

## DEDICATION OF AVIGATION EASEMENT

This Dedication of Avigation Easement is made effective this 24<sup>th</sup> day of February 2018, by Morrison Ranch, LLC, a Wyoming close limited liability company ("Grantor"), in favor of the COUNTY OF SHERIDAN, WYOMING ("Grantee").

### RECITALS

A. Grantor owns the real property described on Exhibits 1, 2, and 3.

B. Sheridan County, Wyoming, hereinafter called the Grantee, is the owner and operator of the Sheridan County Airport, situate in Sheridan County, Wyoming, in close proximity to the above-described property.

### DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Morrison Ranch, LLC dedicates to the County of Sheridan, Wyoming, referred to herein as "Grantee", its successors and assigns, for the use and benefit of the Public, an easement and right-of-way, appurtenant to the Sheridan County Airport, for the passage of all aircraft, being defined for the purposes of this instrument as any devise now known or hereafter invented, used, or designed for navigation of or flight in the air by whomsoever owned and operated ("aircraft"), in the airspace above the surface of Grantor's property to infinite height above said Grantor's property, together with the right to cause in said airspace such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the legal operation of aircraft landing at, taking off from, or operating at or on said Sheridan County Airport; and Grantor hereby waives, remises, and releases any right or cause of action which they now have or which they may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, and other effects that may be caused by the legal operation of aircraft landing at, taking off from, or operation at or on said Sheridan County Airport.

TO HAVE AND TO HOLD, said easement and right-of-way and all rights appertaining thereto unto the Grantee, its successors and assigns, until said Sheridan County Airport shall be abandoned and shall cease to be used for public airport purposes, it being understood and agreed that these covenants and agreements shall run with the land.

DATED this 26<sup>th</sup> day of February 2018.

**Morrison Ranch, LLC, a Wyoming  
close limited liability company**

By: Martha I. Hilleby  
Martha I. Hilleby, Manager

STATE OF WYOMING     )  
                                      :SS  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February 2018, by Martha I. Hilleby in her capacity as Manager of Morrison Ranch, LLC, a Wyoming close limited liability company.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My commission expires: 3-20-2019



### Exhibit 1

Lot 1 through and including Lot 10 of Block 1, Lot 11 through and including Lot 24 of Block 2, Lot 25 through and including Lot 43 of Block 3, Outlots 1 through and including Outlot 7, and Tracts 1 and 2 of the Final Plat of the Morrison Ranch Filing No. 1, filed November 25, 2014.

### Exhibit 2

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ , and the W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 3, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 3 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N26°13'25" W, 1438.16 feet to the POINT OF BEGINNING of said tract, said point lying on the east line of a tract of land described in Book 389 of Deeds, Page 140; thence N00°49'22"W, 24.00 feet along said east line to a point; thence N78°08'00"W, 18.46 feet along said east line to a point; thence N01°17'18"W, 753.57 feet along said east line to a point; thence N01°31'43"W, 579.85 feet along said east line to the southwest corner of Falcon Ridge Development; thence N78°02'24"E, 250.56 feet along the south line of said Falcon Ridge Development to a point, thence N31°11'13"E, 151.37 feet along the south line to a point; thence S80°46'29"E, 425.33 feet along said south line to a point; thence S64°21'15"E, 353.92 feet along said south line to the southeast corner of said Falcon Ridge Development and the southwest corner of a tract of land described in Book 462 of Deeds, Page 278; thence S62°11'41"E, 263.79 feet along the south line of said tract described in Book 462 of Deeds, Page 278 to a point lying on the west line of a tract of land described in Book 352 of Deeds, Page 32; thence S00°51'24"E, 222.78 feet along said west line to the southwest corner of said tract described in Book 352 of Deeds, Page 32; thence S60°24'58"E, 693.32 feet along the south line of said tract described in Book 352 of Deeds, Page 32, the south line of a tract of land described in Book 362 of Deeds, Page 327, and the south line of a tract of land described in Book 451 of Deeds, Page 467 to a point lying on the west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence S00°49'36"E, 98.91 feet along said west right-of-way line to a point; thence along said west right-of-way line through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 01°59'21", an arc length of 97.02 feet, a chord bearing of S00°08'27"W, and a chord length of 97.02 feet to a point lying on the north line of a tract of land described in Book 435 of Deeds, Page 256; thence N59°57'57"W, 544.59 feet along said north line to the northwest corner of said tract described in Book 435 of Deeds, Page 256; thence S00°52'26"E, 349.90 feet along the west line of said tract described in Book 435 of Deeds, Page 256 to the southwest corner of said tract described in Book 435 of Deeds, Page 256; thence S59°56'40"E, 508.05 feet along the south line of said tract described in Book 435 of Deeds, Page 256 to a point lying on said west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence, along said west right-of-way through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 10°42'22", an arc length of 522.23 feet, a chord bearing of S13°18'54"W, and a chord length of 521.47 feet to a point; thence N78°16'16"W, 100 feet to a point; thence S79°48'55"W, 82.00 feet to a point; thence N48°36'59"W, 40.00 feet to a point; thence N75°51'28"W, 116.00 feet to a point; thence N37°17'06"W, 66.00 feet to a point; thence N71°49'07"W, 70.00 feet to a point; thence N37°01'50"W, 85.00 feet to a point; thence N73°35'26"W, 256.00 feet to a point; thence S39°36'33"W, 42.00 feet to a point; thence N84°56'41"W, 71.00 feet to a point; thence S55°21'10"W, 54.00 feet to a point; thence S85°55'22"W, 65.00 feet to a point; thence N46°50'19"W, 62.00 feet to a point; thence N75°05'52"W, 50.00 feet to a point; thence S86°57'30"W, 58.00 feet to a point; thence N59°41'40"W, 80.00 feet to a point; thence S87°15'36"W, 54.00 feet to a point; thence N68°57'29"W, 105.00 feet to a point; thence N29°05'55"E, 112.00 feet to a point; thence N66°35'44"W, 158.00 feet to a point, thence S88°20'32"W, 35.00 feet to a point; thence S39°48'49"W, 30.00 feet to a point; thence S73°37'49"W, 268.43 feet to the POINT OF BEGINNING of said tract, except for Lots 1 through and including Lot 43, Outlots 1 through and including Outlot 7, and Tracts 1 and 2 of the Final Plat of the Morrison Ranch Filing No. 1, filed November 25, 2014.

**Exhibit 3**

A tract of land situated in the E½E½SW¼, SW¼SE¼ of Section 3, and the NW¼NE¼ of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 3 (Monumented with a 3¼" Aluminum Cap Per PLS 6812); thence S89°33'13"W, 644.30 feet along the south line of said Section 3 to a point, said point being the southwest corner of the E½SE¼SW¼, also being the southeast corner of a tract of land described in Book 34 of Deeds, Page 203; thence N01°21'44"W, 335.53 feet along the east line of said tract described in Book 34 of Deeds, Page 203, and the west line of said E½SE¼SW¼ to a point, thence N89°36'38"E, 30.55 feet along the south line of a tract of land described in Book 389 of Deeds, Page 140 to a point, said point being the southeast corner of said tract described in Book 389 of Deeds, Page 140, thence N00°49'22"W, 959.62 feet along the east line of said tract described in Book 389 of Deeds, Page 140 to a point, said point being the southwest corner of a tract of land described in Book 500 of Deeds, Page 584, thence N73°37'49"E, 268.43 feet along the south line of said tract described in Book 500 of Deeds, Page 584 to a point; thence N39°48'49"E, 30.00 feet along said south line to a point; thence N88°20'32"E, 35.00 feet along said south line to a point; thence S66°35'44"E, 158.00 feet along said south line to a point; thence S29°05'55"W, 112.00 feet along said south line to a point, thence S68°57'29"E, 105.00 feet along said south line to a point; thence N87°15'36"E, 54.00 feet along said south line to a point, thence S59°41'40"E, 80.00 feet along said south line to a point; thence N86°57'30"E, 58.00 feet along said south line to a point; thence S75°05'52"E, 50.00 feet along said south line to a point; thence S46°50'19"E, 62.00 feet along said south line to a point; thence N85°55'22"E, 65.00 feet along said south line to a point; thence N55°21'10"E, 54.00 feet along said south line to a point; thence S84°56'41"E, 71.00 feet along said south line to a point; thence N39°36'33"E, 42.00 feet along said south line to a point; thence S73°35'26"E, 256.00 feet along said south line to a point; thence S37°01'50"E, 85.00 feet along said south line to a point; thence S71°49'07"E, 70.00 feet along said south line to a point; thence S37°17'06"E, 66.00 feet along said south line to a point; thence S75°51'28"E, 116.00 feet along said south line to a point thence S48°36'59"E, 40.00 feet along said south line to a point; thence N79°48'55"E, 82.00 feet along said south line to a point; thence S78°16'16"E, 100.00 feet along said south line to a point, said point lying on the westerly right-of-way line of Wyoming State Highway No. 332, (AKA Big Horn Avenue); thence, along said westerly right-of-way line of Wyoming State Highway No. 332 though a non-tangent curve to the right, having a central angle of 11°41'39", a radius of 2794.79 feet, an arc length of 570.42 feet, a chord bearing of S24°30'54"W, and a chord length of 569.43 feet to a point; thence S30°21'33"W, 594.09 feet along said westerly right-of-way line to a point, said point lying on the east line of a tract of land described in Book 537 of Deeds, Page 218; thence N00°48'23"W, 235.68 feet along said east line of said tract described in Book 537 of Deeds, Page 218 to a point, said point being the northeast corner of said tract described in Book 537 of Deeds, page 218; thence S89°10'03"W, 532.89 feet along the north line of said tract described in Book 537 of Deeds, Page 218 to a point, said point being the northwest corner of said tract described in Book 537 of Deeds, Page 218; thence S01°33'29"E, 85.05 feet along the west line of said tract described in Book 537 of Deeds, Page 218 to the POINT OF BEGINNING of said tract.

**NO. 2018-740732 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
YONKEE & TONER P O BOX 6288  
SHERIDAN WY 82801