

**AGREEMENT FOR RIGHT-OF-WAY  
AND  
CONSTRUCTION EASEMENT**

THIS AGREEMENT, is by and between Larry G. Hoover and Geraldine T. Hoover, hereinafter referred to as the Property Owner and Sheridan County, Wyoming, hereinafter referred to as the County,

WHEREAS, the County proposes to improve approximately 6,200 meters of County Road No. 104 and County Road No. 67.

AND WHEREAS, the Property Owner is willing to convey to the County the necessary permanent right-of-way easement and temporary construction easement,

NOW THEREFORE, in consideration of mutual covenants set forth herein and for other good and valuable consideration, the parties agree as follows:

1. Property Owner agrees to convey unto the County a new permanent right-of-way easement on property located adjacent to Wolf Creek Road in T57N, R85W, 6<sup>th</sup> P.M., Sheridan County, Wyoming, as described on attached Exhibit "A."
2. Property Owner agrees to convey unto the County a new temporary construction easement on property located adjacent to Wolf Creek Road in T57N, R85W, 6<sup>th</sup> P.M., Sheridan, County, Wyoming, as described on attached Exhibit "B." Temporary construction easement to expire at end of contractor's one year warranty.
3. The County will reconstruct a 6 meter approach surfaced with crushed base at station 2+859 LT. A 450 mm culvert will be placed under the approach for drainage.
4. The County will reconstruct a 5 meter approach surfaced with crushed base at station 2+891 LT. A 450 mm culvert will be placed under the approach for drainage.
5. All disturbed areas in the right of way and construction easement will be seeded with a dryland seed mix.
6. The County will build a new 5 meter approach surfaced with crushed base at station 2+780 LT. A 450 mm culvert will be placed under the approach for drainage.
7. The County will build a new 5 meter approach surfaced with crushed base at station 2+460 LT. A 450 mm culvert will be placed under the approach for drainage.
8. The County will replace existing irrigation headgate at station 2+160 LT. The County will also install two new risers and irrigation pipe at this station to a new stock watering tank provided by the County.
9. The County will fence property between old right-of-way and new right-of-way with Type F barbed wire fence from station 2+056 RT to station 2+250 RT. A gate will be placed on approach at station 2+252 for access to property.
10. The County will move existing culvert at station 1+311 to the South at a location the County determines to be appropriate for drainage.

IN WITNESS WHEREOF, the parties hereto set their hand and seal this 17<sup>th</sup> day of August 1998.

Board of County Commissioners  
Sheridan County, Wyoming

Larry G. Hoover  
Larry G. Hoover

Kenneth D. Kerns  
Kenneth D. Kerns, Chairman

Geraldine T. Hoover  
Geraldine T. Hoover

B. Bradford Waters  
B. Bradford Waters, Member

Charles Whiton  
Charles Whiton, Member

Attest: Robin L. Boddy

STATE OF WYOMING )

ss.

County of Sheridan )

The foregoing instrument was acknowledged before me by Larry & Geraldine Hoover, this 7 day of August, 1998.  
Witness my hand and official seal.

MaryAnn Rector  
Notary Public



My commission expires: April 4, 2002.

STATE OF WYOMING )

ss.

County of Sheridan )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

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

## EXHIBIT A

### LEGAL DESCRIPTION

Record Owner: Larry G. and Geraldine T. Hoover  
July 27, 1998

#### Re: Right of Way Easement

A right of way easement situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 19, Township 57 North, Range 85 West, SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 24, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; said right of way easement being more particularly described as follows:

Commencing at the northeast corner of said Section 25; thence S61°10'02"W, 1558.40 feet to the **POINT OF BEGINNING**, said point lying on the existing northerly right of way line of Sheridan County Road No.67 (Wolf Creek Road), said point also lying on the west line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence N00°58'40"W, 18.87 feet along said west line to a point, said point lying on the proposed northerly right of way line as shown on the Plans for Sheridan County Road No.67 Reconstruction (Wolf Creek Road); thence, along said proposed northerly right of way line through a curve to the right, having a radius of 454.41 feet, a central angle of 53°10'32", an arc length of 421.74 feet, a chord bearing of N50°20'00"E, and a chord length of 406.76 feet to a point; thence N76°55'16"E, 345.95 feet along said proposed northerly right of way line to a point; thence, along said proposed northerly right of way line through a curve to the left, having a radius of 606.48 feet, a central angle of 40°18'38", an arc length of 426.69 feet, a chord bearing of N56°45'57"E, and a chord length of 417.95 feet to a point; thence N36°36'38"E, 530.69 feet along said proposed northerly right of way line to a point; thence, along said proposed northerly right of way line through a curve to the left, having a radius of 606.48 feet, a central angle of 22°12'02", an arc length of 234.99 feet, a chord bearing of N25°30'37"E, and a chord length of 233.53 feet to a point, said point lying on said existing northerly right of way line of Sheridan County Road No.67 (Wolf Creek Road); thence, along said existing northerly right of way line through a curve to the right, having a radius of 450.00 feet, a central angle of 27°51'41", an arc length of 218.83 feet, a chord bearing of S22°49'40"W, and a chord length of 216.68 feet to a point; thence S36°45'31"W, 725.01 feet along said existing northerly right of way line to a point; thence S45°44'31"W, 137.04 feet along said existing northerly right of way line to a point, said point lying on the proposed southerly right of way line as shown on the Plans for Sheridan County Road No.67 Reconstruction (Wolf Creek Road); thence, along said proposed southerly right of way line through a curve to the right, having a radius of 666.48 feet, a central angle of 06°41'18", an arc length of 77.80 feet, a chord bearing of S67°45'40"W, and a chord length of 77.76 feet to the point; thence S13°04'44"E, 30.02 feet to a point, said point lying on said existing northerly right of way line of Sheridan County Road No.67 (Wolf Creek Road); thence, along said existing northerly right of way line through a curve to the right, having a radius of 513.04 feet, a central angle of 06°00'17", an arc length of 53.77 feet a chord bearing of S55°24'46"W, and a chord length of 53.74 feet to a point; thence N13°04'44"W, 46.52 feet to a point, said point lying on said proposed southerly right of way line as shown on the Plans for Sheridan County Road No.67 Reconstruction (Wolf Creek Road); thence, along said proposed southerly right of way line through a curve to the right, having a radius of 666.48 feet, a central angle of 01°30'28", an arc length of 17.54 feet, a chord bearing of S76°10'02"W, and a chord length of 17.54 feet to a point; thence S76°55'16"W, 345.95 feet along said proposed southerly right of way line to a point; thence, along said proposed southerly right of way line through a curve to the left, having a radius of 394.41 feet, a central angle of 36°28'36", an arc length of 251.10 feet, a chord bearing of S58°40'58"W, and a chord length of 246.88 feet to a point, said point lying on said existing northerly right of way line of Sheridan County Road No.67 (Wolf Creek Road); thence, along said existing northerly right of way line through a curve to the left, having a radius of 245.44 feet, a central angle of 34°57'55", an arc length of 149.78 feet, a chord bearing of S51°31'47"W, and a chord length of 147.47 feet to the **POINT OF BEGINNING**.

Said right of way easement contains 1.46 acres of land more or less.  
Basis of Bearings is Wyoming State Plane (East Central Zone).

674

**EXHIBIT B**

**LEGAL DESCRIPTION**

**Record Owner: Larry G. and Geraldine T. Hoover**  
**July 27, 1998**

**Re: Temporary Construction Easement**

In addition a temporary construction easement situated in the SW¼SW¼ of Section 19, Township 57 North, Range 85 West, SE¼SE¼ of Section 24, and the NE¼NE¼ of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, will be required across a tract of land described in Book 340 of Deeds, Page 202; said temporary construction easement being more particularly described as follows:

A strip of land five (5) meters (16.4 feet wide), lying north of the proposed northerly right of way line as shown on the Plans for Sheridan County Road No.67 Reconstruction (Wolf Creek Road); said temporary construction easement beginning at Station 2+010; thence, along said proposed northerly right of way line, northerly to Station 2+575 being the point of terminus of said temporary construction easement.

Said temporary construction easement will become null and void at the time that the project contractor's one year contractual warranty expires.