

## AVIGATION EASEMENT

WHEREAS [Signature] and [Signature], Grantors, are the owners in fee simple of that certain tract of land situated in Sheridan County, State of Wyoming, more particularly described as follows, to-wit:

### Legal Description

Re: OXBOW RANCH, BEING A SUBDIVISION

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and the W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 32, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 32 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence N89°39'27"W, 1339.09 feet along the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  to the POINT OF BEGINNING of said tract, said point being the northeast corner of said W $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence S01°43'33"E, 1048.41 feet along the east line of said W $\frac{1}{2}$ SE $\frac{1}{4}$  to a point, said point being the northeast corner of a tract of land described in Book 576 of Deeds, Page 798; thence N44°18'36"W, 355.72 feet along the north line of said tract described in Book 576 of Deeds, Page 798 to a point; thence S70°39'36"W, 271.40 feet along said north line of said tract described in Book 576 of Deeds, Page 798 to a point; thence S01°54'17"W, 213.80 feet along said north line of said tract described in Book 576 of Deeds, Page 798 to a point; thence S42°50'39"W, 288.58 feet along said north line of said tract described in Book 576 of Deeds, Page 798 to a point; thence S01°00'39"E, 173.18 feet along said north line of said tract described in Book 576 of Deeds, Page 798 to a point; thence S48°53'00"E, 106.47 feet along said north line of said tract described in Book 576 of Deeds, Page 798 to a point; thence N89°59'18"W, 641.53 feet along said north line of said tract described in Book 576 of Deeds, Page 798 to a point, said point lying on the west line of said W $\frac{1}{2}$ SE $\frac{1}{4}$ ; thence N04°21'13"W, 199.67 feet along said west line of said W $\frac{1}{2}$ SE $\frac{1}{4}$  to a point, said point being the southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N04°23'52"W, 1338.34 feet along said west line of said W $\frac{1}{2}$ SE $\frac{1}{4}$  to a point, said point being the southwest corner of a tract of land described in Book 498 of Deeds, Page 77; thence N72°37'04"E, 451.56 feet along the south line of said tract described in Book 498 of Deeds, Page 77 to a point, said point being the southeast corner of said tract described in Book 498 of Deeds, Page 77; thence N16°21'54"W, 96.82 feet along the east line of said tract described in Book 498 of Deeds, Page 77 to a point; thence S74°08'06"W, 41.00 feet along said east line of said tract described in Book 498 of Deeds, Page 77 to a point; thence N57°23'54"W, 103.91 feet along said east line of said tract described in Book 498 of Deeds, Page 77 to a point; thence N32°53'11"W, 226.44 feet along said east line of said tract described in Book 498 of Deeds, Page 77 to a point, said point lying on the southerly right-of-way line of Wyoming State Highway No. 331 (AKA Big Goose Road); thence, along said southerly right-of-way line of said Wyoming State Highway No. 331 (AKA Big Goose Road) through a non-tangent curve to the right, having a central angle of 14°26'52", a radius of 1859.74 feet, an arc length of 468.95 feet, a chord bearing of N65°25'46"E, and a chord length of 467.71 feet to a point; thence N72°38'38"E, 305.95 feet along said southerly right-of-way line of said Wyoming State Highway No. 331 (AKA Big Goose Road) to a point, said point lying on the west line of a tract of land described in Book 573 of Deeds, Page 9; thence S15°39'16"E, 414.17 feet along said west line of said tract described in Book 573 of Deeds, Page 9 to a point, said point being the southwest corner of said tract described in Book 573 of Deeds, Page 9; thence N88°57'10"E, 353.36 feet along the south line of said tract described in Book 573 of Deeds, Page 9 to a point, said point lying on the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S02°44'48"E, 338.42 feet along said east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  to the POINT OF BEGINNING of said tract.

Said tract contains 50.35 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone

WHEREAS, 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.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), in hand paid by the Grantee to the Grantor, and of other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey under the County of Sheridan, Sheridan, Wyoming, hereinafter called the Grantee, its successors and assigns for the use and benefit of the public, and easement and right-of-way, appurtenant to the Sheridan County Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device now known or hereafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above the surface of Grantors' property to infinite height above said Grantors' 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 operation of aircraft landing at or taking off from or operating at or on said Sheridan County Airport; and Grantors' hereby waive, remise and release 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 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.

WITNESS WHEREOF, the Grantors' have hereunto set their hand and seals this 4th day of November, 19 2021 A.D.

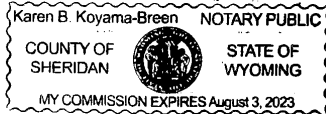


ACKNOWLEDGMENT

State of Wyoming )

County of Sheridan )

The foregoing instrument was acknowledged before me by 4th and this November day of 2021, 19.



  
Notary Public

(Seal)

My Commission Expires: August 3, 2023