

Easement No. \_\_\_\_\_  
Township: 14N  
Range: 65W  
Section: 27  
W. O. #: 4022002

**COMMUNICATION/TELECOMMUNICATION FACILITIES & RIGHT OF WAY  
EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: The undersigned **Laramie County of P.O BOX 608, Cheyenne, WY 82003**, their successors, assigns and heirs hereinafter collectively "Grantor" (whether one or more), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer, assign and convey unto **Advanced Communications Technology Inc., having its principal office at 290 N Brooks St, Sheridan, WY 82801**, and to its successors, assigns, affiliates, lessees, licensees and agents, hereinafter all collectively "Grantee," a perpetual continuous easement and right-of-way (the "Easement") for the purposes of locating, placing, constructing, installing, inspecting, improving, operating, reconstructing, repairing, maintaining, replacing, relocating, changing the configuration of, modifying in size, number, operating capacity or otherwise, providing services over and removing such communication and telecommunication facilities and appurtenances related to the provision of communications or telecommunications services, as they now exist or shall be hereinafter installed, as Grantee may deem necessary and/or desirable for its telecommunications/communications operations, over, under, across and upon Grantor's Land, said land being situated in, Laramie County, Wyoming:

**Township 14N, Range 65W, 6<sup>th</sup> P.M.**  
Section 27: Part of S/2

In granting this Easement, Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of Wyoming.

**The location of the Easement on Grantor's Land is described as follows:**

A 10 foot wide strip of land located in and being a portion of SE1/4SE1/4, SW1/4SE1/4 SE1/4SW1/4, Section 27, Township 14 North, Range 65 West of the Sixth Principal Meridian. Laramie County, Wyoming, being more particularly described by centerline as follows:

Beginning at a point in the north line of the Cryptonite, LLC parcel described in Book 2800, Page 1202 as filed in the Laramie County Clerk's Office from which point an aluminum cap monumenting the southwest corner of said Section 27 bears, S74°47'54"W, 4267.43 feet, thence from said Point-of-Beginning and along the centerline being described, N78°56'29"W, 44.48 feet, to a point; thence parallel with and 15.0 feet north thereof to the north line of the Tri-State Generation and Transmission Association, Inc, parcel described in Book 2275, Page 1300 as filed in the Laramie County Clerk's Office, N89°59'09"W, 1684.19 feet, thence N04°46'29"W, 65.79 feet, more or less, to the Point-of-Terminus and a point in the southeast line of Prairie Center Circle and from which a chiseled "X" monumenting the west one-quarter of said Section 27 bears N58°50'14"W, 2791.04 feet, Said Permit is 1794.46 feet, more or less, in length.

Grantee (and its designees) is also hereby granted as part of the Easement, (a) the right of pedestrian, vehicular, machinery and equipment ingress and egress over, across and upon said Easement location as described above, as well as on any roads, depicted on Exhibit A, and over and across Grantor's lands for the purpose of locating, placing, constructing, installing, inspecting, improving, operating, reconstructing, repairing, maintaining, replacing, relocating, changing the configuration of, modifying in size, number, operating capacity or otherwise and removing the said communication and/or telecommunication facility(ies) and/or service(s) and related equipment, devices, appliances, and other property, as well as performing any act related to the communication and/or telecommunication facilities and/or service(s); (b) the right (but not the obligation) to trim, or remove any trees, shrubs and other foliage located thereon which might, in the judgment of Grantee damage or interfere with the operation of any permitted communications and telecommunication facilities, service(s) or related equipment, device, appliance and/or other property; and (c) the right (but not the obligation) to prevent the construction or placement within the Easement herein granted of any buildings, materials, structures or other obstructions which

may, in the judgment of Grantee (and its designees), endanger or interfere with Grantee's use of this Easement or the efficiency, safety or convenient operation of said communications or telecommunications facilities, or related equipment, devices, appliances and other property now or at any time in the future. If such buildings, materials, structures, or other obstructions are constructed or otherwise placed within the Easement by Grantor or any other party, without the prior written consent of Grantee, then Grantee shall have the right to remove same from such space. Grantor shall not make changes in grade, elevation or contour of the land within the Easement without prior written consent of Grantee.

This Easement, together with all other provisions of this grant, shall constitute a covenant burdening the land and is an easement in gross for the benefit of Grantee, its successors and assigns.

The Grantor expressly reserves for Grantor, and Grantor's, successors and assigns, all rights to use the surface of the land with respect to which this Easement is herein granted for purposes which do not, interfere with the exercise by Grantee of any of the rights granted in this Easement.

Grantor further covenants that Grantor, Grantor's heirs, successors and assigns shall not, individually, or in combination with others, interfere directly or indirectly with Grantee's use of this Easement now or at any time in the future, or with the efficiency, safety, or convenient operation of the communications and/or telecommunications facilities, service(s), related equipment, devices, appliances, and/or other property.

Grantor covenants that Grantor is the fee simple owner of the Grantor's Land, or has an interest in the Grantor's Land which entitles Grantor authority to grant this Easement to Grantee.

This Communication/Telecommunication Facilities and Right-Of-Way Easement contains all covenants and terms between Grantor and Grantee related to the Easement. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification to this Easement must be in writing and agreed to, and signed by the Grantor and Grantee.

Grantor hereby binds Grantor, and Grantor's successors, assigns, and heirs to warrant and forever defend said Easement unto Grantee, its successors, assigns, affiliates, lessees, licenses and agents against every person whomsoever claims an interest adverse to rights granted to Grantee under this Easement.

IN WITNESS WHEREOF the undersigned has executed this Communication /Telecommunication Facilities and Right-Of-Way Easement this \_\_\_\_day of \_\_\_\_\_, 2023.

LARAMIE COUNTY WYOMING:

\_\_\_\_\_  
Chairman, Laramie County Commissioners

STATE OF Wyoming )  
 )  
COUNTY OF Laramie )

Acknowledged before me on \_\_\_\_\_ appeared \_\_\_\_\_  
Date Name of person signing above

As \_\_\_\_\_ of \_\_\_\_\_  
Title Name of party of behalf of whom the instrument was executed

\_\_\_\_\_  
Signature of Notarial officer

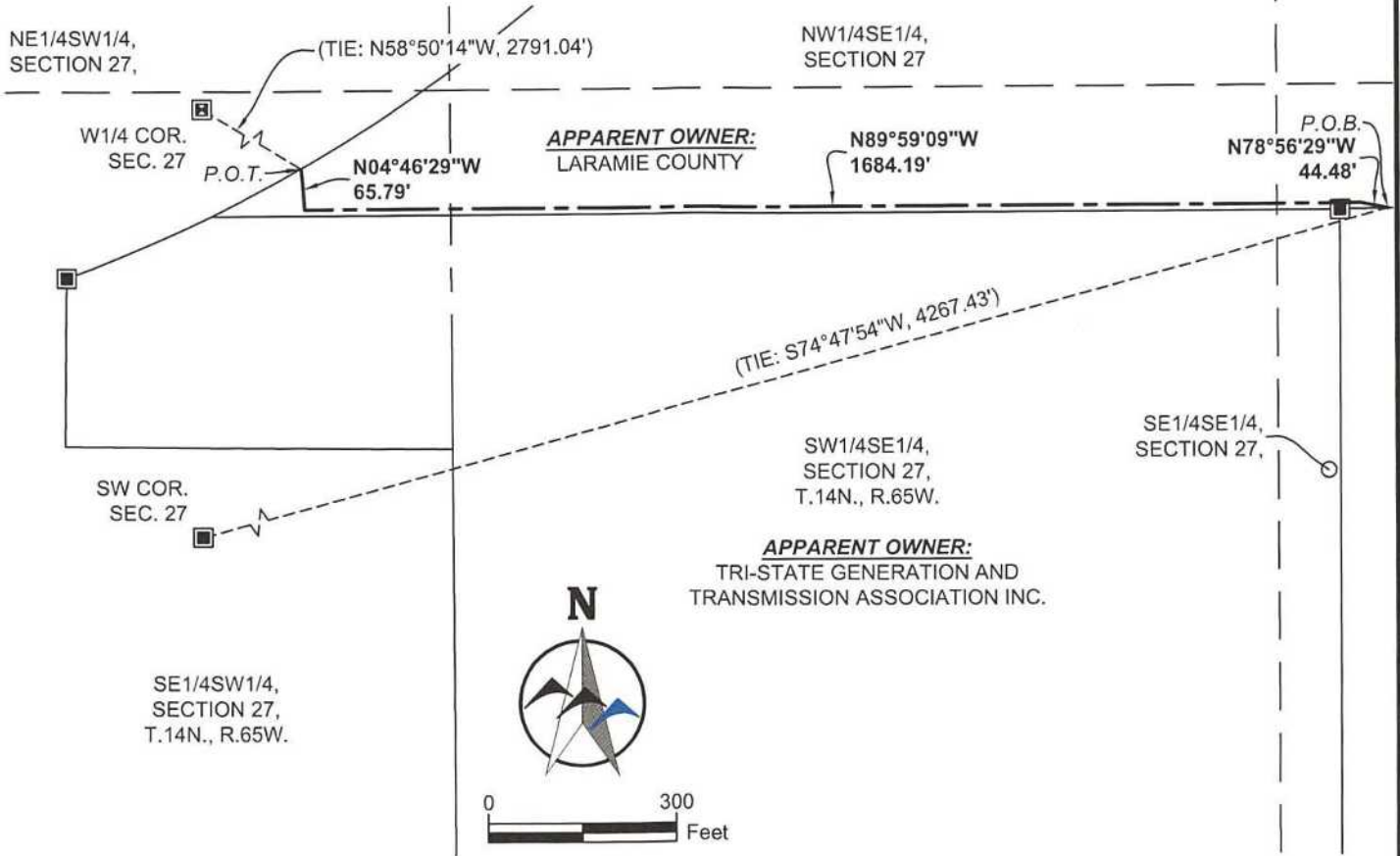
(Seal)

My commission expires: \_\_\_\_\_

**LEGAL DESCRIPTION**

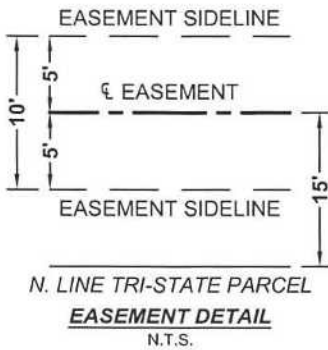
A 10 foot wide strip of land located in and being a portion of SE1/4SE1/4, SW1/4SE1/4 SE1/4SW1/4, Section 27, Township 14 North, Range 65 West of the Sixth Principal Meridian, Laramie County, Wyoming, being more particularly described by centerline as follows:

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**LEGEND**

- RECOVERED CHISELED "X"
- RECOVERED ALUMINUM CAP
- EASEMENT CENTERLINE
- PROPERTY LINE
- SIXTEENTH LINE
- QUARTER LINE



**CERTIFICATE OF SURVEYOR**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NO.	REVISION	BY	DATE

**NOTES:**

1. P.O.B. = POINT-OF-BEGINNING
2. P.O.T. = POINT-OF-TERMINUS
3. DISTANCES: U.S. SURVEY FOOT (GRID)
4. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE

PROJECT NO.: 2023052

DSGN BY: WWC  
 DRAN BY: SWC  
 CHCK BY: PAH  
 DATE: 3/1/2023

RANGE - EXHIBIT A

**10 FOOT WIDE FIBER-OPTIC EASEMENT**  
 SE1/4SE1/4, SW1/4SE1/4, SE1/4SW1/4, SECTION 27,  
 T.14N., R.65W., 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED BY:

**WWC ENGINEERING**  
 5880 ENTERPRISE DR., SUITE 600  
 CASPER, WY 82609  
 (307) 473-2707  
 www.wwcengineering.com

SHEET  
**1 OF 1**