

RIGHT OF WAY EASEMENT 582

RECORDED AUGUST 29, 1984 BK 287 PG 582 NO 910402 MARGARET LEWIS COUNTY CLERK

Know All Men By These Presents:

that for and in consideration of the sum of Ten Dollars (\$10.00) and O.V.C. ~~XXXX~~, the receipt of which is hereby acknowledged and confessed, Billy M. Ratliff and Tobin L. Ratliff

of the County of Sheridan and State of Wyoming, hereinafter called the grantor, hereby grants to THE STATE HIGHWAY COMMISSION OF WYOMING, its assigns or successors, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain a road for the use of the public over and across the following described lands located in the County of Sheridan and State of Wyoming, to-wit: E₁NE₂ of Section 20, T. 55 N., R. 83 W. of the 6th P.M. Wyo.
right of way hereby granted being more particularly described as follows:

All that portion of the E₁NE₂ of Section 20, T. 55 N., R. 83 W. of the 6th P.M., Wyoming, lying between the centerline of the existing right of way of U.S. Highway Number 14 and a parallel right of way line 50 feet to the right or southerly side when measured at right angles or radially to the following described survey line of highway, said parallel right of way line begins at the west boundary of said E₁NE₂ and ends at the southerly boundary of a tract of land described in Book 182 Deeds at Page 475 of the Sheridan County Records:

Beginning at a point on said survey line of highway which bears S.39°47'35.3"E. a distance of 37.54 feet from a point on said survey line of highway which bears S.40°36'04.7"E. a distance of 314.41 feet from a point on the north boundary of said Section 20 from which the northeast corner thereof bears S.89°47'59.5"E. a distance of 1,532.75 feet, said point of beginning also being located on a 4°00' circular curve concave southwesterly, the radius of which is 1,432.40 feet and at which point a line tangent to said curve bears S.39°05'58.3"E.;

thence along said curve through a central angle of 18°49'29.2" a distance of 470.62 feet to the point of ending of said curve;

thence S.20°16'29.4"E. a distance of 41.58 feet to the point of beginning of a 4°00' circular curve concave northeasterly the radius of which is 1,432.40 feet;

thence along said curve through a central angle of 12°19'44.7" a distance of 308.23 feet to the point of ending of said curve;

thence S.32°36'14"E. a distance of 192.70 feet to the point of beginning of a 5°00' circular curve concave northeasterly the radius of which is 1,145.92 feet;

thence along said curve through a central angle of 25°45'00" a distance of 515 feet, more or less, until said parallel right of way line intersects the southerly boundary of said tract of land as described in said Book 182 Deeds at Page 475.

The parcel of land hereby conveyed contains 74,780 square feet, more or less.

NOTE: All bearings and distances in this description are based on the Wyoming State Plane Coordinate System, East Central Zone, modified to Wyoming Highway Department Coordinate System by an adjustment factor of 1.0003.

Grantor also grants the right of ingress and egress to and from the said land for any and all purposes necessary and incident to the exercise by the grantee, and the public, of the rights granted by this conveyance.

Grantee agrees to construct culverts of suitable size across such ditches and laterals of grantor as necessary for proper operation of his irrigation system.

Grantors hereto do hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

Grantor will not use, or permit to be used, the conveyed property for any purpose whatsoever; that exclusive use is hereby granted to the grantee.

The grant herein contained is an easement and shall be perpetual so long as the main traveled portion of said land is used for the aforementioned purposes, and whether or not actually fenced or used in its entirety for the aforementioned purposes.

IN WITNESS WHEREOF, the parties have hereunto set...their...hand...this...28th...day of June...A.D., 1984...by...

Witnessed by Billy M. Ratliff
Tobin L. Ratliff

ACKNOWLEDGEMENT

Grantors

STATE OF Wyoming
COUNTY OF Sheridan } ss.

The foregoing instrument was acknowledged before me this 28th day of June, 1984 by Billy M. Ratliff and Tobin L. Ratliff

Witness my hand and official seal.

My commission expires
December 4, 1987

