

**AGREEMENT FOR RIGHT-OF-WAY EASEMENTS,  
CONSTRUCTION EASEMENTS  
AND  
WETLAND CONSTRUCTION EASEMENT**

THIS AGREEMENT is by and between DANIEL A. WARDLE, hereinafter referred to as the Property Owner, and SHERIDAN COUNTY, WYOMING, hereinafter referred to as the County.

WHEREAS, the County proposes to improve County Road No. 80 by reconstructing and realigning approximately 1.04 miles of County Road 80, also known as Mydland Road;

AND WHEREAS, the Property Owner is willing to convey to the County the necessary permanent right-of-way easement, temporary construction easements, and temporary wetland 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 new permanent right-of-way easements on property situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as described on attached Exhibit "A."
2. Property Owner agrees to convey temporary construction easements on property situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as described on attached Exhibit "B". The temporary easements will be in effect until the contractor's one year contractual warranty expires.
3. Property Owner agrees to convey a temporary wetland construction easement on property situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as described on attached Exhibit "C". The temporary easement will be in effect for a period of three (3) years following the expiration of the contractor's one year contractual warranty period.
4. The County will have the new right-of-way surveyed before the contractor's one year contractual warranty expires.
5. The County shall place Temporary Fence (45" 3 barbed wire) along the construction easement. The temporary fence shall become the property of the land owner following construction. Right-of-Way will be fenced with Permanent Fence Type A [32" welded wire and 2 barbed wire (48" total), wood posts].
6. The County will seed all disturbed areas in the Right of Way and construction easements with a dryland seed mix.

529719 AGREEMENT  
BOOK 470 PAGE 0691  
RECORDED 01/18/2006 AT 04:30 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, the parties hereto set their hand and seal this 19<sup>th</sup> day of July, 1999.

Board of County Commissioners  
Sheridan County, Wyoming

Daniel A. Wardle  
DANIEL A. WARDLE

Lawrence A. Durante 12-22-05  
~~Charles L. Whiton, Chair~~  
Lawrence A. Durante, Chairman

Ky Dixon 1-6-06  
~~Bradford B. Waters, Member~~  
Ky Dixon, Commissioner

Steve Cox 12/22/05  
~~Steve Cox, Member~~  
Terry Cram, Commissioner

Attest: Audrey Kalliska

Louisiana  
STATE OF ~~WYOMING~~ )  
Parish P. Levesque : ss.  
County of Sheridan )

The foregoing instrument was acknowledged before me by Daniel A. Wardle,  
and \_\_\_\_\_ this 19<sup>th</sup> day of July,  
19 99.

Witness my hand and official seal.

NOTARY ONLY  
FORM NOT REVIEWED

Jennie Plummer  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

**RE: PERPETUAL RIGHT OF WAY EASEMENT No. 1 of 2  
DANIEL A. WARDLE to SHERIDAN COUNTY**

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on a Record of Survey filed in Drawer A of Certificate of Surveys, Plat Number 226; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S67°36'48"W, 950.52 feet to the **POINT OF BEGINNING**, said point being the northwest corner of a tract of land described in Book 375 of Deeds, Page 95; thence N88°39'47"E, 439.32 feet along the north line of said tract described in Book 375 of Deeds, Page 95 to a point; thence S01°37'54"E, 17.62 feet to a point; thence S88°22'06"W, 401.56 feet to a point; thence, through a curve to the right, having a radius of 1185.92 feet, a central angle of 01°10'04", an arc length of 24.17 feet, a chord bearing of S88°57'08"W, and a chord length of 24.17 feet to a point; thence S00°51'37"W, 33.39 feet to a point; thence, through a curve to the left, having a radius of 369.26 feet, a central angle of 13°12'42", an arc length of 85.15 feet, a chord bearing of S05°44'44"E, and a chord length of 84.96 feet to a point lying on the west line of said tract described in Book 375 of Deeds, Page 95; thence N17°15'37"W, 61.94 feet along said west line to a point; thence N02°45'37"W, 78.10 feet along said west line to the **POINT OF BEGINNING**.

Said tract contains 9,157 square feet of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

**LEGAL DESCRIPTION**

**RE: PERPETUAL RIGHT OF WAY EASEMENT No. 2 of 2  
DANIEL A. WARDLE to SHERIDAN COUNTY**

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on a Record of Survey filed in Drawer A of Certificate of Surveys, Plat Number 226; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S51°46'44"W, 1020.99 feet to the **POINT OF BEGINNING**, said point lying on the west line of a tract of land described in Book 375 of Deeds, Page 95; thence N35°45'37"W, 40.49 feet along said west line to a point; thence N17°15'37"W, 41.17 feet along said west line to a point; thence, leaving said west line through a curve to the left, having a radius of 369.26 feet, a central angle of 05°27'06", an arc length of 35.13 feet, a chord bearing of S24°53'42"E, and a chord length of 35.12 feet to a point; thence S27°37'15"E, 45.50 feet to the **POINT OF BEGINNING**.

Said tract contains 217 square feet of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

**EXHIBIT B****LEGAL DESCRIPTION**

**RE: TEMPORARY CONSTRUCTION EASEMENT No. 1 of 3  
DANIEL A. WARDLE to SHERIDAN COUNTY**

A temporary construction easement situated in the NE¼NW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said temporary construction easement being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S41°13'31"W, 1037.98 feet to the **POINT OF BEGINNING**, said point lying on the easterly right of way line of Mydland Road; thence N42°45'37"W, 71.66 feet along said easterly right of way line to a point; thence N35°45'37"W, 118.79 feet along said easterly right of way line to a point; thence N27°37'15"W, 45.50 feet to a point; thence, through a curve to the right, having a radius of 369.26 feet, a central angle of 05°27'06", an arc length of 35.13 feet, a chord bearing of N24°53'42"W, and a chord length of 35.12 feet to a point lying on said easterly right of way line; thence N17°15'37"W, 63.20 feet along said easterly right of way line to a point; thence, through a curve to the right, having a radius of 369.26 feet, a central angle of 13°12'42", an arc length of 85.15 feet, a chord bearing of N05°44'44"W, and a chord length of 84.96 feet to a point; thence N00°51'37"E, 33.39 feet to a point; thence, through a curve to the left, having a radius of 1185.92 feet, a central angle of 01°10'04", an arc length of 24.17 feet, a chord bearing of N88°57'08"E, and a chord length of 24.17 feet to a point; thence N88°22'06"E, 401.56 feet to a point; thence S01°37'54"E, 20.00 feet to a point; thence S88°22'06"W, 98.47 feet to a point; thence S01°37'54"E, 90.00 feet to a point; thence S88°22'06"W, 303.72 feet to a point; thence, through a curve to the left, having a radius of 349.26 feet, a central angle of 15°57'29", an arc length of 97.28 feet, a chord bearing of S19°38'30"E, and a chord length of 96.96 feet to a point; thence S27°37'15"E, 32.26 feet to a point; thence N62°22'45"E, 65.00 feet to a point; thence S27°37'15"E, 200.00 feet to a point; thence S62°22'45"W, 49.47 feet to the **POINT OF BEGINNING**.

Said temporary construction easement contains 1.26 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

**EXHIBIT B**

**LEGAL DESCRIPTION**

**RE: TEMPORARY CONSTRUCTION EASEMENT No. 2 of 3  
DANIEL A. WARDLE to SHERIDAN COUNTY**

A temporary construction easement situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said temporary construction easement being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S67°20'52"W, 774.54 feet to the **POINT OF BEGINNING**, said point lying on the northerly right of way line of West 17<sup>th</sup> Street; thence S88°36'43"W, 80.00 feet along said northerly right of way line to a point; thence N01°37'54"W, 40.77 feet to a point; thence N88°22'06"E, 80.00 feet to a point; thence S01°37'54"E, 41.11 feet to the **POINT OF BEGINNING**.

Said temporary construction easement contains 3,275 square feet of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

**LEGAL DESCRIPTION**

**RE: TEMPORARY CONSTRUCTION EASEMENT No. 3 of 3  
DANIEL A. WARDLE to SHERIDAN COUNTY**

A temporary construction easement situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said temporary construction easement being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S70°55'20"W, 924.43 feet to the **POINT OF BEGINNING**, said point lying on the northerly right of way line of West 17<sup>th</sup> Street; thence S88°36'43"W, 39.51 feet along said northerly right of way line to a point; thence N85°45'37"W, 37.87 feet along said northerly right of way line to a point; thence N03°57'50"E, 41.67 feet to a point; thence S88°02'10"E, 74.40 feet to a point; thence S00°02'10"E, 40.87 feet to the **POINT OF BEGINNING**.

Said temporary construction easement contains 3,201 square feet of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

**EXHIBIT C****LEGAL DESCRIPTION**

**RE: TEMPORARY WETLAND CONSTRUCTION EASEMENT  
DANIEL A. WARDLE to SHERIDAN COUNTY**

A temporary easement situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said temporary easement being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S34°26'26"W, 1419.47 feet to the **POINT OF BEGINNING**; thence N76°52'00"W, 80.00 feet to a point; thence N01°52'01"W, 141.04 feet to a point; thence N73°07'59"E, 80.00 feet to a point; thence, through a curve to the right, having a radius of 352.46 feet, a central angle of 30°00'01", an arc length of 184.55 feet, a chord bearing of S01°52'01"E, and a chord length of 182.45 feet to the **POINT OF BEGINNING**.

Said temporary easement contains 13,964 square feet of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).