

AVIGATION EASEMENT

BH Bobcat, LLC, a Wyoming limited liability company (hereinafter "Grantor"), being the record owner of the real property simultaneously herewith being platted as Bobcat Estates, a subdivision in Sheridan County, Wyoming, as shown on that Final Plat recorded on February 7, 2023, in PLAT B, No. 80, #2023-783913 of the Sheridan County Clerk's office (referred to herein as "Bobcat Estates"), grants an easement in favor of Sheridan County, Wyoming, as follows:

1. The Sheridan County Airport Influence Area is as described in that Resolution recorded on February 20, 1997, in Book 17 at Page 242 of the Sheridan County Clerk's office, which defines the "Airport Influence Area" boundary and map thereof, which may be amended (incorporated herein as the "Airport Influence Area").
2. A portion of Bobcat Estates is within the Airport Influence Area, so Grantor hereby grants an avigation easement over those Lots within Bobcat Estates that lie inside the boundaries of the Airport Influence Area.
3. Grantor, for itself and its successors, grants unto the County of Sheridan, Sheridan, Wyoming (hereinafter the "Grantee"), for the use and benefit of the public, an avigation easement 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 whosoever owned and operated, in the airspace above the surface of Grantor's property lying within the Airport Influence Area, together with the right to cause in said airspace such noise, vibrations, fumes, dust, fuel particles, and other effects that may be caused by the reasonable operation of aircraft landing at or taking off from or operating at or on said Sheridan County Airport. Grantor waives and releases any right or cause of action which it now has or which may have in the future against Grantee, 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.
4. This easement, and all rights appertaining thereto unto the Grantee, shall survive until the 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 EFFECTIVE: February 7, 2023.

GRANTOR: BH Bobcat, LLC

By its authorized representative

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

NO. 2023-783920 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PENCE AND MACMILLAN LLC PO BOX 1285
LARAMIE WY 82073

This instrument was acknowledged before me by Greg A. Von Krosigk, as authorized representative of BH Bobcat, LLC, a Wyoming limited liability company on the 7th day of February, 2023.

WITNESS my hand and official seal.

My Commission expires: 2-2-29

