparation of this map which has been adopted by the applicant as the approximate final location of the works thereby shown; and that this map is filed as a part of the complete application, and I further certify that the right-of-way herein described is desired for a 14.4 kV power line.

I, Larry D. Baccari, consulting engineer to Powder River Energy Corporation, hereby certify that this Final Map was prepared from field notes taken by Rod Miller, B. Pittman, under my supervision, on Aug. 16, 1974, and that such route is accurately represented upon this map as by the accompanying field notes.

State of Wyoming }  
County of Sheridan } ss

Larry D. Baccant consulting engineer Wyo. 8282

30' EASEMENT WIDTH  
15' EACH SIDE CENTER LINE

Signature of Applicant

Right-of-Way Agent

POWDER RIVER ENERGY CORPORATION  
COMMISSIONER OF PUBLIC LANDS

ROW APPLICATION  
FOR14.4 KV DISTRIBUTION LINE  
POWDER RIVER ENERGY CORPORATION

SUNDANCE, WYOMING

# STATE OF WYOMING

TO  
Assigned to RT Communications, Inc. 12/8/1994  
MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY

## GRANT OF EASEMENT FOR

buried telephone lines

KNOW ALL MEN BY THESE PRESENTS, That the Board of Land Commissioners of the State of Wyoming, acting within the authority vested in it by and under the Constitution and laws of the State of Wyoming, does, for and in consideration of the payment of two thousand fourty dollars and 48/100 (\$ 2,040.48 ) grant to Mountain States Telephone and Telegraph Company

for the uses and purposes and upon the conditions hereinafter set forth, an easement for buried telephone line over a certain tract of land situated in the County of Crook State of Wyoming more particularly described as follows:

A right of way for a telephone line 10 feet in width, being 5 feet on each side of a centerline across the following described land: Section 17, T.53N., R.65W., 6th P.M. Crook County, Wyoming. Said telephone line to traverse or cover the portions of the above described lands as is more particularly set forth as follows:

Beginning at a point on the North-South centerline of Section 17, T.53N., R.65W., 6th P.M., which point being Engineer Station 0+00 bears N.48°47'E., 1763.2 feet from the Northwest corner of said Section 17; thence S.45°10'W., 184.8 feet to Engineer Station 1+84.8; thence N.70°21'W., 216.3 feet to Engineer Station 4+01.1; thence on a curve to the east, radius of 566.6 feet being 194.6 feet to Enginner Station 5+95.7; thence S.78°14'W., 130.2 feet to Engineer Station 7+25.9; thence S.09°06'E., 701.1 feet to Engineer Station 14+27; thence on a curve to the east, radius of 1867.9 feet; being 877.2 feet to Enginner Station 23+04.2 where survey leaves State land, which point bears N.88°12'E., 799.4 feet from the southwest corner of said Section 17.

The above described strip of land contains 0.53 acres, more or less.

Beginning again at a point in Section 17, T.53N., R.65W., known as Engineer Station 5+95.7=0+00 which point bears S.41°57'E., 1392.3 feet from the northwest corner of said Section 17; thence N.11°01'W., 12.6 feet to Engineer Station 0+12.6; thence N.38°14'E., 70.7 feet to Engineer Station 0+83.3; thence N.06°46'W., 150 feet to Engineer Station 2+33.3; thence N.51°36'W., 70.7 feet to Engineer Station

The above described tract being more specifically shown upon a map in the office of the Commissioner of Public Lands, filed with and made a part of an application for right of way.

TO HAVE AND TO HOLD for continuous use said easement over the above described land for the use and benefit to locate, construct, control, maintain, improve, relocate, and repair, within the designated right-of-way.

PROVIDED, That the easement granted hereby shall never be used so as to interfere with or impair the full development of the land embraced therein for its minerals or coal, or interfere with or impair the full or complete extraction therefrom by the State of Wyoming or its legal grantees or leasees of all minerals or coal contained in said land, including oil and gas.

PROVIDED FURTHER, That the easement granted hereby shall not be used to the detriment or injury of the grazing or agricultural leases or purchasers of said land from the State of Wyoming, or their livestock or property, or so as to interfere with their use and enjoyment of the surface embraced in the easement for grazing purposes or the cultivation of crops.

PROVIDED FURTHER, That upon the abandonment or discontinuance of the use of said tract of land for said purpose for which granted, the rights of said grantee to the use of said land and easement shall terminate and cease, and all rights and interest vested in said grantee by this grant of easement shall revert to the State of Wyoming, its successors and assigns, the same as if this grant had never been made.

PROVIDED FURTHER, That if the herein described land is ever required or to be used for mineral development by or for the benefit of the State or for any other public purpose beneficial to the State of Wyoming, then the grantee will, upon proper notice from the grantor, remove or relocate at its own expense any facility, utility or other use granted by this easement.

(Provision added by Board Action of July 14, 1966)

IN TESTIMONY WHEREOF, The Board of Land Commissioners has caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be hereunto affixed the 20th day of July A.D. 19 83

Countersigned: Deane E. Swan

Commissioner of Public Lands, Secretary

Governor, President Board of Land Commissioners

(SEAL)

QUV08

Examined MW

STATE OF WYOMING

~~Mountains States Telephone and Telegraph Company No. 4140~~

Continuation Page No. 2

3+04; thence on a curve to the east, radius of 1362.4 feet, being 222.8 feet to Engineer Station 5+26.8; thence N.02°15'E., 431.1 feet to Engineer Station 9+57.9; thence N.42°45'W., 14.1 feet to Engineer Station 9+72; thence N.02°15'W., 146.2 feet to Engineer Station 11+18.2 where survey leaves State land, which point bears N.87°52'E., 902.3 feet from the northwest corner of said Section 17.

The above described strip of land contains 0.26 acres, more or less.

# STATE OF WYOMING

No. 2952

GRANT OF EASEMENT FOR ROAD DEVILS TOWER JCT. - HULETT & SPUR ROAD  
TO

## THE WYOMING STATE HIGHWAY DEPARTMENT

KNOW ALL MEN BY THESE PRESENTS, That the Board of Land Commissioners of the State of Wyoming, acting within the authority vested in it by and under the Constitution and laws of the State of Wyoming, does, for and in consideration of the payment of Four Thousand Five Hundred Sixty Two and no/100 (\$4,562.00) grant to

THE WYOMING STATE HIGHWAY DEPARTMENT

for the uses and purposes and upon the conditions hereinafter set forth, an easement for road purposes in perpetuity over a certain tract of land situated in the County of CROOK State of Wyoming more particularly described as follows:

PARCEL NO. 1: All that portion of the  $W\frac{1}{2}NW\frac{1}{2}$  of Section 17, Resurvey T. 53 N., R. 65 W. of the 6th P.M., Wyoming being described by metes and bounds as follows:

Beginning at a point on the north boundary of said Section 17 from which the northwest corner thereof bears S.87°28'34.38"W. a distance of 787.08 feet; thence S.2°15'W. a distance of 577.60 feet to the point of beginning of a circular curve concave to the southeast, the radius of which is 1,487.39 feet; thence along said curve through a central angle of 9°01' a distance of 234.07 feet to the point of ending of said curve;

thence S.6°46'E. a distance of 58.21 feet;

thence S.83°14'W. a distance of 50 feet;

thence S.6°46'E. a distance of 150 feet;

thence N.83°14'E. a distance of 50 feet;

thence S.6°46'E. a distance of 44.76 feet to the point of beginning of a circular curve concave to the northeast, the radius of which is 691.62 feet; thence along said curve through a central angle of 17°07'17" a distance of 206.68 feet to a point;

thence S.7°37'05.19"E. a distance of 523.37 feet to a point on a circular curve concave to the southeast, the radius of which is 1,862.95 feet and at which point a line tangent to said curve bears N.22°33'51.49"E.;

thence northeasterly along said curve through a central angle of 16°15' a distance of 523.36 feet to a point;

The above described tract being more specifically shown upon a map in the office of the Commissioner of Public Lands, filed with and made a part of an application for right of way.

TO HAVE AND TO HOLD for continuous use said easement over the above described land for the use and benefit to locate, construct, control, maintain, improve, relocate, and repair a road within the designated right-of-way.

PROVIDED, That the easement granted hereby shall never be used so as to interfere with or impair the full development of the land embraced therein for its minerals or coal, or interfere with or impair the full or complete extraction therefrom by the State of Wyoming or its legal grantees or lessees of all minerals or coal contained in said land, including oil and gas.

PROVIDED FURTHER, That the easement granted hereby shall not be used to the detriment or injury of the grazing or agricultural lessees or purchasers of said land from the State of Wyoming, or their livestock or property, or so as to interfere with their use and enjoyment of the surface embraced in the easement for grazing purposes or the cultivation of crops.

PROVIDED FURTHER, That upon the abandonment or discontinuance of the use of said tract of land for said purpose for which granted, the rights of said grantee to the use of said land and easement shall terminate and cease, and all rights and interest vested in said grantee by this grant of easement shall revert to the State of Wyoming, its successors and assigns, the same as if this grant had never been made. Should land be abandoned by grantee, said land will be returned to a condition satisfactory to the landowner.

IN TESTIMONY WHEREOF, The Board of Land Commissioners has caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be hereunto affixed the 29th day of Dec., A.D. 19 82

Countersigned:

Debra E. Swan  
Commissioner of Public Lands, Secretary.

Ed H. Hensel  
Governor, President Board of Land Commissioners

(SEAL)

App. No. 8697 Examined lao/mw  
Permanent Fund Common School

## 2952-THE WYOMING STATE HIGHWAY DEPARTMENT

Continuation Page No. 2

thence N.70°25'18.08"W. a distance of 221.46 feet to a point on a circular curve concave to the northeast the radius of which is 571.62 feet and at which point a line tangent to said curve bears N.28°23'17.76"W.;

thence northerly along said curve through a central angle of 21°37'18" a distance of 215.71 feet to the point of ending of said curve;

thence N.6°46'W. a distance of 44.76 feet;

thence N.83°14'E. a distance of 50 feet;

thence N.6°46'W. a distance of 150 feet;

thence S.83°14'W. a distance of 50 feet;

thence N.6°46'W. a distance of 58.21 feet to the point of beginning of a circular curve concave to the east the radius of which is 1,367.39 feet;

thence along said curve through a central angle of 9°01' a distance of 215.02 feet to the point of ending of said curve;

thence N.2°15'E. a distance of 431.37 feet;

thence N.87°45'W. a distance of 10 feet;

thence N.2°15'E. a distance of 155.41 feet, more or less, to a point on the north boundary of said Section 17;

thence S.87°28'34.38"W. along the north boundary of said Section 17 a distance of 110.38 feet, more or less, to the point of beginning.

The parcel of land hereby conveyed contains 5.7 acres, more or less.

PARCEL NO. 2: All that portion of the  $W\frac{1}{2}NW\frac{1}{4}$  of Section 17, Resurvey T. 53 N., R. 65 W. of the 6th P.M., Wyoming lying between parallel right of way lines (or as otherwise stated) said parallel right of way lines of hereinafter stated distances apart when measured at right angles or radially to the following described survey line of highway, said right of way lines begin on the south boundary and end on the east boundary of said  $W\frac{1}{2}NW\frac{1}{4}$ :

Beginning at a point (Eng. Sta. 292+80) which bears S.18°57'52.27"E. a distance of 2,733.52 feet from the northwest corner of said Section 17, said point of beginning also being located on a circular curve concave to the east the radius of which is 1,762.95 feet and at which point a line tangent to said curve bears N.4°05'08.65"W.;

thence with said parallel right of way lines 200 feet apart, being 100 feet on each side, along said curve through a central angle of 41°35'59.75" a distance of 1,280 feet, more or less, until said parallel right of way line 100 feet to the right or southeasterly side intersects the east boundary of said  $W\frac{1}{2}NW\frac{1}{4}$  (Eng. Sta. 305+60);

thence continuing with said parallel right of way line 100 feet to the left or northwesterly side, the easterly boundary of this parcel being the east boundary of said  $W\frac{1}{2}NW\frac{1}{4}$ , continuing along said curve through a central angle of 1°18' a distance of 40 feet (Eng. Sta. 306+00);

thence continuing with the last described easterly boundary and with said northwesterly right of way line being a line which bears N.47°41'35.60"E. continuing along said curve through a central angle of 6°00'45" a distance of 185 feet, more or less, until said right of way line intersects the east boundary of said  $W\frac{1}{2}NW\frac{1}{4}$  (Eng. Sta. 307+80).

The parcel of land hereby conveyed contains 6.5 acres, more or less.

NOTE: All bearings and distances in these descriptions are based on the Wyoming State Plane Coordinate System, East Zone, modified to Wyoming Highway Department Coordinate System by an adjustment factor of 1.00027.

Portions of this Grant of Easement are replaced and  
Superseded by Grant of Easement No. 5610 issued January 13/1995  
No. 4475 (Amended)

This Grant of Easement is intended to replace and supersede State of Wyoming  
Grant of Easement No. 4475A issued February 11, 1993.

## STATE OF WYOMING

TO

Tri-County Electric Association, Inc.

## GRANT OF EASEMENT FOR

Powerline

KNOW ALL MEN BY THESE PRESENTS, That the Board of Land Commissioners of the State of Wyoming, acting within the authority vested in it by and under the Constitution and laws of the State of Wyoming, does, for and in consideration of the payment of Zero dollars (\$0.00) grant to Tri-County Electric Association, Inc. for the uses and purposes and upon the conditions hereinafter set forth, an easement for a Powerline over a certain tract of land situated in the Counties of Crook, Campbell and Weston, State of Wyoming, more particularly described as follows:

A right of way Eight (8) feet in width, being Four (4) feet on each side of a center line across the following described lands:

A strip of land across the  $N\frac{1}{2}N\frac{1}{2}$  Sec. 16, T.44N., R.62W., 6th P.M. more particularly described as follows: The Northwest section corner was located and starting from said Section corner measurement was made 179' South along said Section line to the center line of the intersection of said distribution line with the East line of Section 16. The said distribution line runs in a straight line a distance of 5281' on a bearing  $N.88^{\circ}10'E.$  to the East line of said Section 16 to its intersection of said East line at a point 10' South of the Northeast corner of said Section; which corner was located and which distance of 10' was measured. The distance of 5281' was not measured; it was calculated on the basis of the normal East and West width of this Section being 5280'. The above described strip of land containing .97 acres, more or less.

A strip of land across the  $NW\frac{1}{4}NW\frac{1}{4}:S\frac{1}{2}N\frac{1}{2}:W\frac{1}{2}SW\frac{1}{4}:SE\frac{1}{4}$  Sec. 16-44-63, 6th P.M. more particularly described as follows: Line A was located by measuring South along the West line of Section 16 for a distance of 247' to the intersection of said distribution line with the West line of said Section 16. The bearing of said line was determined as  $S.82^{\circ}23'E.$  and said line extends for a distance of 892' into the Northwest quarter of the Northwest quarter of Section 16. Line B began at the Northwest corner of Section 16 and measured South a distance of 1,400' along the West line of Section 16 to a point at the intersection of said power line with the West line of Section 16, then the bearing of said power line was determined as  $N.89^{\circ}40'E.$  and extending to the East line of said Section 16 at a point 1,380' South of the Northeast corner of said Section 16, which distance was measured. Line C began at a point 1,397' South of the North line of Section 16 and 652' East of the West line of the Section, which distances were measured, thence the bearing of Line C was determined as due South and extends a distance of 3,883' to its intersection with the South line of Section 16, which distance of 3,883' was calculated. Line D began at a point along the center line of Line B power line and at a point 1,385' South of the Northeast corner of said Section 16 and at a calculated distance of 1,051' West of the East line of Section 16, thence on a bearing  $S.09^{\circ}10'W.$  for a distance of 3,941' to the intersection of said power line with the South line of Section 16 and at a calculated distance of 1,668' from the southeast corner of Section 16. Line E began at a point on Power line D and at a calculated distance of 1,538' from the Southeast corner of Section 16 and a calculated distance of 834' North of the South line of Section 16, thence on a bearing  $S.73^{\circ}11'E.$  on a calculated distance of 1,607' to the East line of said Section 16. The above described strip containing 2.87 acres, more or less.

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A strip of land across  $S\frac{1}{2}SW\frac{1}{4}$  Section 23-44-63, 6th P.M. more particularly described as follows: Entering the state land at a point 181' North of the quarter corner, Section 23/26 on a bearing West for a distance of 1,991' thence on a bearing  $N.72^{\circ}15'W.$  to a point 389' North of the Southwest corner, Section 23, at which point the line leaves the State land. The line described above will hereafter be referred to as Line A in this description. Beginning at a point on Line A 1,351' West and 181' North of the quarter corner, Section 23/26 on a bearing  $S.2^{\circ}34'E.$  to a point 1,340' West of the quarter corner, Section 23/26, at which point the line leaves the State land. The above described strip of land containing 0.49 acres, more or less.

A strip of land across  $NW\frac{1}{4}$  Section 26-44-63, 6th P.M. more particularly described as follows: The Northeast corner and the Southwest corner of the Northwest quarter of Section 26 were located. From the Northeast corner of the Northwest quarter a distance of 1,340' was measured along the North line of Section 26 to the intersection of said power line with the North line of Section 26 thence bearing of said power line was determined as  $S.3^{\circ}34'E.$  thence extending South along said bearing a calculated distance of 2,015' thence extending on a bearing  $S.63^{\circ}47'W.$  a distance of 1,424' to the intersection of said power line with the South line of the Northwest quarter and at a measured distance of 148' East of the Southeast corner of the Northwest quarter of Section 26. The above strip of land containing .65 acres, more or less.

A strip of land across  $SE\frac{1}{4}SE\frac{1}{4}$  Section 36-44-63, 6th P.M. more particularly described as follows: The Southeast corner of Section 36 was located and location of the points where transmission line and distribution line cross the East line of Section 36 was determined measuring North along the East line of said Section 36 from the said Southeast corner a distance of 631' for said distribution line and 779' for said transmission line. Likewise a measurement was made along the South line of Section 36 from the Southeast corner a distance of 539' for the location of the center line of the distribution line and a distance of 661' for the center line of the transmission line. The distance for the distribution line 831' across the Southeast corner of Section 36 as calculated; also, the distance of 1022' across the Southeast corner was calculated. The above described strip of land containing .34 acres more or less.

A strip of land across  $SW\frac{1}{4}SW\frac{1}{4}$  Section 16-44-66, 6th P.M. more particularly described as follows: Entering the State land at a point 944' North of the Southwest corner of Section 16 on a bearing  $S.60^{\circ}12'E.$  for a distance of 1,899' to a point 1,648' East of the Southwest corner of Section 16, at which point the distribution line leaves the State land. The above described strip of land containing 0.35 acres, more or less.

A strip of land across  $W\frac{1}{2}SW\frac{1}{4}$  Section 17-45-60, 6th P.M., more particularly described as follows: Entering the State land at a point 1,186' North of the Southwest corner of Section 17,  $T.45N., R.60W.$  on a bearing  $N.12^{\circ}11'E.$  for a distance of 1,010' to a point 213' East of the West line of Section 17 and 3,107' South of the North line of Section 17, thence on a bearing  $N.2^{\circ}49'W.$  to a point 190' East of the quarter corner, Section 17/18, at which point the line leaves the State land. The above described strip of land contains 0.27 acres, more or less.

A strip of land across  $N\frac{1}{2}N\frac{1}{2}$  Section 25-45-61, 6th P.M., more particularly described as follows: Entering Section 25 at a point 594' South of the Northwest corner of Section 25 on a bearing  $N.86^{\circ}35'E.$  for a distance of 597' thence on a bearing  $N.82^{\circ}00'E.$  for a distance of 1,244', thence on a bearing  $S.80^{\circ}12'E.$  for a distance of 400', thence on a bearing  $N.79^{\circ}48'E.$  for a distance of 2,365' to a point 534' West of the Northeast corner of Section 25, at which point the line leaves the State land. The above described strip of land contains 0.85 acres, more or less.

A strip of land across  $N\frac{1}{2}NE\frac{1}{4}$  Section 36-45-62, 6th P.M., more particularly described as follows: The line enters State land 269' South of the quarter corner, Section 36/25 on a bearing  $N.84^{\circ}43'E.$  for a distance of 2,651' to a point 25' South of the Northeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.49 acres, more or less.

A strip of land across  $SE\frac{1}{4}NW\frac{1}{4}$  Section 8-46-61, 6th P.M., more particularly described as follows: Beginning at a point 2,640' South and 1' West of the quarter corner, Section 5/8 on a bearing North for a distance of 1,320' to a point 1' West and 1,320' South of the quarter corner, Section 5/8, at which point the line leaves the State land. The above described strip of land contains 0.24 acres, more or less.

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A strip of land across  $S\frac{1}{2}$  Section 16-46-63, 6th P.M., more particularly described as follows: Beginning at a point 723' North of the Southeast corner of Section 16 on a bearing  $N.80^{\circ}07'W.$  for a distance of 5,359' to a point 1,643' North of the Southwest corner of Section 16, at which point the line leaves the State land. The line described above will hereafter be known as Line A in this description. Beginning at a point on Line A 1,583' West and 1,010' North of the Southeast Corner of Section 16 on a bearing  $N.15^{\circ}05'E.$  to its point of termination in Section 16, 2,375' North and 1,215' West of the Southeast corner of Section 16. The line described above will hereafter be known as Line B in this description. Beginning at a point on Line B 2,137' North and 1,290' West of the Southeast corner of Section 16 on a bearing  $S.79^{\circ}28'W.$  for a distance of 831' to its point of termination in Section 16. Beginning at a point on Line A 1,175' East and 1,432' North of the Southwest corner of Section 16 on a bearing  $N.45^{\circ}48'E.$  for a distance of 1,300' to a point 2,338' North and 2,107' West of the Southwest corner of Section 16, its point of termination is this Section. Beginning at a point on Line A 1,175' West and 1,432' North of the Southwest corner of Section 16, T.46N., R.63W. on a bearing  $S.35^{\circ}37'W.$  for a distance of 1,657' to a point 85' North and 210' West to its point of termination in Section 16. The above described strip of land contains 1.94 acres, more or less.

A strip of land across  $NE\frac{1}{4}NE\frac{1}{4}$  Section 10-46-64, 6th P.M.,  $W\frac{1}{2}W\frac{1}{2}$  Section 11-46-64, 6th P.M., more particularly described as follows: Entering Section 10 at a point 318' West of the Northeast corner of Section 10 on a bearing  $S.35^{\circ}14'E.$  to a point 4,471' North and 232' East of the Southwest corner of Section 11, thence on a bearing  $S.1^{\circ}11'W.$  for a distance 4,472' to a point 139' East of the Southwest corner of Section 11, at which point the line leaves the State land. The above described strip of land contains 1.00 acres, more or less.

A strip of land across  $W\frac{1}{2}SW\frac{1}{4}$  Section 14-46-64, 6th P.M., more particularly described as follows: The transmission line enters portion of State land in Section 14, 84' West of the quarter corner, Section 14/15 on a bearing South for a distance of 2,640' to a point 84' East of the Southwest corner of Section 14, at which point the line leaves the State land. The distribution line enters the portion of State land in Section 14, 324' East of the quarter corner, Section 14/15 on a bearing  $S.34^{\circ}45'W.$  for a distance of 394' to a point 224' South of the quarter corner, Section 14/15 at which point the distribution line leaves the State land. The above described strip of land contain 0.56 acres, more or less.

A strip of land across  $S\frac{1}{2}SW\frac{1}{4}:N\frac{1}{2}SE\frac{1}{4}:SW\frac{1}{4}SE\frac{1}{4}$  Section 16-46-64, 6th P.M., more particularly described as follows: Entering State land at a point 218' South of the quarter corner, Section 15/16 on a bearing West for a distance of 461' thence on a bearing  $S.56^{\circ}52'W.$  for a distance of 4,431' to a point 1,108' East of the Southwest corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 0.90 acres, more or less.

A strip of land across  $E\frac{1}{2}NE\frac{1}{4}$  Section 36-46-64, 6th P.M., more particularly described as follows: Entering Section 36 at a point 231' West of the Northeast corner of Section 36 on a bearing  $S.8^{\circ}19'E.$  for a distance of 1,500' to a point 1,497' South and 56' West of the Northeast corner of Section 36, thence on a bearing  $S.33^{\circ}19'E.$  for a distance of 101' to a point 1,581' South of the Northeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.29 acres, more or less.

A strip of land across  $S\frac{1}{2}SE\frac{1}{4}:SE\frac{1}{4}SW\frac{1}{4}$  Section 16-46-65, 6th P.M., more particularly described as follows: Beginning at a point 104' North of the Southeast corner of Section 16 on a bearing  $S.87^{\circ}48'W.$  for a distance of 2,660' to a point 10' North and 16' West of the quarter corner, Section 16/21, thence on a bearing  $S.42^{\circ}48'W.$  to a point 22' West of the quarter corner, Section 16/21, at which point the line leaves the State land. The above described strip of land contains 0.49 acres, more or less.

A strip of land across  $W\frac{1}{2}NE\frac{1}{4}:NE\frac{1}{4}SE\frac{1}{4}$  Section 9:  $NW\frac{1}{4}SW\frac{1}{4}$  Section 10-46-66, 6th P.M., more particularly described as follows: Beginning at a point 1,142' South of the quarter corner, Section 4/9 on a bearing  $S.51^{\circ}09'E.$  to a point 1,172' East of the quarter corner, Section 4/9 and 2,086' South of the quarter corner, Section 4/9, thence on a bearing  $S.63^{\circ}00'E.$  for a distance of 166' to a point 1,320' East of the quarter corner, Section 4/9 and 2,161' South of the quarter corner, Section 4/9 at which point the line leaves this portion of the State land, entering the State land again at a point 341' East of the quarter corner, Section 9/10 on a bearing  $S.63^{\circ}00'E.$  for a distance of 1,864' to a point 1,320' East of the quarter corner, Section 9/10 and 867' South of the quarter corner, Section 9/10, at which point the line leaves the State land. The above described strip of land contains 0.65 acres, more or less.

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A strip of land across  $E\frac{1}{2}E\frac{1}{2}$  Section 36-46-72, 6th P.M., more particularly described as follows: Entering the State land at a point 574' West of the Northeast corner of Section 36 on a bearing  $S.7^{\circ}1'W.$  for a distance of 5,319' to a point 1,224' West of the Southeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.98 acres, more or less.

A strip of land across  $NE\frac{1}{4}SW\frac{1}{4}$  Section 11-47-62, 6th P.M., more particularly described as follows: Entering the State land 2,222' East of the quarter corner, Section 10/11 on a bearing  $S.31^{\circ}05'W.$  for a distance of 1,541' to a point 1,320' South and 1,426' East of the quarter corner, Section 10/11, at which point the line leaves the State land. The above described strip of land contains 0.28 acres, more or less.

A strip of land across  $S\frac{1}{2}S\frac{1}{2}$  Section 16-47-66, 6th P.M., more particularly described as follows: Entering Section 16, 73' North of the Southeast corner of Section 16, thence on a bearing  $S.89^{\circ}54'W.$  for a distance of 5,280' to a point 63' North of the Southwest corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 0.97 acres, more or less.

A strip of land across  $W\frac{1}{2}NW\frac{1}{4}$  Section 1-47-67, 6th P.M., more particularly described as follows: Entering the State land 35' East of the quarter corner, Section 1/2, thence on a bearing North for a distance of 2,400' to a point 35' East and 240' South of the Northwest corner of Section 1, thence on a bearing West for a distance of 35' to a point 240' South of the Northwest corner of Section 1, at which point the line leaves the State land. The above described strip of land contains 0.44 acres, more or less.

A strip of land across  $E\frac{1}{2}E\frac{1}{2}$  Section 16-47-71, 6th P.M., more particularly described as follows: Beginning at a point 35' West of the Southeast corner of Section 16 on a bearing North for a distance of 5,280' to a point 35' West of the Northeast corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 0.97 acres, more or less.

A strip of land across  $W\frac{1}{2}NW\frac{1}{4};SE\frac{1}{4}NW\frac{1}{4};E\frac{1}{2}SW\frac{1}{4}$  Section 36-47-72, 6th P.M., more particularly described as follows: The 2 phase 14.4 KV line enters State land at a point 992' East of the Northwest corner of Section 36 a bearing  $S.13^{\circ}08'E.$  for a distance of 5,423', leaving the State land at a point 2,224' East of the Southwest corner of Section 36. The above described strip of land contains .06 acres. The 1 phase 14.4 KV distribution line begins at a point on the 2 phase 14.4 KV line in the State land, 1,011' East and 83' South of the Northwest corner of Section 36 on a bearing  $N.74^{\circ}53'E.$  for a distance of 360' to a point on the North line of Section 36, 1,356' East of the Northwest corner at which point the line leaves the State land. The above described strips of land contain 1.06 acres, more or less.

A strip of land across  $S\frac{1}{2}SW\frac{1}{4}$  Section 36-48-61, 6th P.M., more particularly described as follows: Beginning at a point 25' North of the Southwest corner of Section 36 on a bearing East for a distance of 2,030', thence on a bearing South for a distance of 25' to a point 2,030' East of the Southwest corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.61 acres, more or less.

A strip of land across  $S\frac{1}{2}SW\frac{1}{4}$  Section 19-48-61; $S\frac{1}{2}SE\frac{1}{4}$  Section 24-48-62, 6th P.M., more particularly described as follows: Entering the State land 742' North of the quarter corner, Sections 24/25 on a bearing  $S.41^{\circ}03'E.$  for a distance of 984', at which point the line leaves the State land 646' East of the quarter corner, Section 24/25. Entering the State land again in Section 24, 1,268' West of the Southeast corner of Section 24 on a bearing  $N.72^{\circ}18'E.$  for a distance of 1,875' to a point 518' East and 370' North of the Southwest corner of Section 19, thence on a bearing  $S.74^{\circ}15'E.$  for a distance of 2,100' to a point 2,539' East of the Southwest corner of Section 19, at which point the line leaves the State land. The above described strip of land contains 0.91 acres, more or less.

A strip of land across  $W\frac{1}{2}SE\frac{1}{4}$  Section 7-48-63, 6th P.M., more particularly described as follows: Beginning at a point 1,532' North of the quarter corner, Section 7/18, thence on a bearing  $S.19^{\circ}47'E.$  for a distance of 1,623' to a point 551' East of the quarter corner, Section 7/18, at which point the line leaves the State land. The above described strip of land contains 0.30 acres, more or less.

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A strip of land across SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 36-48-65, 6th P.M., more particularly described as follows: Entering the State land at a point 273' East of the Southwest corner of Section 36 on a bearing N.47°23'W. for a distance of 371' to a point 251' North of the Southwest corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.07 acres, more or less.

A strip of land across N $\frac{1}{2}$ NW $\frac{1}{4}$ :SE $\frac{1}{4}$ NW $\frac{1}{4}$ :N $\frac{1}{2}$ SE $\frac{1}{4}$ :SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 9-48-67, 6th P.M., more particularly described as follows: Beginning at a point 578' North of the Southeast corner of Section 9, thence on a bearing N.44°30'W. for a distance of 2,941' to a point 2,098' West of the East line of Section 9 and 2,640' North of the South line of Section 9, at which point the line leaves the State land for the first time. Entering the State land again at a point 2,640' West of the East line of Section 9 a distance of 2,107' South of the North line of Section 9 on a bearing N.44°30'W. for a distance of 3,007' to a point 2,145' West of the quarter Corner, Section 4/9, at which point the line leaves the State land, for the last time. The above described strip of land contains 1.09 acres, more or less.

A strip of land across N $\frac{1}{2}$ NW $\frac{1}{4}$ :N $\frac{1}{2}$ NE $\frac{1}{4}$  Section 36-48-72, 6th P.M., more particularly described as follows: Beginning at a point in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 36 from which a point on the north boundary bears N.10°18'E. a distance of 52 feet which the northwest corner of said Section 36 bears west along the north boundary of said Section 36 a distance of 1,147 feet; thence east a distance of 4,133 feet, more or less, to a point on the east boundary of said Section 36 from which the northeast corner of said Section 36 bears north along the east boundary of said Section 36 a distance of 52 feet. The above described parcel of land contains 0.76 acres, more or less.

A strip of land across W $\frac{1}{2}$ W $\frac{1}{2}$  Section 36-48-72, 6th P.M., more particularly described as follows: Beginning at point on the north boundary of said Section 36 from which the northwest corner of said Section 36 bears west along the north boundary of said Section 36 a distance of 1,147 feet; thence S.10°18'W. a distance of 5,340 feet, more or less, to a point on the south boundary of said Section 36 from which the southwest corner of said Section 36 bears west along the south boundary of said Section 36 a distance of 187 feet. The above described parcel of land contains 0.98 acres, more or less.

A strip of land across NE $\frac{1}{4}$ NE $\frac{1}{4}$ :S $\frac{1}{2}$ N $\frac{1}{2}$ :W $\frac{1}{2}$ SW $\frac{1}{4}$  Section 36-49-62, 6th P.M., more particularly described as follows: Beginning at a point 1,200' East of the Southwest corner of Section 36 on a bearing N.27°26'E. for a distance of 2,605' to a point 2,311' North of the Southwest corner of Section 36, at which point the line leaves the State land, entering the State land again 2,325' North of the Southwest corner of Section 36 on a bearing N.71°37'E. for a distance of 5,564' to a point 4,080' North of the Southwest corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 1.50 acres, more or less.

A strip of land across E $\frac{1}{2}$ NE $\frac{1}{4}$  Section 36-49-69, 6th P.M., more particularly described as follows: Beginning at a point 1,309' East of the quarter corner, Section 25/36 on a bearing S.45°00'E. for a distance of 27' to a point 19' South of the North line of Section 36 and 1,312' West of the East line of Section 36, thence on a bearing S.33°16'E. for a distance of 3,392' to a point on the East line of Section 36, 2,000' South of the Northeast corner, at which point the line leaves the State land. The above described strip of land contains 0.63 acres, more or less.

A strip of land across W $\frac{1}{2}$ W $\frac{1}{2}$ :SE $\frac{1}{4}$ SW $\frac{1}{4}$ :S $\frac{1}{2}$ SE $\frac{1}{4}$  Section 36-49-71, 6th P.M., more particularly described as follows: Entering Section 36, 25' East of the Northwest corner on a bearing South for a distance of 4,024' to a point 1,256' North and 35' East of the Southwest corner of Section 36, thence on a bearing S.44°32'E. for a distance of 1,641' to a point 86' North and 1,186' East of the Southwest corner of Section 36, thence on a bearing East for a distance of 4,094' to a point 86' North of the Southeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 1.79 acres, more or less.

A strip of land across SW $\frac{1}{2}$ NW $\frac{1}{4}$ :NW $\frac{1}{4}$ SW $\frac{1}{4}$ :S $\frac{1}{2}$ S $\frac{1}{2}$  Section 36-50-65, 6th P.M., more particularly described as follows: The 24.5 KV transmission line enters on the Southeast corner of Section 36 on a bearing N.89°47'W. for a distance of 5,280' to a point 20' North of the Southwest corner of Section 36, at which point the transmission line leaves the State land. The 7.2 KV distribution line enters the State land 800' North of the Southeast corner of Section 36 on a bearing S.81°31'W. for a distance of 3,781' to a point 3,740' West and 244' North of the Southeast corner of Section 36, thence on a bearing N.25°03'W. for a distance of 3,637' to a point 3,294' North of the Southwest corner of Section 36, at which point the distribution line leaves the State land. The above described strip of land contains 2.28 acres, more or less.

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A strip of land across  $N\frac{1}{2}SE\frac{1}{4}:SW\frac{1}{4}SE\frac{1}{4}:S\frac{1}{2}SW\frac{1}{4}$  Section 16-50-66, 6th P.M., more particularly described as follows: Beginning at a point 143' East of the Southwest corner of Section 16 on a bearing  $N.66^{\circ}50'E.$  for a distance of 5,587' to a point 2,198' North of the Southeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 1.03 acres, more or less.

A strip of land across  $SE\frac{1}{4}SE\frac{1}{4}$  Section 34: $SW\frac{1}{4}SW\frac{1}{4}$  Section 35-50-68, 6th P.M., more particularly described as follows: Entering the State land in Section 35, 785' East of the Southwest corner on a bearing  $N.53^{\circ}20'W.$  for a distance of 1,101' to a point 657' North and 98' West of the Southeast corner of Section 34, thence on a bearing  $N.35^{\circ}37'W.$  for a distance of 815' to a point 1,320' North and 573' West of the Southeast corner of Section 34, at which point the line leaves the State land. The above described strip of land contains 0.35 acres, more or less.

A strip of land across  $N\frac{1}{2}N\frac{1}{2}$  Section 36-50-68, 6th P.M., more particularly described as follows: The 3 phase 34.5 KV line enters Section 36, 353' South of the Northwest corner on a bearing East for a distance of 1,637' thence on a bearing  $S.75^{\circ}50'E.$  for a distance of 3,746' to a point 1,223' South of the Northeast corner of Section 36, at which point it leaves the State land. The 1 phase 7.2 KV line enters the State land 1,162' South of the Northeast corner of Section 36 on a bearing  $N.75^{\circ}50'W.$  for a distance of 5,003' to a point 414' East of the Northwest corner of Section 36, at which point it leaves the State land. The above described strip of land contains 2.27 acres, more or less.

A strip of land across  $NW\frac{1}{4}NW\frac{1}{4}$  Section 16:  $E\frac{1}{2}E\frac{1}{2}$  Section 16-50-69, 6th P.M., more particularly described as follows: Entering the State land 35' West of the Northeast corner of Section 16 on a bearing South for a distance of 5,280' to a point 35' West of the Southeast corner of Section 16, at which point the line leaves the State land. Entering the State land at a point 647' East of the Northwest corner of Section 16 on a bearing South for a distance of 710' to the point of termination in the State land. This point is 647' East and 710' South of the Northwest corner of Section 16. The above described strip of land contains 1.10 acres, more or less.

A strip of land across  $S\frac{1}{2}NE\frac{1}{4}$  Section 7:  $S\frac{1}{2}NW\frac{1}{4}$  Section 8-50-70, 6th P.M., more particularly described as follows: Entering the State land in Section 8 at a point 1,529' East of the quarter corner, Section 7/8 on a bearing  $N.77^{\circ}13'W.$  for a distance of 4,275' to a point 2,640' West and 946' North of the quarter corner, Section 7/8, at which point the line leaves the State land. The above described strip of land contains 0.79 acres, more or less.

A strip of land across  $N\frac{1}{2}SW\frac{1}{4}$  Section 27-50-70, 6th P.M., more particularly described as follows: Entering the State land at a point 351' South of the quarter corner, Section 27/28 on a bearing  $S.80^{\circ}43'E.$  for a distance of 2,675' to a point 2,640' East and 783' South of the quarter corner, Section 27/28, at which point the line leaves State land. The above described strip of land contains 0.49 acres, more or less.

A strip of land across  $S\frac{1}{2}NW\frac{1}{4}$  Section 35-50-70, 6th P.M., more particularly described as follows: Entering the State land, 2,376' East of the Northwest corner of Section 35, thence on a bearing South for a distance of 1,320' to a point 2,640' South and 2,367' East of the Northwest corner of Section 35, at which point the line leaves the State land. The above described strip of land contains 0.24 acres, more or less.

A strip of land across  $N\frac{1}{2}NW\frac{1}{4}$  Section 36-50-72, 6th P.M., more particularly described as follows: Entering the State land 168' South of the quarter corner, Section 25/36 on a bearing West for a distance of 2,640' to the point of exit from the State land, which is 168' South of the Northwest corner of Section 36. The above described strip of land contains 0.38 acres, more or less.

A strip of land across  $N\frac{1}{2}SE\frac{1}{4}$  Section 35-51-63, 6th P.M., more particularly described as follows: Entering State land 1,320' North and 390' West of the Southeast corner of Section 35 on a bearing  $N.51^{\circ}56'W.$  for a distance of 2,140' to a point 2,640' North and 2,675' West of the Southeast corner of Section 35, at which point the line leaves the State land. The above described strip of land contains 0.39 acres, more or less.

A strip of land across  $SW\frac{1}{4}NW\frac{1}{4}:N\frac{1}{2}SW\frac{1}{4}:N\frac{1}{2}SE\frac{1}{4}$  Section 36-51-64, 6th P.M., more particularly described as follows: The line enters the State land 1,759' North of the Southeast corner of Section 36 on a bearing  $N.87^{\circ}57'W.$  for a distance of 1,203' to a point 1,202' West and 1,802' North of the Southeast corner of Section 36, thence on a bearing

## Tri-County Electric Association, Inc.

N.81°37'W. for a distance of 1,968' to a point 3,149' West and 2,089' North of the Southeast corner of Section 36, thence on a bearing N.65°10'W. for a distance of 2,348' to a point 3,075' North of the Southwest corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 1.01 acres, more or less.

A strip of land across E $\frac{1}{2}$ E $\frac{1}{2}$  Section 36-51-68, 6th P.M., more particularly described as follows: Beginning at a point 28' West of the Southeast corner of Section 36 on a bearing North for a distance of 5,280' to a point 38' West of the Northeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.97 acres, more or less.

A strip of land across W $\frac{1}{2}$ W $\frac{1}{2}$  Section 36-51-69, 6th P.M., more particularly described as follows: Entering the State land at a point 35' East of the Southwest corner of Section 36 on a bearing North for a distance of 5,280' to a point 35' East of the Northwest corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.97 acres, more or less.

A strip of land across SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 16-51-70, 6th P.M., more particularly described as follows: Beginning at a point 692' West of the Southeast corner of Section 16 on a bearing N.45°20'E. for a distance of 984' to a point 700' North of the Southeast corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 0.18 acres, more or less.

A strip of land across NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 19-52-62, 6th P.M., more particularly described as follows: The distribution line enters the State land 1,320' North and 1,491' East of the Southwest corner of Section 19 on a bearing N.7°31'W. for a distance of 1,287' to a point 35' South and 1,320' East of the quarter corner Section 24/19. The above described strip of land contains 0.24 acres, more or less.

A strip of land across N $\frac{1}{2}$ NW $\frac{1}{4}$ :SE $\frac{1}{4}$ SW $\frac{1}{4}$ :W $\frac{1}{2}$ E $\frac{1}{2}$ :E $\frac{1}{2}$ NE $\frac{1}{4}$  Section 16-52-66, 6th P.M., more particularly described as follows: Beginning at a point 567' South of the Northeast corner of Section 16 on a bearing S.42°27'W. for a distance of 3,219' to a point 2,338' North and 2,172' West of the Southeast corner of Section 16, thence on a bearing S.18°44'E. for a distance of 1,574' to a point 847' North and 1,670' West of the Southeast corner of Section 16, thence on a bearing S.81°58'W. for a distance of 1,019' to a point 705' North and 2,601' East of the Southwest corner of Section 16 thence on a bearing S.58°54'W. for a distance of 924' to a point 228' North and 1,855' East of the Southwest corner of Section 16 thence on a bearing S.8°02'W. to a point 1,852' East of the Southwest corner of Section 16, at which point the line leaves the State land. The above described line will hereafter be known as Line A in this description. Beginning at a point on Line A in Section 16, 746' West and 1,384' South of the Northeast corner of Section 16 on a bearing N.50°06'W. for a distance of 1,991' to a point 107' South and 2,955' East of the Northwest corner of Section 16, thence on a bearing N.87°56'W. for a distance of 2,957' at which point the line leaves the State land on the Northwest corner of Section 16. The above described strip of land contains 2.19 acres, more or less.

A strip of land across NW $\frac{1}{4}$ NE $\frac{1}{4}$ :SE $\frac{1}{4}$ NE $\frac{1}{4}$ :E $\frac{1}{2}$ SE $\frac{1}{4}$  Section 36-52-68, 6th P.M., more particularly described as follows: Beginning at a point 484' West of the Southeast corner of Section 16 on a bearing N.8°43'W. for a distance of 3,756', thence on a bearing N.43°52'W. for a distance of 391' thence on a bearing N.8°35'W. for a distance of 1,304' to a point 1,519' West of the Northeast corner of Section 36. The above described strip of land contains 1.00 acres, more or less.

A strip of land across W $\frac{1}{2}$ NE $\frac{1}{4}$ :SE $\frac{1}{4}$ NW $\frac{1}{4}$ :E $\frac{1}{2}$ SE $\frac{1}{4}$  Section 36-52-72, 6th P.M., more particularly described as follows: Beginning at a point 2,450' East of the quarter corner, Section 36/1 on a bearing N.21°51'W. for a distance of 5,688' to a point 333' East of the quarter corner, Section 25/36, at which point the line leaves the State land. The above described strip of land contains 1.04 acres, more or less.

A strip of land across W $\frac{1}{2}$ NW $\frac{1}{4}$  Section 17-53-65, 6th P.M., more particularly described as follows: Entering the State land at a point 1,320' East of the Northwest corner of Section 17 and 1,470' South of the North line of Section 17 on a bearing West for a distance of 1,320' to the point of exit, which is 1,470' South of the Northwest corner of Section 17. The above described line will hereafter be known as Line A in this description. Beginning at a point on Line A in Section 17, 460' East of the West line and 1,470' South of the North line on a bearing N.9°45'E. for a distance of 1,491' to a point 714' East of the Northwest corner of Section 17. The above described strip of land contains 0.52 acres, more or less.

## Tri-County Electric Association, Inc.

The strip of land across  $N\frac{1}{2}NW\frac{1}{4}:W\frac{1}{2}NE\frac{1}{4}:SE\frac{1}{4}SE\frac{1}{4}$  Section 16-53-67, 6th P.M., more particularly described as follows: Beginning at a point 34' South of the Northwest corner of Section 16 on a bearing  $S.84^{\circ}22'E.$  for a distance of 2,889' to a point 2,875' East and 284' South of the Northwest corner of Section 16, thence on a bearing  $S.25^{\circ}22'E.$  for a distance of 5,529' to a point 40' West of the Southeast corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 1.55 acres, more or less.

A strip of land across  $N\frac{1}{2}NW\frac{1}{4}:SE\frac{1}{4}NW\frac{1}{4}:S\frac{1}{2}NE\frac{1}{4}:NE\frac{1}{4}SE\frac{1}{4}$  Section 16-53-68, 6th P.M., more particularly described as follows: Entering the State land 213' South of the quarter corner, Section 15/16 on a bearing  $N.62^{\circ}12'W.$  for a distance of 5,969' to a point 69' South of the Northwest corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 1.10 acres, more or less.

A strip of land across  $W\frac{1}{2}SW\frac{1}{4}$  Section 8-53-73, 6th P.M., more particularly described as follows: Beginning at a point 1,018' East of the Southwest corner of Section 8, on a bearing  $N.2^{\circ}18'W.$  for a distance of 2,642' to a point 912' East of the quarter corner, Section 7/8, at which point the line leaves the State land. The above described strip of land contains 0.49 acres, more or less.

A strip of land across  $W\frac{1}{2}NW\frac{1}{4}:SE\frac{1}{4}NW\frac{1}{4}:E\frac{1}{2}SW\frac{1}{4}$  Section 16-54-66, 6th P.M., more particularly described as follows: Entering State land in Section 16, 2,299' East of the Southwest corner of Section 16 on a bearing  $N.16^{\circ}05'W.$  for a distance of 5,495' to a point 778' East of the Northwest corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 1.01 acres, more or less.

A strip of land across  $W\frac{1}{2}NW\frac{1}{4}:N\frac{1}{2}SW\frac{1}{4}:SE\frac{1}{4}SW\frac{1}{4}:SW\frac{1}{4}SE\frac{1}{4}$  Section 36-54-69, 6th P.M., more particularly described as follows: Entering the State land in Section 36 at a point 3,101' East of the Southwest corner on a bearing  $N.41^{\circ}32'W.$  for a distance of 4,074' to a point 3,050' North and 399' East of the Southwest corner of Section 36, thence on a bearing  $N.12^{\circ}22'W.$  for a distance of 1,862' to the point of exit from Section 36, which point is 4,868' North of the Southwest corner of Section 36. The above described strip of land contains 1.09 acres, more or less.

A strip of land across  $NW\frac{1}{4}NE\frac{1}{4}:E\frac{1}{2}NE\frac{1}{4}$  Section 36-54-74, 6th P.M., more particularly described as follows: The line enters the State land 2,074' South of the Northeast corner of Section 36 on a bearing  $N.39^{\circ}00'W.$  for a distance of 2,670' to a point 1,680' West of the Northeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.49 acres, more or less.

A strip of land across  $E\frac{1}{2}E\frac{1}{2}$  Section 36-55-61, 6th P.M., more particularly described as follows: Beginning at a point 67' West of the Southeast corner of Section 36 on a bearing  $N.00^{\circ}44'E.$  for a distance of 5,280' to the Northeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.96 acres, more or less.

A strip of land across  $SW\frac{1}{4}SW\frac{1}{4}$  Section 8-55-64, 6th P.M., more particularly described as follows: The line enters the State land in Section 8, 30' North of the Southwest corner of the Section on a bearing  $S.86^{\circ}25'E.$  for a distance of 252', thence on a bearing  $S.34^{\circ}00'E.$  to a point 265' East of the Southwest corner of Section 8. The above described strip of land contains 0.05 acres, more or less.

A strip of land across  $NE\frac{1}{4}NW\frac{1}{4}:N\frac{1}{2}NE\frac{1}{4}$  Section 16-57-74, 6th P.M., more particularly described as follows: Beginning at a point 953' South of the Northeast corner of Tract 59 on a bearing  $N.55^{\circ}45'W.$  for a distance of 1,355' to a point 1,120' West and 190' South of the Northeast corner Tract 59, thence on a bearing  $N.84^{\circ}55'W.$  for a distance of 2,144' to the point of exit from Tract 59, which point is located 2,024' East of the Northwest corner of Tract 59, T.57N., R.74W. The above described strip of land contains 0.64 acres, more or less.

A strip of land across  $S\frac{1}{2}NW\frac{1}{4}:N\frac{1}{2}NE\frac{1}{4}$  Section 36-55-64, 6th P.M., more particularly described as follows: Beginning at a point 300' North of the quarter corner, Section 35/36 on a bearing  $N.67^{\circ}07'E.$  for a distance of 5,764' to the point of exit from Section 36, which is 98' South of the Northeast corner. The above described line will be known as Line A in the remainder of this description. Beginning at a point on Line A, 1' East and 2,340' South of the Northwest corner of Section 36 on a bearing North for a distance of 2,340' to a point 1' East of the Northwest corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 1.49 acres, more or less.

## Tri-County Electric Association, Inc.

A strip of land across SW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 17: NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 18-55-65, 6th P.M., more particularly described as follows: Beginning at a point 1,320' North and 1,320' West of the Southeast corner of Section 18 on a bearing N.89°00'W. for a distance of 1,320' to a point 1,343' North of the quarter corner Section 18/19, at which point the line leaves the State land. All the distances East of the West line of Section 17 were measured. Other distances were figured by triangulation. Beginning at a point 1,054' East of the quarter corner, Section 17/18 on a bearing N.2°00'E. for a distance of 1,321' to a point 1,100' East and 1,320' South of the Northwest corner of Section 17, at which point the line leaves the State land. The above described line will hereafter be known as Line A in this description. Beginning at a point 1,557' South and 1,100' East of the Northwest corner of Section 17 at a point on Line A, thence on a bearing N.88°00'E. for a distance of 228', at which point the line leaves the State land 1,517' South and 1,320' East of the Northwest corner of Section 17. The above described strip of land contains 0.52 acres, more or less.

A strip of land across W $\frac{1}{2}$ W $\frac{1}{2}$  Section 17-55-67, 6th P.M., more particularly described as follows: Beginning at a point 1,322' East of the Northwest corner of Section 17 on a bearing S.5°00'W. for a distance of 5,300' to a point 758' East of the Southwest corner of Section 17, at which point the line leaves the State land. The above described line will hereafter be known as Line A in this description. Beginning at a point 1,449' South and 1,194' East of the Northwest corner of Section 17 on a bearing N.72°43'W. for a distance of 1,200' to a point 1,117' South of the Northwest corner of Section 17, at which point the line leaves the State land. The above described strip of land contains 1.19 acres, more or less.

A strip of land across N $\frac{1}{2}$ NE $\frac{1}{4}$  Section 32: N $\frac{1}{2}$ NW $\frac{1}{4}$  Section 33-55-68, 6th P.M., more particularly described as follows: Beginning at a point 934' South of the quarter corner, Section 32/29, Township 55N., R.68W., on a bearing N.84°15'E. for a distance of 5,306' to a point 402' South of the quarter corner, Section 33/28, at which point the line leaves the State land. The above described strip of land contains 0.97 acres, more or less.

A strip of land across NE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 35: SW $\frac{1}{4}$ SW $\frac{1}{4}$ :S $\frac{1}{2}$ SE $\frac{1}{4}$  Section 36-57-61, 6th P.M., more particularly described as follows: Beginning at a point 522' South of the quarter corner, Section 35/26 on a bearing N.33°47'W. to a point 369' West of the quarter corner Section 35/26 at which point the line leaves the State land. In the following description the distances North and East from the Southwest corner, Section 36, T.57N., R.61W. were measured. Other distances were calculated. Beginning at a point 873' North of the Southwest corner of Section 36 on a bearing S.33°39'E. for a distance of 1,049' to a point 502' East of the Southwest corner of Section 36, at which point the line leaves the State land. In the following description, the distance North of the Southeast corner of Section 36 and the bearing were measured. All other distances and dimensions were calculated.

Beginning at a point 2,690' West of the Southeast corner of Section 36 on a bearing N.73°28'E. for a distance of 2,806' to a point 798' North of the Southeast corner of Section 36, at which point the line leaves the State land. The above described strip of land contains 0.83 acres, more or less.

A strip of land across N $\frac{1}{2}$ SW $\frac{1}{4}$ :SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 26: SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 27: SE $\frac{1}{4}$ NW $\frac{1}{4}$ :W $\frac{1}{2}$ NE $\frac{1}{4}$ :NE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 34-57-62, 6th P.M., more particularly described as follows: Beginning at a point 1,363' East of the quarter corner, Section 33/34 on a bearing N.45°54'E. for a distance of 7,587' to a point 1,536' East of the quarter corner, Section 26/27, at which point the line leaves the State land. The above described strip of land contains 1.39 acres, more or less.

A strip of land across E $\frac{1}{2}$ NW $\frac{1}{4}$ :SW $\frac{1}{4}$ NE $\frac{1}{4}$ :NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 16-51-64, 6th P.M., more particularly described as follows: Entering the State land at a point 1,732' West and 1,320' North of the Southeast corner of Section 16, T.51N., R.64W., thence on a bearing N.27°54'W. for a distance of 4,481' to a point 3,829' West of the Northeast corner of Section 16, at which point this line leaves the State land. Another line enters the State land 1,320' North and 2,120' West of the Southeast corner of Section 16 on a bearing N.78°41'W. for a distance of 938' to a point 2,241' East and 1,504' North of the Southwest corner of Section 16, thence on a bearing N.86°16'W. for a distance of 2,246' to a point 1,650' North of the Southwest corner of Section 16, at which point the line leaves the State land. The above described strip of land contains 1.41 acres, more or less.

This easement is intended to replace and supersede that State Right of Way No. 665 issued April 1, 1954, and State of Wyoming Right of Way No. 4475, issued June 6, 1985.

Tri-County Electric Association, Inc.

The above described tract being more specifically shown upon a map in the State Land Office, filed with and made a part of an application for right of way.

TO HAVE AND TO HOLD for continuous use said easement over the above described land for the use and benefit to locate, construct, control, maintain, improve, relocate, and repair, within the designated right of way.

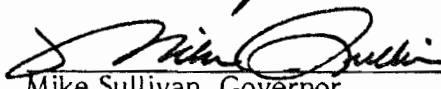
PROVIDED, That the easement granted hereby shall never be used so as to interfere with or impair the full development of the land embraced therein for its minerals or coal, or interfere with or impair the full or complete extraction therefrom by the State of Wyoming or its legal grantees or lessees of all minerals or coal contained in said land, including oil and gas.

PROVIDED FURTHER, That the easement granted hereby shall not be used to the detriment or injury of the grazing or agricultural leases or purchasers of said land from the State of Wyoming, or their livestock or property, or so as to interfere with their use and enjoyment of the surface embraced in the easement for grazing purposes or the cultivation of crops.

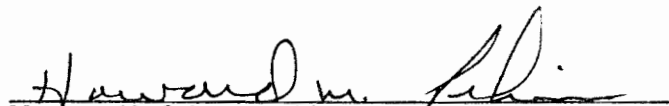
PROVIDED FURTHER, That upon the abandonment or discontinuance of the use of said tract of land for said purpose for which granted, the rights of said grantee to the use of said land and easement shall terminate and cease, and all rights and interest vested in said grantee by this grant of easement shall revert to the State of Wyoming, its successors and assigns, the same as if this grant had never been made.

PROVIDED FURTHER, That if the herein described land is ever required or to be used for mineral development by or for the benefit of the State or for any other public purpose beneficial to the State of Wyoming, then the grantee will, upon proper notice from the grantor, remove or relocate at its own expense any facility, utility or other use granted by this easement. (Provision added as per Board Action of July 14, 1966)

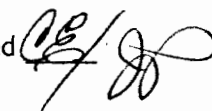
IN TESTIMONY WHEREOF, The Board of Land Commissioners has caused this instrument to be signed by its President and countersigned by its Secretary, and its seal to be here unto affixed the 16th day of August, A.D. 1993.

  
Mike Sullivan, Governor,  
President Board of Land Commissioners

Countersigned:

  
Howard M. Schrinar, Director  
State Land and Farm Loan Office

(SEAL)

Examined 



STATE OF WYOMING  
BOARD OF LAND COMMISSIONERS  
GRAZING AND AGRICULTURAL LEASE

(1) **PARTIES** - The parties of this lease are:  
BEAR LODGE CATTLE COMPANY

whose address is P.O. BOX 1 DEVILS TOWER WY 82714 , (Lessee),  
and the Wyoming Board of Land Commissioners, (Lessor), whose address is Office of State Lands and Investments, 122 West 25th Street,  
3rd Floor West, Cheyenne, Wyoming 82002-0600.

In the event that the addresses listed above change, the party whose address has changed shall immediately notify the other party to the lease in writing.

(2) **PURPOSE OF LEASE** - Under the authority of W.S. 36-5-101 et seq. Lessor is granting the leasehold right for grazing and agricultural purposes only, provided, that in the event the Lessee changes the use of grazing lands to other agricultural purposes, either by dry land process or irrigation, the Lessee shall notify the Office of State Lands and Investments of the acreage placed under cultivation and the Lessee shall pay an increased annual rental therefore as fixed by the Lessor. The parties desire to enter a lease contract (Lease) defining their rights, duties and liabilities relating to the premises. In consideration of the payment of the first year's rental, receipt of which is hereby acknowledged, and the covenants and agreements herein made, to be kept and performed by the Lessee, the Lessor hereby leases to Lessee, for GRAZING AND AGRICULTURAL purposes only, the following described lands, subject to all terms, conditions and restrictions contained in this lease, the Statutes of the State of Wyoming and the rules and regulations of the Board of Land Commissioners.

DESCRIPTION:

| ACRES   | DESCRIPTION             | SE | TP | RNG | CO | ACRES | DESCRIPTION | SE | TP | RNG | CO |
|---------|-------------------------|----|----|-----|----|-------|-------------|----|----|-----|----|
| 80.000  | W2NW4                   | 17 | 53 | 065 | CR |       |             |    |    |     |    |
| 130.000 | W2SE4:SE4SE4:S2S2NE4SE4 | 13 | 53 | 066 | CR |       |             |    |    |     |    |

(3) **TERM OF LEASE** - The term of this lease shall begin at 5:00 P.M. on the  
FIRST day of FEBRUARY, 2008  
and terminate at 5:00 P.M. on the  
FIRST day of FEBRUARY, 2018.

(4) **RENT PAYMENT** - The Lessee shall pay to the Lessor at the Office of State Lands and Investments, Herschler Building, Cheyenne, Wyoming, a rental for the use of the premises in the amount of \$ 692.93 per annum. This amount is subject to change on an annual basis and may be increased or decreased by the Lessor in the event of reclassification of the land, due to a change in its use, a change in the carrying capacity, or a change in the minimum annual rental for grazing and agricultural leases adopted by the Lessor or change in the law. Annual rentals are due and payable on the anniversary date of this lease. If the annual rental is not paid on or before the anniversary date, a 10% late fee will be assessed.

(7) **GENERAL PROVISIONS**

- (a) **NOTICES** - All notices arising out of, or from, the provisions of this lease shall be in writing and given to the parties at the address provided under this lease, either by regular mail, or delivery in person.
- (b) **EFFECT OF CHANGE IN LAW** - The rights and responsibilities of the Lessee under this lease which are granted or imposed by the Statutes of the State of Wyoming or rules and regulations of the Board of Land Commissioners, are subject to change during the term of this lease as a result of the adoption, amendment, or repeal of statutes or rules.
- (c) **COMPLIANCE WITH LAWS** - The Lessee shall keep informed of and comply with all applicable federal, state and local laws and regulations in the performance of this lease.
- (d) **APPLICABLE LAW/VENUE** - The construction, interpretation and enforcement of this lease shall be governed by the laws of the State of Wyoming. The Courts of the State of Wyoming shall have jurisdiction over this lease and the parties, and the venue shall be the First Judicial District, Laramie County, Wyoming.
- (e) **ENTIRETY OF LEASE** - This lease contains the entire contract between the parties and supersedes all prior negotiations, representations, leases or other contracts, either written or oral. This lease cannot be changed except by a written instrument subsequently executed by the parties or included in the body of the lease and signed by the parties.
- (f) **INDEMNITY** - The Lessee shall release, indemnify, and hold harmless the State, the Lessor, and their officers, agents, employees, successors and assignees from any cause of action, or claims or demands arising out of this lease.
- (g) **SOVEREIGN IMMUNITY** - The State of Wyoming and the Lessor do not waive sovereign immunity by entering into this lease, and specifically retain immunity and all defenses available to them as sovereigns pursuant to W.S. 1-39-104(a) and all other state law.
- (h) **WAIVERS** - The failure of Lessor to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies that Lessor may have regarding that specific term or condition.
- (i) **EXTENUATING CIRCUMSTANCES** - In the event circumstances arise for whatever reason which create the impossibility of continuing the lease, it may be canceled by either party upon written notice. Neither party shall be liable for failure to perform under this lease if the failure is based upon the extenuating circumstances. Lessor reserves the right to determine whether circumstances create an impossibility. A partial refund of the annual payment may be made on a case-by-case basis.

- (8) **SIGNATURES** - IN WITNESS THEREOF, the parties to this lease through their duly authorized representative have executed this lease on the dates set out below, and certify that they have read, understand, and agree to the terms and conditions of this lease.

LESSOR: THE STATE OF WYOMING  
BOARD OF LAND COMMISSIONERS

BY:

  
Director, Office of State Lands and Investments

FEB 27 2008

Date:

LESSEE:

by  Vice Pres  
BEAR LODGE CATTLE COMPANY

Date:

2/24/2008

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STATE OF WYOMING  
BOARD OF LAND COMMISSIONERS

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TEMPORARY USE PERMIT

PERMIT NO.: 0474

COUNTY: Crook

**PERMITTEE:**

NAME: Ogden Driskill

ADDRESS: P.O. Box 155  
Devils Tower, WY 82714

PHONE: 307-680-5555

**This permit authorizes only the use indicated below:**

- ☐ Construction Activity
- ☐ Hot mix facility
- ☐ Organized recreation activity
- ☐ Access road
- ☒ Sign board
- ☐ Stockpile site
- ☐ Water removal facility
- ☐ Outfitting/guiding activities
- ☐ Other:

**More specifically:** Two signs, 6'x 20' and 8' x 24', at junction of Hwy. 24 and Hwy. 110

**This permit authorizes the following improvements:** Two signs, 6'x 20' and 8' x 24'

**This permit valid only on the following state land:** A tract in the SE4NW4 Section 17, Township 53 North, Range 65 West, 6<sup>th</sup> P.M.

This permit commences on **April 1, 2008** and expires on **April 1, 2013**.

Permittee shall pay the Board of Land Commissioners, as consideration for this permit, the total sum of **One thousand five hundred sixty and no/100 dollars (\$1,560.00)**, payable in five equal installments of **\$312.00** due on or before **April 1st of each year**, commencing April 1, 2008. If any installment payment is not received when due, this permit shall terminate immediately.

This permit is issued pursuant to Chapter 14 of the Rules and Regulations of the Board of Land Commissioners. **THIS PERMIT IS NON-TRANSFERABLE.**

Date: March 24, 2008

  
Preliminary Approval by  
Director Office of State Lands and Investments

Date: June 05, 2008

**BOARD APPROVED**  
\_\_\_\_\_  
Final Approval by  
Board of Land Commissioners

TEMPORARY USE PERMIT  
ADDITIONAL TERMS AND CONDITIONS

GENERAL CONDITIONS:

1. Permittee shall conduct all operations in a manner which minimizes damage to the land.
2. Permittee shall not place any improvements on the permit area other than those expressly approved within this permit, or an amendment hereto. Camping is not authorized on nonexclusive outfitting/guiding permits.
3. Permittee shall properly contain and dispose of all trash, garbage, industrial, and human waste.
4. Permittee shall properly control noxious weeds.
5. Permittee may terminate this permit prior to the expiration date by notifying the Director of the Office of State Lands and Investments in writing. In the event of termination, the Board of Land Commissioners shall not be obligated to refund any payments received.
6. The Board of Land Commissioners may cancel this permit for violation of any of the terms and conditions of this permit or of the applicable rules and regulations of the Board. The Board also reserves the right to cancel this permit on its anniversary date in order to facilitate the sale or exchange of lands within the permit area.
7. Upon termination, cancellation, or expiration of this permit, Permittee shall restore all disturbed land to a condition and forage density reasonably similar to its original condition and forage density. Permittee shall also remove all personal property from the permit area.
8. Permittee shall observe state and federal laws and regulations for the protection of fish and wildlife.
9. Permittee shall legally access permit area and observe all state laws regarding trespass on adjacent or intermingled private lands.
10. Permittee agrees to indemnify and hold the State of Wyoming, its officers, agents, employees, authorized lessees and permittees harmless against any liability or expenses arising out of the permittee's operation under this permit.

STATE OF WYOMING  
BOARD OF LAND COMMISSIONERS

%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%

TEMPORARY USE PERMIT

PERMIT NO.: 0873 COUNTY: Crook

PERMITTEE:

NAME: Devils Tower Golf Club  
ADDRESS: P.O. Box 218  
Hulett, WY 82720  
PHONE: 307-467-5252

This permit authorizes only the use indicated below:

- [ ] Construction Activity
- [ ] Hot mix facility
- [ ] Organized recreation activity
- [ ] Access road
- [X] Sign board
- [ ] Stockpile site
- [ ] Water removal facility
- [ ] Outfitting/guiding activities
- [ ] Other:

More specifically: One 16' x 40' sign which advertising the Devils Tower Golf Club

This permit authorizes the following improvements: Sign Board

This permit valid only on the following state land: E2NE4SW4NW4 Section 17, Township 53 North, Range 65 West, 6<sup>th</sup> P.M.

This permit commences on June 1, 2008 and expires on June 1, 2013.

Permittee shall pay the Board of Land Commissioners, as consideration for this permit, the total sum of **Three thousand two hundred and no/100 dollars (\$3,200.00)**, payable in five equal installments of **\$640.00** on or before **June 1st of each year**, commencing June 1, 2008. If any installment payment is not received when due, this permit shall terminate immediately.

This permit is issued pursuant to Chapter 14 of the Rules and Regulations of the Board of Land Commissioners. **THIS PERMIT IS NON-TRANSFERABLE.**

Date: May 12, 2008

  
Preliminary Approval by  
Director Office of State Lands and Investments

Date: June 5, 2008

**BOARD APPROVED**  
Final Approval by  
Board of Land Commissioners

TEMPORARY USE PERMIT  
ADDITIONAL TERMS AND CONDITIONS

GENERAL CONDITIONS:

1. Permittee shall conduct all operations in a manner which minimizes damage to the land.
2. Permittee shall not place any improvements on the permit area other than those expressly approved within this permit, or an amendment hereto. Camping is not authorized on nonexclusive outfitting/guiding permits.
3. Permittee shall properly contain and dispose of all trash, garbage, industrial, and human waste.
4. Permittee shall properly control noxious weeds.
5. Permittee may terminate this permit prior to the expiration date by notifying the Director of the Office of State Lands and Investments in writing. In the event of termination, the Board of Land Commissioners shall not be obligated to refund any payments received.
6. The Board of Land Commissioners may cancel this permit for violation of any of the terms and conditions of this permit or of the applicable rules and regulations of the Board. The Board also reserves the right to cancel this permit on its anniversary date in order to facilitate the sale or exchange of lands within the permit area.
7. Upon termination, cancellation, or expiration of this permit, Permittee shall restore all disturbed land to a condition and forage density reasonably similar to its original condition and forage density. Permittee shall also remove all personal property from the permit area.
8. Permittee shall observe state and federal laws and regulations for the protection of fish and wildlife.
9. Permittee shall legally access permit area and observe all state laws regarding trespass on adjacent or intermingled private lands.
10. Permittee agrees to indemnify and hold the State of Wyoming, its officers, agents, employees, authorized lessees and permittees harmless against any liability or expenses arising out of the permittee's operation under this permit.



## **EXHIBIT “D”**



## WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

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DIRECTOR  
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DAVID RAE

March 24, 2017

WER 13927.00  
Office of State Lands and Investments  
Sale/Exchange Proposal of State Trust Land  
Bear Lodge Exchange  
Crook County

Jessica Murkin  
Office of State Lands and Investments  
122 West 25<sup>th</sup> Street  
Herschler Building, 3W  
Cheyenne, WY 82002

Dear Ms. Murkin:

The staff of the Wyoming Game and Fish Department (WGFD) has reviewed the proposed Bear Lodge Exchange in Crook County. We offer the following comments for your consideration.

### **Terrestrial Considerations:**

#### *State Trust Land for Disposal*

The parcel being considered for disposal is publically accessible from State Highway 24 and the access road to Devil's Tower National Monument, and it borders the national monument as well. The location of the parcel provides recreational access to members of the public who wish to view Devil's Tower while not requiring an entrance fee. Though we are not aware of any specific documentation of recreational wildlife viewing, this parcel likely has value for non-consumptive wildlife use given its location.

However, due to its proximity to public roads and commercial development, disturbance associated with human activity is high and likely impacts wildlife use. Current land use is limited on the parcel, which does increase its value to wildlife as the distance from roads increases. It provides year round habitat to mule deer, white-tailed deer, wild turkeys, and a variety of non-game wildlife. Anecdotally, current use of the property by hunters seems to be fairly low, likely due to its proximity to commercial development, its relatively small size, and otherwise being bordered by private lands and the national monument.

Jessica Murkin  
March 24, 2017  
Page 2 of 3 - WER 13927.00

*Private Land for Acquisition*

The private land parcel proposed for acquisition in the Moskee area of Crook County is bordered by publicly accessible State and Forest Service land. The parcel falls within private lands covered by Wyoming State Forestry's recent Forest Legacy Grant proposal, in which the State of Wyoming would become the fee title holder and administrator of the lands. As noted in the documentation associated with the Forest Legacy proposal and other recent proposed State Land trades in the Moskee area, this property would slightly augment public access points to the Black Hills National Forest and State Lands for wildlife-related recreation. The trade has the potential to provide limited additional hunting opportunity given its size and proximity to existing roads. Similarly, a very short section of Cold Creek passes through this property and would be available for public fishing, but the added opportunity would be negligible.

The parcel proposed for acquisition is in crucial winter-yearlong and spring/summer/fall habitat for mule deer; winter-yearlong and spring/summer/fall habitat for white-tailed deer; yearlong habitat for elk; and habitat for wild turkey and ruffed grouse. This parcel is comprised of ponderosa pine and aspen/deciduous forest habitats and their associated savannah and meadows. Habitat alteration, specifically in shrub and aspen communities, in addition to stream bank alteration has occurred on this parcel in some locations. This parcel is currently fenced into private land pastures.

**Aquatic Considerations:**

We have no aquatic concerns pertaining to this proposed sale/exchange of State Trust land.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact Joe Sandrini, Newcastle Wildlife Biologist, at (307) 746-4646.

Sincerely,



Scott G. Smith  
Deputy Director

SS/aw/ns

Jessica Murkin  
March 24, 2017  
Page 3 of 3 - WER 13927.00

cc: USFWS  
Joe Sandrini, WGFD, Casper Region  
Justin Binfet, WGFD, Casper Region  
Erika Peckham, WGFD, Sheridan Region  
Lynn Jahnke, WGFD, Sheridan Region  
Paul Mavrakis, WGFD, Sheridan Region  
Chris Wichmann, Wyoming Department of Agriculture, Cheyenne

# ARTS. PARKS. HISTORY.

Wyoming State Parks & Cultural Resources

Office of the Wyoming State Archaeologist  
Department 3431, 1000 East University Ave.  
Laramie, WY 82071  
(307)721-0882 FAX (307)745-8732

Jessica Murkin  
Real Estate Specialist  
Office of State Lands and Investments  
122 West 25<sup>th</sup> Street, Room #3712  
Cheyenne, WY 82002

Bear Lodge Exchange

March 27, 2017

Dear Jessica,

Thank you for the March 14, 2017 request for comment on the above referenced land exchange. We reviewed available documents in the State Historic Preservation Office, Cultural Records Office in Laramie. Following the current SHPO and State Archaeologist process for comments on OSLI lease lists, we have no comments at this time. We understand that all parcels you lease are subject to the standard stipulation in OSLI rules Chapter 18, Section 3h (Stipulation #1). This is important since an absence of sites in our database or the presence of unevaluated sites is often simply the result of a lack of detailed cultural resource investigations in that area. Thank you once again for the opportunity to comment.

If you have any questions or would like to meet, please feel free to contact Greg Pierce, State Archaeologist at (307) 766-5564.

Sincerely,



Greg Pierce  
State Archaeologist

Cc: Darin Westby, Director, State Parks and Cultural Resources  
Sara Needles, Division Administrator, Cultural Resources  
Todd Thibodeau, Planning Coordinator, State Parks and Historic Sites  
Mary Hopkins, SHPO  
Steve Sutter, Cultural Resource Specialist



Matthew H. Mead, Governor  
Darin J. Westby, P.E., Director

# ARTS. PARKS. HISTORY.

Wyoming State Parks & Cultural Resources

STATE LAND AND  
INVESTMENTS

State Parks, Historic Sites and  
Trails  
2301 Central Ave., 4<sup>th</sup> Floor, Barrett  
Bldg.  
Cheyenne, WY 82002

March 20, 2017

2017 MAR 21 AM 11 00

Jessica Murkin  
Real Estate Specialist  
Office of State Lands and Investments  
122 W. 25<sup>th</sup> St., Room 3712  
Cheyenne, WY 82002

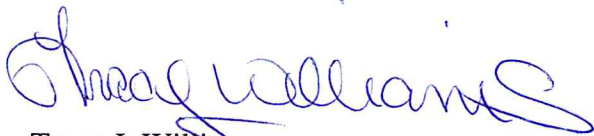
RE: Request for Comment for Sale/Exchange Proposal of State Trust Land

Dear Ms. Murkin:

Our office has reviewed the referenced action. We find that the sale or exchange would be a favorable land consolidation that, while it would not impact existing trails, could potentially be beneficial if a trail-related need comes up in the future for that area.

Thank you for giving us the opportunity to comment.

Sincerely,



Tracy J. Williams  
State Parks, Historic Sites and Trails  
Grants Specialist

cc: File; D.Westby



Matthew H. Mead, Governor  
Darin J. Westby, P.E., Director