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STATE OF WYOMING )  
 )SS:  
COUNTY OF ALBANY )

To  
THE PUBLIC

**DECLARATION OF PROTECTIVE COVENANTS**  
**FOR**  
**Corral Springs**

KNOW ALL MEN BY THESE PRESENTS, that Grant Lindstrom and Shane Cox, as their interests may appear, the owner in fee simple of all the real property in the Record of Survey know as Corral Springs, does hereby covenant, agree and make the following Declaration of Protective Covenants:

**ARTICLE I: INTENT AND SCOPE OF COVENANTS**

Section 1: Intent. This Declaration of Protective Covenants is intended to facilitate and regulate through the creation of a home owners association, the construction and placement of appropriate improvements within the subdivision, as well as the proper use of the property for the purpose of preserving and enhancing the value, desirability and attractiveness of the Corral Springs Record of Survey.

Section 2: Scope: This Declaration of Protective Covenants applies to all of the tracts A-G. See Legal descriptions Exhibit A

**ARTICLE II: DEFINITION OF FREQUENTLY USED TERMS**

Section 1: "Declarants" shall mean and refer to Grant Lindstrom and Shane Cox executing this Declaration of Protective Covenants.

Section 2: "Owners" shall mean and refer to the record owner(s), whether one or more persons, of fee simple title to any Tract (or in the event of a "Contract for Deed" transaction involving and Tract, the Purchaser(s) thereunder), but excluding those having such interest solely as security for the performance of any obligation, in which event the equitable owner of such fee simple title shall be deemed to be the Owner thereof.

Section 3: "Record of Survey" shall mean all of the real property within Subject to this Declaration of Protective Covenants (as described above in Article I, Section 2).

Section 4: Homeowners association includes all property owners in said Subdivision.

### **ARTICLE III: HOMEOWNERS ASSOCIATION**

Section 1: The Association will be responsible to enforce or alter these covenants, and insure that regular maintenance of the roads is accomplished.

Section 2: A president will be chosen to serve a bi-annual and each tract owner will be required to serve as president on a rotating basis beginning with lot A and rotating to lot G. Vice President and Treasurer can be filled on a volunteer basis or by appointment from the President.

Section 3: If tract owner gains access to said tract by traveling on road, they will be required to participate in road maintenance of said road equally. All roads must be maintained annually or as needed.

### **ARTICLE IV: USES AND RESTRICTIONS**

Section 1: Principal Use. It is intended that the Tracts within the Record of Survey shall be used and occupied as rural cabin or residential home sites for the full enjoyment of the Owner thereof subject to the covenants contained herein.

Section 2: Nuisances. No noxious or offensive activities constituting a nuisance shall be permitted on any Tract with the Record of Survey. For purposes of this section, a "nuisance" shall be construed in light of case law precedent for the State of Wyoming. Notwithstanding the aforementioned, for purposes of this section, the following activities upon any Tract shall be deemed a nuisance per se: discharging fireworks, operating all-terrain vehicles (ATV's) or other off-road recreational vehicles within the Subdivision (except upon the public roadways if properly licensed and observing all traffic laws or upon the Tract owned by the owner of the vehicle in a manner so as not to disturb the serenity of the area).

Section 3: Commercial Enterprise. No commercial business activity other than a home occupation use in conformance with Section 4 below may be conducted upon any Tract within the Record of Survey.

Section 4: Home Occupations. Home occupations are permitted, however, nothing in this section shall be construed to relieve any person from compliance with any and all County zoning regulations applicable to home occupations. The Owner shall be responsible to determine which regulations govern Owner's intended and actual home occupation use and shall be responsible for complying with those regulations.

In addition to, and notwithstanding anything in the County zoning regulations to the contrary, all home occupation uses within the Record of Survey shall be in compliance with the following restrictions:

(A) There shall be no offensive noises, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

(B) There shall be only incidental sales of stocks, supplies or products to customers and/or clients on the premises; however, catalogue, postal and/or telephone sales are permitted. Retail trade or any other business activity involving customer traffic on a non-incidental basis is prohibited.

(C) Employees working on the site of the home occupation shall only be bonafide and full-time residents of the home dwelling, which is situated on the Tract.

(D) Notwithstanding anything hereinabove to the contrary, the following businesses shall not be allowed as home occupations upon any Tract within the Record of Survey:

(1) Body or mechanic repair to include any modification, assembly or painting of motor vehicles and repair of internal combustion engines, or any business where the following services are carried: general repair, engine rebuilding or reconditioning of motor vehicles, collision service such as body, frame and fender straightening and repair, painting and undercoating of automobiles and/or the sale of engine fuels, motor oils, lubricants, grease, tires, batteries and accessories. This exclusion is not intended to prohibit an Owner from working on his/her own personal vehicle(s) – including maintenance, repair, refurbishing, rebuilding – as long as such activity is within a completely enclosed garage or outbuilding which completely screens the sight and sound of the activity from adjoining property.

(2) Massage Parlors/Technicians.

(3) Any other home occupation which is determined as noxious, offensive, or annoying by the written vote of no less than Fifty percent (50%) of the then record Owners of the Tracts within the Record of Survey.

Section 5: Dumping/Trash. No tract shall be used or maintained as a dumping or storage ground for rubbish, scrap, debris or junk including, but limited to, junked cars, appliances, building materials, etc. Trash, garbage, or other waste shall be kept only in sanitary containers, which are emptied on a regular basis. A Tract Owner bears the responsibility to ensure at all times that no trash, debris or material of any kind be allowed to blow off the Tract.

Section 6: Excavation. No refining, quarrying or mining operations of any kind shall be permitted upon and/or in any Tract. Nor shall underground fuel tanks, excavated tunnels, mineral excavations or shafts be permitted upon and/or in any Tract.

Section 7: Vehicles. No vehicles, trailers, or any vehicular equipment shall be parked along any of the public roadways, which serve the Record of Survey. It is encouraged that RV's fifth-wheels, camp trailers, horse trailers, boats, boat trailers and the like be parked in garages and/or outbuildings, however, the outdoor parking of no

more than two (2) of said types of vehicle shall be permissible provided said vehicles are situated away from the general view of adjacent landowners and away from the roadway side of any house. Unlicensed, unused, stripped-down, partially wrecked, immobile or inoperative vehicles must be parked within a garage or outbuilding.

**Section 8: Mobile Homes and Relocated Homes Prohibited.** All home construction shall be new, on site, construction and no mobile homes and/or modular homes shall be permitted. Pre-existing "stick-built" homes proposed to be relocated from other locations are also not permitted.

**Section 9: Temporary Structures.** No structure of a temporary character (such as a tent, shack, barrack, garage, barn or other outbuilding) shall be used on any Tract as a family dwelling, either temporarily or permanently. This covenant shall not restrict the homebuilder from maintaining a temporary mobile home or tool shed or lumber shed for the purpose of erecting dwellings. Temporary construction tool shed or shelter will not be allowed to remain on a site more than 12 months after the date which construction started.

**Section 10: Signs.** No sign of any kind shall be displayed to the public view on any Tract Except as follows: (1) The signs advertising the initial offering of Corral Springs; (2) One sign for not more than 5 square feet advertising the property for sale or rent; (3) Signs of no more than 32 square feet used by a builder to advertise the property during the construction period only, and (4) Signs of no more than 12 square feet to identify property ownership.

**Section 11: Single Family Home sites/further Division Restrictions.** No structure other than one private single-family dwelling together with a mother in law cottage and private garage and/or appropriate outbuildings and barns as provided for herein after shall be erected, placed, or permitted to remain on any of the Tracts. **No tract within the Record of Survey may be further divided into smaller Tracts.**

**Section 12:** No logging will be permitted. Every effort will be made to preserve the natural foliage.

#### **ARTICLE V: STANDARDS RELATING TO IMPROVEMENTS**

**Section 1: General.** The following standards created a minimum code of uniformity for the construction of homes and/or outbuildings within the Record of Survey.

**Section 2: Minimum Square Footage.** The principle dwelling on any Tract must have a minimum fully enclosed ground-floor area devoted to living purposes of no less than one thousand (1000) square feet.

**Section 3: Additional Criteria for Home Exterior.** The home shall be covered with appropriate quality cedar or other wood siding (including log homes) or masonry, stone, and/or dryvit (or similar type of exterior insulated finish system). Attached garage may have steel siding.

**Section 5: Location and Orientation of Improvements/Minimum Building Setbacks.**

With respect to the location of improvements upon a Tract, the minimum setback for all property lines is to be 50 feet.

Lot D must build all buildings 150 FT to the north of the south boundary line of the property.

With the exception of fencing, in all cases the aforementioned setbacks shall pertain to any and all permanent improvements of any nature including, but not limited to, wells, and septic systems.

**Section 6: Outbuilding.** No more than two (2) outbuildings (including barns) shall be permitted on any Tract. The maximum size of any outbuilding shall be 3600 square feet and the maximum height of the sidewalls and/or eaves of any outbuilding shall be 16.00 feet

The additional criteria for home exteriors (in Section 3 above) do not apply with respect to outbuildings.

**Section 7: Barns.** In addition to an outbuilding as provided for in the preceding section, one (1) barn/stable facility shall be permitted on any Tract. The maximum size of any barn/stable facility shall be 3600 square feet and the maximum height of the sidewalls and/or eaves of any barn/stable facility shall be 16.00 feet.

The additional criteria for home exteriors (in Section 3 above) do not apply with respect to barns. Engineered prefabricated metal barns shall be permitted.

**Section 8: Tract Approaches and Protection of Ground Cover.** An approach for vehicular traffic onto a Tract must be installed at the commencement of any constructions upon said Tract in order to protect the shoulders of the road and the natural turf. The approach must be permitted and built to county standards for Albany, Wyoming. Owners shall direct all vehicular traffic, for construction purposes or otherwise, to enter and exit only upon said approach and to use one path leading to and from the construction site in order to protect and preserve the native ground cover.

Section 10: Fences. Privacy fencing and/or boundary fencing is allowed. Owner must keep fencing in a state of good repair and must promptly remove any accumulation of trash and/or debris against the same. No gate will be permitted across Old Corral Road road. If containment of livestock is needed then cattle guards must be installed.

Section 11: Maintenance of Homes and Improvements. All Owners shall maintain or provide for the maintenance of homes and improvements upon their Tracts. Tracts shall be kept free from noxious weeds, which, constitute a nuisance or are likely to spread to neighboring property.

Section 12: Rebuilding or Restoration. If any residence or other improvement is destroyed in whole or in part by fire, windstorm or from some other cause, it must be rebuilt or all debris must be removed and the Tract restored to a sightly condition. Any such rebuilding or restoration must be commenced within three (3) months after the damage or destruction occurs and, thereafter, diligently pursued to completion within a reasonable time not to exceed one (1) year after the date the damage occurred unless a longer period is otherwise approved by the Committee due to unusual circumstances.

Section 13: Commencement and completion of construction once construction begins, any home or improvements or alteration thereto shall be diligently perused to completion. All homes and other improvements on any Tract shall be substantially completed within one year after commencement of construction.

Section 14: All new wells drilled on any tract must be constructed according to all State of Wyoming and Albany County regulations. It must be 120' deep and encased 20' deep in concrete.

#### **ARTICLE VI: ANIMALS**

Section 1: Domestic Pets. Commonly accepted domestic pets may be kept on all Tracts provided they are not maintained or kept for commercial purposes. All such domestic pets will be under the control of the owner at all times and will not be allowed to run free off of Owner's tract.

Section 2: Horses or Llamas. Horses and/or Llamas shall be permitted on all Tracts within the Record of Survey subject to the following conditions and requirements:

No more than a total of two (2) horses and/or llamas, collectively, may be kept for recreational purposes on each Tract. The maximum number of horses and/or llamas per Tract may be exceeded by one (1) horse and/or llama, only in the event of the birth of an offspring; however, this exception shall expire after one hundred and eighty (180) days. In any case where an Owner elects to have horses and/or llamas, adequate barn/stable

facilities and adequate non-grazing feeding arrangements must be made. Under no circumstances shall animals be kept on the Tract until such time as the principle dwelling is constructed and occupied by one or more persons. **Under no circumstances shall extreme and/or severe grazing be permitted.**

The operation of commercial stables and/or riding arenas is prohibited. Approved barn/stables and/or corrals shall be maintained in compliance with the lawful sanitary regulations.

Section 3: **Other Farm Animals.** As a general proposition, other farm animals such as swine, chickens, and the like shall not be permitted on a permanent basis. This covenant is not intended to prohibit 4-H, FFA, or other similar non-commercial projects limited in scope.

### **ARTICLE VII: GENERAL PROVISIONS**

Section 1: **Enforcement and Remedies.** These covenants, conditions and restrictions may be enforced by any legal or equitable Owner(s), or the Declarants and their successors and assigns, by appropriate proceedings at law or in equity against those persons violating or attempting to violate, or for restraining a future violation, for recovery of damages for any violation, or for such other and future relief as may be available. The party found to have violated these Covenants shall be responsible for the reasonable attorney's fees incurred by the Owner(s), or Declarants in the proceedings either to enjoin a violation or for the recovery of the damages. The failure to enforce or cause the abatement of any violation of these Covenants shall not preclude or prevent the enforcement thereof of a further or continued violation, whether said violation shall be of the same or a different provision within these covenants.

**Although it is a right, it is neither the obligation nor the responsibility of the Declarants to prosecute violations of the Covenants on behalf of any Owner(s). Under no circumstances shall an Owner bring any claim, demand or action against the Declarants relating in any way to a violation of the covenants by another Owner.**

Section 2: **Duration and Amendment.** The covenants and restrictions of the Declaration of Protective Covenants shall run with and bind the Record of Survey for a term of twenty (20) years from the date this Declaration of Protective Covenants is recorded in the Office of the Clerk and Recorder of the County of Laramie, State of Wyoming, after which time they shall be automatically extended for successive periods of ten (10) years each unless terminated at the end of any such period by written vote of two-thirds (2/3) or more of the then record Owners.

This Declaration of Protective Covenants may be amended in whole or in part during the first twenty (20) year period by a written instrument executed by two-thirds (2/3) or more of the then record Owners.



Whenever a vote of the Owners is required in the Declaration of Protective Covenants, an Owner shall be entitled to one (1) vote for each Tract owned. Two or more persons owning a Tract (e.g., joint ownership by a husband and wife, etc.) shall collectively be entitled to one (1) vote per Tract.

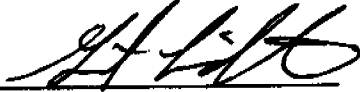
Section 3: Benefits and Burdens. The terms and provisions contained in the Declaration of Protective Covenants shall bind and inure to the benefit of the Declarants and the Owners of the Tracts located within the Record of Survey and their respective heirs, successors, personal representatives and assigns.


Section 4: Severability. Invalidation of any one of the provisions or restrictions in this Declaration of Protective Covenants by judgment or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Section 5: Access: Access to all lots A-G is provided from Corral Springs Road as recorded in the Right of Way Easement shown (Exhibit B). Corral Springs Road intersects each lot with the exception of lot F. Lot F can be accessed from Boulder Ridge Road at south west corner at existing gate, or Corral Springs Road along existing two track road that follows eastern boundary.

Section 6: Access for Section 33: Access/and Utility easement (Exhibit B) also allows access to all owners of Section 33 which is all property to the west of Corral Springs.

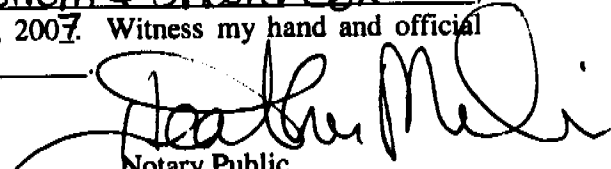
IN WITNESS WHEREOF, this Declaration of Protective Covenants has been  
executed this 11 day of July, 2007.

  
Grant Lindstrom

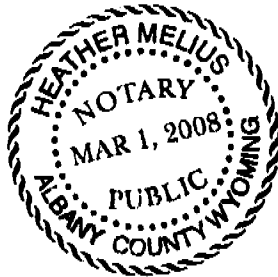
  
Shane Cox

STATE OF WYOMING) ) SS  
COUNTY OF ALBANY

The foregoing "Declaration of Protective Covenants for Corral Springs" was  
acknowledged before me by: Grant Lindstrom + Shane Cox,  
this 11 day of July, 2007. Witness my hand and official  
seal. My commission expires: 3-1-08

  
Notary Public

Seal



ALBANY COUNTY, LARAMIE, WY  
JACKIE R. GONZALES, ALBANY COUNTY CLERK

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**Exhibit A: Legal Descriptions**



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architects, engineers, and surveyors  
215 s. 3rd st. - suite 110  
307-742-6116 • fax 307-742-4048

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## TRACT A

A tract of land in the SW1/4 of Section 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:

Beginning at the C1/4 corner of said Section 34 monumented by a 3/4" rebar with cap stamped "PELS 674";

Thence S 0° 06' W 2576.8 feet along the N-S centerline of said Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 89° 50' W 844.9 feet along a line parallel with the south line of said SW1/4 of Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 0° 19' W 2575.5 feet along a line parallel with the west line of said SW1/4 to a point on the E-W centerline of said Section monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 56' E 844.1 feet along said E-W centerline to the point of beginning.

Said tract contains 50.5 acres more or less.

Basis of bearing for description is the west line of said SW1/4 of Section 34,  
i.e. N 0° 19' W.

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**TRACT B**

**A tract of land in the SW1/4 of Section 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:**

**Beginning at the W1/4 corner of said Section 34 marked by the original GLO stone monument**

**Thence S 89° 56' E 1780.0 feet along the E-W centerline of said Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";**

**Thence S 0° 19' E 859.5 feet on a line parallel to the west line of said SW1/4 of Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";**

**Thence N 89° 50' W 1780.0 feet along a line parallel with the south line of said SW1/4 to a point on the west line of said SW1/4 monumented by a 5/8" rebar with cap stamped "PELS 674";**

**Thence N 0° 19' W 856.4 feet along said west line to the point of beginning.**

**Said tract contains 35.1 acres more or less.**

**Basis of bearing for description is the west line of said SW1/4 of Section 34, i.e. N 0° 19' W.**

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**TRACT C**

A tract of land in the SW1/4 of Section 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:

Beginning at a point on the west line of said Section 34 monumented by a 5/8" rebar with cap stamped "PELS 674" from which the W1/4 of said Section bears N 0° 19' W 856.4 feet (said W1/4 marked by the original GLO stone monument);

Thence S 89° 50' E 1780.0 feet along a line parallel with the south line of said SW1/4 of Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 0° 19' E 858.0 feet along a line parallel with the west line of said SW1/4 of Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 89° 50' W 1780.0 feet along a line parallel with said south line of the SW1/4 of Section 34 to a point on the west line of said SW1/4 monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 0° 19' W 858.0 feet along said west line to the point of beginning.

Said tract contains 35.1 acres more or less.

Basis of bearing for description is the west line of said SW1/4 of Section 34, i.e. N 0° 19' W.

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**TRACT D**

A tract of land in the SW1/4 of Section 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:

Beginning at a point on the west line of said SW1/4 of Section 34 monumented by a 5/8" rebar with cap stamped "PELS 674" from which the SW corner of said Section bears S 0°19' E 50.0 feet (said SW corner monumented by a surveyor's cap stamped "PELS 4822");

Thence N 0° 19' W 858.0 feet along said west line to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 50' E 1780.0 feet along a line parallel with the south line of said SW1/4 of Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674;

Thence S 0° 19' E 858.0 feet along a line parallel with the west line of said Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 89° 50' W 1780.0 feet along a line parallel with said south line of the SW1/4 of Section 34 to the point of beginning.

Said tract contains 35.1 acres more or less.

Basis of bearing for description is the west line of said SW1/4 of Section 34, i.e. N 0° 19' W.

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## **TRACT E**

A tract of land in the N1/2 of Section 3, T12N, R73W and the SW1/4 of Section 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:

Beginning at the NW corner of said Section 3 monumented by a surveyor's cap stamped "PELS 4822";

Thence N 0° 19' W 50.0 feet along the west line of said SW1/4 of Section 34 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 50' E 2624.9 feet along a line parallel with the south line of said SW1/4 of Section 34 to a point on the N-S centerline of said Section 34 monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 0° 06' W 50.0 feet along said N-S centerline to the ¼ corner common to said Sections 3 and 34 marked by the original GLO stone monument;

Thence S 0° 47' W 532.6 feet to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence N 89° 50' W 2616.8 feet along a line parallel with said south line of the SW1/4 of Section 34 to a point on the west line of said N1/2 of Section 3 monumented by 5/8" rebar with cap stamped "PELS 674";

Thence North 532.6 feet along said west line to the point of beginning.

Said tract contains 35.1 acres more or less.

Basis of bearing for description is the west line of said SW1/4 of Section 34,  
i.e. N 0° 1

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## TRACT F

A tract of land in the N1/2 of Section 3, T12N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:

Beginning at a point on the centerline of the existing roadbed of Boulder Ridge Road which is also on the west line of said N1/2 of Section 3 from which the NW corner of said Section 3 bears North 805.8 feet (said NW corner monumented by a surveyor's cap stamped "PELS 4822");

Thence North 273.2 feet along said west line of the N1/2 of Section 3 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 50' E 1516.8 feet along a line parallel with the north line of said Section 3 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 0° 45' E 1169.2 feet to a point on said centerline of Boulder Ridge Road;

Thence N 76° 04' W 195.9 feet along said centerline;

Thence S 88° 17' W 106.9 feet along said centerline;

Thence S 72° 49' W 204.2 feet along said centerline;

Thence S 86° 10' W 78.0 feet along said centerline;

Thence N 75° 55' W 191.1 feet along said centerline;

Thence N 79° 48' W 163.3 feet along said centerline;

Thence N 75° 49' W 148.9 feet along said centerline;

Thence N 56° 28' W 65.3 feet along said centerline;

Thence N 34° 54' W 218.1 feet along said centerline;

Thence N 21° 11' W 262.7 feet along said centerline;

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**Tract F continued:**

**Thence N 24° 10' W 159.9 feet along said centerline;**

**Thence N 32° 56' W 243.0 feet to the point of beginning.**

**Said tract contains 35.3 acres more or less.**

**Basis of bearing for description is the west line of said N1/2 of Section 3, i.e. North.**

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## TRACT G

A tract of land in the N1/2 of Section 3, T12N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming more particularly described as follows:

Beginning at a point on the centerline of the existing roadbed of Boulder Ridge Road from which the N1/4 corner of said Section 3 bears N 0° 47' E 2020.8 feet (said N1/4 marked by the original GLO stone monument);

Thence S 87° 11' W 421.1 feet along said centerline;

Thence N 84° 14' W 117.2 feet along said centerline;

Thence N 64° 15' W 134.8 feet along said centerline;

Thence N 54° 40' W 429.1 feet along said centerline;

Thence N 66° 39' W 61 feet along said centerline;

Thence N 0° 45' W 1169.2 feet to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 89° 50' E 1100.5 feet along a line parallel with the north line of said N1/2 of Section 3 to a point monumented by a 5/8" rebar with cap stamped "PELS 674";

Thence S 0° 47' W 1488.2 feet to the point of beginning.

Said tract contains 35.3 acres more or less.

Basis of bearing for description is the west line of said N1/2 of Section 3,  
i.e. North.

ALBANY COUNTY, LARAMIE, WY  
JACKIE R. GONZALES, ALBANY COUNTY CLERK

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**Exhibit B: Right-of-Way Access & Utility Easement**

ALBANY COUNTY, LARAMIE, WY  
JACKIE R. GONZALES, ALBANY COUNTY CLERK

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## RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned,

Shane M. Cox & Grant L. Lindstrom

Do hereby grant unto Carbon Power and Light, Inc. a cooperative corporation, whose post office address is Saratoga, Wyoming, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Albany, State of Wyoming, and more particularly described as follows:

1: A strip of land 100 feet wide, 50 feet on each side of a centerline of Corral Springs Road through a portion of Section 3, T12N, R73W and Sections 33 & 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming, said centerline being more particularly described as follows:

Beginning at a point from which the ¼ corner common to said Sections 33 & 34 bears S 53° 13' E 855.6 feet; Thence N 74° 46' E 306.2 feet; Thence S 59° 51' E 77.8 feet; Thence S 16° 24' E 361.4 feet; Thence S 26° 25' E 332.2 feet; Thence S 78° 50' E 932.8 feet; Thence S 56° 29' E 205.8 feet; Thence S 43° 04' E 167.7 feet; Thence S 39° 21' E 322.9 feet; Thence S 54° 12' E 391.8 feet; Thence S 32° 37' E 146.4 feet; Thence S 17° 42' E 394.6 feet; Thence S 02° 01' E 96.3 feet; Thence S 16° 31' W 138.8 feet; Thence S 12° 08' E 150.5 feet; Thence S 34° 23' E 131.1 feet; Thence S 49° 59' E 205.8 feet; Thence S 38° 06' E 324.1 feet; Thence S 23° 20' E 335.0 feet; Thence S 13° 10' E 327.8 feet; Thence S 06° 44' W 149.8 feet; Thence S 27° 12' W 482.5 feet; Thence S 36° 44' W 315.7 feet; Thence S 26° 16' W 322.3 feet; Thence S 45° 32' W 115.3 feet; Thence S 67° 36' W 224.8 feet; Thence S 34° 14' W 83.1 feet to the point of terminus on the centerline of the Boulder Ridge Road.

Basis of bearing of description is the south line of the SW1/4 of said Section 34, i.e. S 89° 50' E.

2: A strip of land 20 feet wide, 10 feet on each side of a centerline through a portion of the SW1/4 of Section 34, T13N, R73W of the 6<sup>th</sup> P.M., Albany County, Wyoming, said centerline described as follows:

Beginning at an existing power pole from which the W1/4 corner of said Section 34 bears N 84° 36' W 997.0 feet; Thence S 45° 30' W 241.1 feet to the point of terminus on the centerline of Corral Springs Road.

Basis of bearing for description is the south line of the SW1/4 of said Section 34, i.e. S 89° 50' E.

And to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electrical transmission or distribution line or system, and to cur and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system.

The undersigned covenant that they are the owners of the above-described lands and the said lands are free and clear of encumbrances and liens of whatsoever character. And any

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