

TRAIL EASEMENT AGREEMENT

This Agreement is entered into by Sheridan Heights Ranch, LLC ("Owner") whose address is 1470 Sugarland Drive, Suite 1, Sheridan, WY 82801 and the Sheridan County Board of County Commissioners ("Holder") whose address is 224 South Main Street, Suite B1, Sheridan, WY 82801.

The parties agree as follows:

1. **Grant of Easement.** Owner grants Holder a perpetual trail easement on the terms and conditions set out in this Agreement over and across the property situate in Sheridan County, Wyoming ("Easement Area") and more fully detailed and described in Exhibits "A-B".
2. **Use of Easement.** Holder may use the Easement Area only for the following purposes:
 - a) Holder may use the Easement Area only for the construction, operation, installation, maintenance, repair and replacement of (i) a public trail not to exceed 20 feet in width and (ii) signs to mark the trail.
 - b) The Easement Area may be used by the general public only for walking, hiking, jogging, bicycling, cross country skiing, bird watching, dog walking, and horseback riding.
3. **Restrictions on Use.** Use of the Easement Area by Holder or the general public with the consent of Holder shall be subject to the following restrictions:
 - a) No motor vehicles of any kind shall be permitted on the Easement Area except the following: (i) power-driven mobility devices for use by persons who have mobility impairments, (ii) vehicles authorized by the Holder required for periodic patrol, inspection, and necessary construction, maintenance and repair of the trail, and (iii) emergency vehicles in case of emergency.
 - b) Dogs are required to be on-leash when livestock or wildlife are present.
 - c) No trash or debris shall be deposited or left on the Easement Area.
 - d) No firearms or fireworks shall be discharged.
 - e) No person on the Easement Area may be in possession of alcohol or any illegal substance.
 - f) No paving material such as asphalt or concrete shall be placed on the Easement Area.
 - g) No charge shall be made for use of the trail.
 - h) No fences, gates, bridges, culverts or improvements, except the trail itself and signage, will be installed or constructed on the Easement Area without the prior written consent of Owner, and, if any such improvements are constructed on the property, they will be kept in good order and repair by Holder.
4. **Holder's Obligations.** Holder shall have the following obligations:
 - a) Holder shall keep the Easement Area and the trail clean and in good order and repair and free of trash and garbage subject to budgeted resources.
 - b) Holder will promptly restore and reclaim to its original condition all areas within the Easement Area disturbed by construction or maintenance of the trail which are not occupied by the trail.



- c) To the maximum extent permitted by law, Holder will indemnify, defend, and hold harmless Owner and Owner's members, managers, agents and employees from any and all claims arising out of the use of the Easement Area and trail by any person except claims by Owner's members, managers, agents and employees.
- d) At the points the trail enters Owner's land, Holder will place signs on the trail advising the public of the restrictions on the use of the trail and the Easement Area.

5. Owner's Reserved Rights. Owner reserves the following rights:

- a) Owner reserves the right to make any use of the Easement Area which does not materially and substantially interfere with the use of the Easement Area as a trail for the general public. These reserved rights include, without limitation, the right to pasture cattle in and adjacent to the Easement Area, and neither Owner nor Owner's lessee shall have any liability for damage done by livestock to the trail or improvements constructed by Holder on the Easement Area.
- b) Owner may at its expense relocate the easement area and trail at any time upon giving at least 30 days prior written notice to Holder; provided, however, Owner will not close the existing trail for relocation purposes until the relocated trail is ready for use. If Owner exercises its right to relocate the easement area and trail, Owner will provide a survey of the relocated easement. The parties will then execute and record with the County Clerk of Sheridan County, Wyoming an amendment to this agreement that amends the description of the lands subject to this easement to conform to the description of the relocated easement.
- c) Owner may close the Easement Area and trail to public access during calving season for a maximum of sixty (60) days each year.

6. Acceptance of Easement Area. Holder accepts the Easement Area "AS IS, WHERE IS." This easement is granted by Owner and accepted by Holder without any warranties from Owner.

7. Assignment. Holder may not assign, transfer or convey this easement without the prior written consent of Owner, which consent Owner may grant or withhold in Owner's sole discretion.

8. Termination of Easement. If Holder fails to comply with Holder's obligations under Section 4. of this Agreement, then Owner will give Holder written notice of default under this Agreement. If the default is not cured or in the process of being cured within thirty (30) days after the written notice is given by the Owner, then Owner may terminate this easement and may also exercise any other legal remedies available to Owner. If the Easement Area is used in violation of the terms of Sections 2 and 3 of this Agreement, then Owner will give Holder written notice of such unauthorized use. If more than two (2) violations of Sections 2 or 3 occur in any six (6) month period immediately following such notice, Owner, in addition to any other available legal remedies, may terminate this easement. In the event of termination of this easement, Holder will upon written request from Owner record in the Office of the County Clerk of Sheridan County, Wyoming a release of this easement and, unless otherwise directed by Owner, restore and reclaim the property to the condition it was in prior to the grant of this easement.

9. Notices. Any notices under this Agreement must be in writing and shall be deemed to have been duly given upon (a) receipt if delivered personally or by messenger, private courier or telecopier or (b) as of the third business day after mailing by United States certified mail, postage prepaid, addressed to the party at the address set out in this Agreement.



2020-762907 10/15/2020 3:39 PM PAGE: 3 OF 11
FEES: \$0.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

10. **Amendments.** This Agreement may be amended only by a document in writing signed by both parties.

11. **Entire Agreement.** This document contains the entire Agreement of the parties relating to the subject matter of this Agreement.

Dated this 6 day of October, 2020

Sheridan Heights Ranch, LLC

By: 


Manager

Sheridan County Board of County Commissioners

By: 

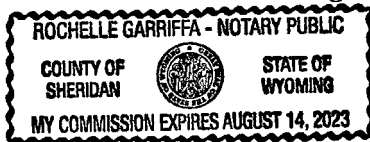
Chairman

Attested


County Clerk

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me this 6th day of October, 2020 by Donald B. Roberts, manager of Sheridan Heights Ranch, LLC. Witness my hand and official seal.



Rochelle Garriffa
Notary Public

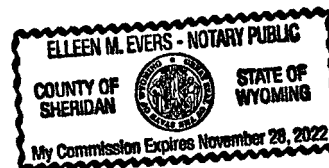
My commission expires: 8-14-2023

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me this 14th day of October, 2020 by Nick Siddle, chairman of the Sheridan County Board of County Commissioners. Witness my hand and official seal.

Eileen M. Evers
Notary Public

My commission expires: 11-28-2022



TYPE OF INSTRUMENT
RECORD OF SURVEY
FROM
THOMAS D TUCKER, SURVEYOR
TO
PUBLIC
LEGAL DESCRIPTION
DATE: 09/10/2020 LEGAL: 56/84 SECTION 30 NWSE, SSW SECTION 31 NENW 56/85 SECTION 25 SWNE, NSE, SESE, CLIENT: SHERIDAN COMMUNITY LAND TRUST
RECORDING INFO

2020-761841 9/10/2020 1:21 PM PAGE: 1 OF 1
SURVEY: A NO: 603 FEES: \$50.00 SM SURVEYOR CERTIFICAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2020-761841 SURVEYOR CERTIFICATE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801

FILED BY
TOM

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Sheridan Heights Ranch, LLC

September 11, 2020

Re: 20.0' Trail Easements to the Sheridan County Board of County Commissioners, and or any of their respective successors and assigns. Record of Survey for Trail Easements Recorded in Plat **Book "A", Page "603"** in the County Clerk's Office, Sheridan County Courthouse, Sheridan, Wyoming.

Easement 4A (Kendrick Restroom Trail)

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the NW¼SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Record of Survey, Recorded in Plat **Book "A", Page "603"** and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N16°22'16"E, 2587.25 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 31 of Deeds, Page 182; thence N59°07'43"E, 88.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of an existing trail easement described in Book 581 of Deeds, Page 631, and being N14°30'04"E, 2610.67 feet from said south quarter corner of Section 30. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said trail easement contains 1,760 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Easement 4B (The Link Trail)

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the NW¼SE¼ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Record of Survey, Recorded in Plat **Book "A", Page "603"** and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N14°09'10"E, 1789.49 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 31 of Deeds, Page 182; thence N51°04'22"E, 130.69 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 101°53'29", a radius of 20.00 feet, an arc length of 35.57 feet, a chord bearing of N00°07'38"E, and a chord length of 31.06 feet to a point; thence N50°49'07"W, 111.85 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of an existing trail easement described in Book 581 of Deeds, Page 631, and being N13°16'13"E, 1971.66 feet from said south quarter corner of Section 30. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said trail easement contains 5,562 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Easement 4C (The Link & Kicking Horse Trails)

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the S½SW¼ of Section 30, NE¼NW¼ of Section 31, Township 56 North, Range 84 West, SW¼NE¼, N½SE¼, SE¼SE¼ of Section 25, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown on Record of Survey, Recorded in Plat **Book "A", Page "603"** and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 30 (Monumented with a 2" Aluminum Cap per PLS 580); thence N00°28'34"W, 1201.35 feet along the east line of said S½SW¼ of Section

30 to the **POINT OF BEGINNING** of said easement, said point also lying on the west line of a tract of land described in Book 31 of Deeds, Page 182; thence N48°22'05"W, 27.25 feet along said centerline to a point; thence S87°52'48"W, 136.79 feet along said centerline to a point; thence N67°56'34"W, 53.11 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 132°46'19", a radius of 18.00 feet, an arc length of 41.71 feet, a chord bearing of S45°40'17"W, and a chord length of 32.99 feet to a point; thence S20°42'53"E, 185.14 feet along said centerline to a point; thence S32°48'09"E, 233.10 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 75°33'17", a radius of 100.00 feet, an arc length of 131.87 feet, a chord bearing of S04°58'29"W, and a chord length of 122.52 feet to a point; thence S42°45'07"W, 117.59 feet along said centerline to a point; thence S60°21'50"W, 67.02 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 60°26'06", a radius of 230.00 feet, an arc length of 242.60 feet, a chord bearing of N89°25'07"W, and a chord length of 231.51 feet to a point; thence N59°12'04"W, 99.53 feet along said centerline to a point; thence N83°28'32"W, 62.61 feet along said centerline to a point; thence S70°16'29"W, 64.78 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 172°01'57", a radius of 10.00 feet, an arc length of 30.03 feet, a chord bearing of S15°44'29"E, and a chord length of 19.95 feet to a point; thence N78°14'32"E, 31.35 feet along said centerline to a point; thence S72°51'35"E, 47.22 feet along said centerline to a point; thence S44°30'48"E, 134.45 feet along said centerline to a point; thence S49°03'56"E, 116.46 feet along said centerline to a point; thence S71°06'02"E, 159.34 feet along said centerline to a point; thence S81°54'05"E, 84.36 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 168°17'10", a radius of 10.00 feet, an arc length of 29.37 feet, a chord bearing of S02°14'30"W, and a chord length of 19.90 feet to a point; thence S86°23'06"W, 95.94 feet along said centerline to a point; thence N73°13'33"W, 65.48 feet along said centerline to a point; thence N81°19'15"W, 151.21 feet along said centerline to a point; thence N65°48'40"W, 42.24 feet along said centerline to a point; thence N46°43'41"W, 79.68 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 85°19'34", a radius of 10.00 feet, an arc length of 14.89 feet, a chord bearing of N89°23'28"W, and a chord length of 13.55 feet to a point; thence S47°56'45"W, 25.69 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 74°07'58", a radius of 25.00 feet, an arc length of 32.35 feet, a chord bearing of S10°52'46"W, and a chord length of 30.14 feet to a point; thence S26°11'13"E, 8.17 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 150°21'40", a radius of 25.00 feet, an arc length of 65.61 feet, a chord bearing of S48°59'37"W, and a chord length of 48.34 feet to a point; thence N55°49'33"W, 79.47 feet along said centerline to a point; thence S89°17'32"W, 211.18 feet along said centerline to a point; thence N85°38'48"W, 42.69 feet along said centerline to a point; thence N79°07'39"W, 48.30 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 167°25'06", a radius of 10.00 feet, an arc length of 29.22 feet, a chord bearing of S17°09'48"W, and a chord length of 19.88 feet to a point; thence S66°32'45"E, 22.14 feet along said centerline to a point; thence S73°17'25"E, 110.73 feet along said centerline to a point; thence S82°50'32"E, 126.26 feet along said centerline to a point; thence S53°22'00"E, 78.17 feet along said centerline to a point; thence S65°54'24"E, 96.45 feet along said centerline to a point; thence S53°57'51"E, 156.06 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 130°30'50", a radius of 25.00 feet, an arc length of 56.95 feet, a chord bearing of N60°46'44"E, and a chord length of 45.41 feet to a point; thence N04°28'41"W, 46.82 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 128°36'28", a radius of 15.00 feet, an arc length of 33.67 feet, a chord bearing of N59°49'33"E, and a chord length of 27.03 feet to a point; thence S55°52'13"E, 118.62 feet along said centerline to a point; thence S38°38'24"E, 147.41 feet along said centerline to a point; thence S72°50'08"E, 25.86 feet along said centerline to a point; thence S49°44'17"E, 38.75 feet along said centerline to a point; thence S68°33'36"E, 71.58 feet along said centerline to a point; thence N71°28'56"E, 50.76 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 161°54'43", a radius of 10.00 feet, an arc length of 28.26 feet, a chord bearing of S27°33'43"E, and a chord length of 19.75 feet to a point; thence S53°23'39"W, 51.51 feet along said centerline to a point; thence S82°27'35"W, 105.32 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 56°29'55", a radius of 10.00 feet, an arc length of 9.86 feet, a chord bearing of

N69°17'27"W, and a chord length of 9.47 feet to a point; thence N41°02'30"W, 59.21 feet along said centerline to a point; thence N55°48'39"W, 71.69 feet along said centerline to a point; thence N42°19'18"W, 51.04 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 142°35'23", a radius of 10.00 feet, an arc length of 24.89 feet, a chord bearing of S66°23'00"W, and a chord length of 18.94 feet to a point; thence S04°54'41"E, 47.01 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 111°40'11", a radius of 27.00 feet, an arc length of 52.62 feet, a chord bearing of S50°55'24"W, and a chord length of 44.68 feet to a point; thence N73°14'30"W, 34.24 feet along said centerline to a point, said point being the connection to **FAIRWAY TRAIL**; thence, continue N73°14'30"W, 264.95 feet along said centerline to a point; thence N83°35'07"W, 75.17 feet along said centerline to a point; thence N63°45'27"W, 64.11 feet along said centerline to a point; thence S86°30'42"W, 24.17 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 47°22'29", a radius of 50.00 feet, an arc length of 41.34 feet, a chord bearing of N69°48'03"W, and a chord length of 40.17 feet to a point; thence N46°06'48"W, 24.28 feet along said centerline to a point; thence N82°40'02"W, 88.33 feet along said centerline to a point; thence N70°29'28"W, 49.69 feet along said centerline to a point; thence N84°39'08"W, 73.24 feet along said centerline to a point; thence N72°11'40"W, 57.85 feet along said centerline to a point; thence N55°49'24"W, 122.81 feet along said centerline to a point; thence N28°37'47"W, 49.88 feet along said centerline to a point; thence N04°29'28"E, 74.11 feet along said centerline to a point; thence N29°49'06"E, 21.55 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 170°16'16", a radius of 10.00 feet, an arc length of 29.72 feet, a chord bearing of N55°19'02"W, and a chord length of 19.93 feet to a point; thence S39°32'50"W, 33.18 feet along said centerline to a point; thence S18°53'07"W, 21.96 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 102°49'54", a radius of 35.00 feet, an arc length of 62.82 feet, a chord bearing of S70°18'04"W, and a chord length of 54.72 feet to a point; thence N58°16'59"W, 188.92 feet along said centerline to a point; thence N72°22'35"W, 219.27 feet along said centerline to a point; thence N55°39'17"W, 75.74 feet along said centerline to a point; thence N41°59'00"W, 67.89 feet along said centerline to a point; thence N60°03'02"W, 113.67 feet along said centerline to a point; thence N89°20'51"W, 33.77 feet along said centerline to a point; thence N63°27'24"W, 111.02 feet along said centerline to a point; thence N51°10'26"W, 44.71 feet along said centerline to a point; thence S81°38'58"W, 42.62 feet along said centerline to a point; thence S46°35'35"W, 91.31 feet along said centerline to a point; thence S75°34'49"W, 57.73 feet along said centerline to a point; thence N53°27'05"W, 76.83 feet along said centerline to a point; thence N83°03'26"W, 279.84 feet along said centerline to a point; thence N59°35'01"W, 256.80 feet along said centerline to a point; thence N34°54'39"W, 63.69 feet along said centerline to a point; thence N50°20'55"W, 73.06 feet along said centerline to a point; thence N10°57'46"W, 40.90 feet along said centerline to a point; thence N33°17'44"W, 30.08 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 56°40'26", a radius of 20.00 feet, an arc length of 19.78 feet, a chord bearing of N61°37'57"W, and a chord length of 18.99 feet to a point; thence N89°58'10"W, 21.18 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 97°46'45", a radius of 20.00 feet, an arc length of 34.13 feet, a chord bearing of N41°04'47"W, and a chord length of 30.14 feet to a point; thence N07°48'35"E, 28.21 feet along said centerline to a point; thence N17°44'42"W, 70.90 feet along said centerline to a point; thence N40°01'05"W, 146.85 feet along said centerline to a point; thence N56°21'46"W, 176.55 feet along said centerline to a point; thence N76°04'16"W, 20.99 feet along said centerline to a point; thence N60°32'12"W, 33.39 feet along said centerline to a point; thence N34°27'36"W, 17.78 feet along said centerline to a point; thence N68°29'05"W, 53.64 feet along said centerline to a point; thence N47°46'31"W, 114.91 feet along said centerline to a point; thence N58°30'16"W, 232.40 feet along said centerline to a point; thence N30°35'33"W, 80.76 feet along said centerline to a point; thence N65°25'38"W, 40.09 feet along said centerline to a point; thence N51°53'42"W, 58.25 feet along said centerline to a point; thence N19°28'42"W, 33.71 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 68°59'13", a radius of 22.00 feet, an arc length of 26.49 feet, a chord bearing of N53°58'19"W, and a chord length of 24.92 feet to a point; thence N88°27'56"W, 19.90 feet along said centerline to a point; thence N67°52'35"W, 113.18 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 32°19'47", a radius of 100.00 feet, an arc length of 56.43 feet, a chord bearing of N51°42'42"W, and a chord length of 55.68 feet to a

point; thence N35°32'48"W, 77.74 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 48°13'39", a radius of 50.00 feet, an arc length of 42.09 feet, a chord bearing of N59°39'38"W, and a chord length of 40.85 feet to a point; thence N83°46'27"W, 117.22 feet along said centerline to a point; thence N75°56'08"W, 113.42 feet along said centerline to a point; thence N48°43'06"W, 51.39 feet along said centerline to a point; thence N87°52'37"W, 151.47 feet along said centerline to a point; thence N62°36'30"W, 29.98 feet along said centerline to a point; thence S81°45'40"W, 59.69 feet along said centerline to a point; thence N83°11'19"W, 71.46 feet along said centerline to a point; thence S74°28'17"W, 35.23 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 87°13'43", a radius of 30.00 feet, an arc length of 45.67 feet, a chord bearing of N61°54'51"W, and a chord length of 41.39 feet to a point; thence N18°17'59"W, 23.00 feet along said centerline to a point; thence N36°05'05"W, 23.45 feet along said centerline to a point; thence S88°45'11"W, 37.00 feet along said centerline to a point; thence N49°41'02"W, 28.74 feet along said centerline to a point; thence N68°09'37"W, 61.57 feet along said centerline to a point; thence N47°01'12"W, 125.66 feet along said centerline to a point; thence N81°12'12"W, 23.28 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 90°13'57", a radius of 12.00 feet, an arc length of 18.90 feet, a chord bearing of N36°05'13"W, and a chord length of 17.00 feet to a point; thence N09°01'45"E, 21.65 feet along said centerline to a point; thence N34°55'57"W, 86.18 feet along said centerline to a point; thence N67°36'47"W, 56.00 feet along said centerline to a point; thence N49°40'18"W, 136.97 feet along said centerline to a point; thence N41°59'40"W, 66.12 feet along said centerline to a point; thence N01°32'02"E, 52.34 feet along said centerline to a point; thence N27°46'51"E, 17.43 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 77°27'00", a radius of 25.00 feet, an arc length of 33.79 feet, a chord bearing of N10°56'39"W, and a chord length of 31.28 feet to a point; thence N49°40'09"W, 5.82 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 89°46'37", a radius of 20.00 feet, an arc length of 31.34 feet, a chord bearing of N04°46'50"W, and a chord length of 28.23 feet to a point; thence N40°06'28"E, 19.96 feet along said centerline to a point; thence N16°15'08"E, 85.90 feet along said centerline to a point; thence N36°22'47"E, 116.20 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 158°07'02", a radius of 19.00 feet, an arc length of 52.43 feet, a chord bearing of N42°40'45"W, and a chord length of 37.31 feet to a point; thence S58°15'44"W, 144.68 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 168°37'59", a radius of 29.00 feet, an arc length of 85.35 feet, a chord bearing of N37°25'16"W, and a chord length of 57.71 feet to a point; thence N46°53'43"E, 134.27 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 168°28'31", a radius of 14.00 feet, an arc length of 41.17 feet, a chord bearing of N37°20'33"W, and a chord length of 27.86 feet to a point; thence S58°25'12"W, 53.59 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 160°50'31", a radius of 23.00 feet, an arc length of 64.57 feet, a chord bearing of N41°09'33"W, and a chord length of 45.36 feet to a point; thence N39°15'43"E, 207.15 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 151°28'18", a radius of 13.00 feet, an arc length of 34.37 feet, a chord bearing of N36°28'26"W, and a chord length of 25.20 feet to a point; thence S67°47'25"W, 100.44 feet along said centerline to a point; thence S47°08'31"W, 40.17 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 169°36'46", a radius of 16.00 feet, an arc length of 47.36 feet, a chord bearing of N48°03'06"W, and a chord length of 31.87 feet to a point; thence N36°45'17"E, 109.96 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 170°36'06", a radius of 18.00 feet, an arc length of 53.60 feet, a chord bearing of N48°32'45"W, and a chord length of 35.88 feet to a point; thence S46°09'12"W, 51.12 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 142°55'13", a radius of 16.00 feet, an arc length of 39.91 feet, a chord bearing of N62°23'11"W, and a chord length of 30.34 feet to a point; thence N09°04'25"E, 66.38 feet along said centerline to a point; thence N35°02'55"W, 43.41 feet along said centerline to a point; thence N51°04'33"W, 14.48 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the west line of said SW¼NE¼ of Section 25, and the east line of a tract of land described in Document Number 2020-758905, and being S01°52'26"E, 1992.38 feet from the

north quarter corner of said Section 25 (Monumented with a 3¼" Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said trail easement contains 5.74 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Easement 4D (Fairway Trail)

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the SE¼SW¼ of Section 30, and the NE¼NW¼ of Section 31, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Record of Survey, Recorded in Plat **Book "A", Page "603"** and by this reference made a part hereof; said centerline being more particularly described as follows:

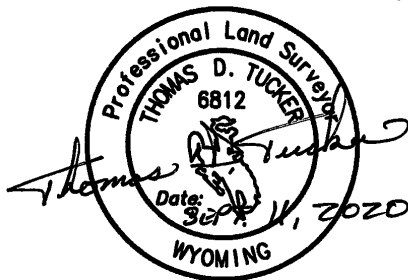
Commencing at the north quarter corner of said Section 31 (Monumented with a 2" Aluminum Cap per PLS 580); thence S03°01'37"E, 106.04 feet along the east line of said NE¼NW¼, Section 31 to the **POINT OF BEGINNING** of said easement; thence N86°20'17"W, 219.73 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 58°11'40", a radius of 20.00 feet, an arc length of 20.31 feet, a chord bearing of N57°14'27"W, and a chord length of 19.45 feet to a point; thence N28°08'37"W, 86.28 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 116°42'57", a radius of 10.00 feet, an arc length of 20.37 feet, a chord bearing of N86°30'05"W, and a chord length of 17.03 feet to a point; thence S35°08'27"W, 13.07 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 84°33'39", a radius of 15.00 feet, an arc length of 22.14 feet, a chord bearing of S77°25'16"W, and a chord length of 20.18 feet to a point; thence N60°17'54"W, 97.96 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of **KICKING HORSE TRAIL**, and being N85°49'13"W, 401.10 feet from said north quarter corner of Section 31. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said trail easement contains 9,597 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.



NO. 2020-762907 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BOCC
SHERIDAN WY 82801