



TRAIL EASEMENT AGREEMENT

This Agreement is entered into by Sheridan Heights Ranch, LLC ("Owner") whose address is 20 Pine Lane, 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-C".
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 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.

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 27 day of June, 2019

Sheridan Heights Ranch, LLC

By: _____

Manager

Sheridan County Board of County Commissioners

By: _____

Chairman

Attested

Eda Schunk Thompson
County Clerk

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me this 27th day of JUNE, 2019 by Donald B. Roberts, manager of Sheridan Heights Ranch, LLC. Witness my hand and official seal.

Steven C. Harker
Notary Public

My commission expires: July 29, 2019

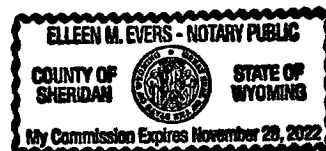


STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me this 2nd day of July, 2019 by Tom Ringley, chairman of the Sheridan County Board of County Commissioners. Witness my hand and official seal.

Elleen M. Evers
Notary Public

My commission expires: Nov. 28, 2022



LEGAL DESCRIPTIONS EXHIBIT "A"

Record Owner: Sheridan Heights Ranch, LLC

June 27, 2019

Re: 20.0' Trail Easements to the Sheridan County Board of County Commissioners, and or any of their respective successors and assigns.

Easement - 1

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the NW¼SE¼, NE¼SW¼ and the S½NW¼ of Section 29, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B" (Sheet 3 of 8 & Sheet 4 of 8)** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

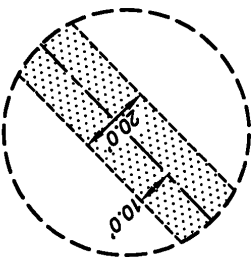
Commencing at the south quarter corner of said Section 29 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N28°15'50"E, 1564.71 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of Tract 4, Sheridan Country Club Minor Subdivision; thence S82°42'32"W, 35.89 feet along said centerline to a point; thence N62°38'07"W, 35.77 feet along said centerline to a point; thence S73°28'26"W, 75.53 feet along said centerline to a point; thence N88°55'23"W, 183.49 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 71°21'26", a radius of 35.00 feet, an arc length of 43.59 feet, a chord bearing of N53°14'40"W, and a chord length of 40.83 feet to a point; thence N17°33'57"W, 29.53 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 165°12'07", a radius of 12.00 feet, an arc length of 34.60 feet, a chord bearing of S79°49'59"W, and a chord length of 23.80 feet to a point; thence S02°46'04"E, 34.13 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 167°11'53", a radius of 13.00 feet, an arc length of 37.94 feet, a chord bearing of S80°49'52"W, and a chord length of 25.84 feet to a point; thence N15°34'11"W, 17.71 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 105°45'00", a radius of 15.00 feet, an arc length of 27.69 feet, a chord bearing of N68°26'41"W, and a chord length of 23.92 feet to a point; thence S58°40'49"W, 63.15 feet along said centerline to a point; thence N88°55'23"W, 55.94 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 114°39'58", a radius of 28.00 feet, an arc length of 56.04 feet, a chord bearing of N31°35'24"W, and a chord length of 47.14 feet to a point; thence N25°44'35"E, 10.77 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 157°53'45", a radius of 10.00 feet, an arc length of 27.56 feet, a chord bearing of N53°12'17"W, and a chord length of 19.63 feet to a point; thence S47°50'50"W, 23.24 feet along said centerline to a point; thence S20°29'28"W, 48.12 feet along said centerline to a point; thence S72°56'59"W, 45.22 feet along said centerline to a point; thence N85°48'47"W, 51.11 feet along said centerline to a point; thence N51°06'00"W, 26.89 feet along said centerline to a point; thence N88°00'46"W, 43.69 feet along said centerline to a point; thence N71°28'55"W, 66.00 feet along said centerline to a point; thence S59°15'58"W, 30.10 feet along said centerline to a point; thence S82°55'42"W, 73.92 feet along said centerline to a point; thence N72°02'08"W, 89.53 feet along said centerline to a point; thence N49°23'00"W, 89.83 feet along said centerline to a point; thence N79°59'30"W, 38.44 feet along said centerline to a point; thence N55°04'17"W, 253.07 feet along said centerline to a point; thence N76°55'49"W, 90.31 feet along said centerline to a point; thence N47°06'45"W, 78.45 feet along said centerline to a point; thence N75°58'43"W, 57.47 feet along said centerline to a point; thence N35°49'58"W, 89.88 feet along said centerline to a point; thence N86°25'31"W, 20.79 feet along said centerline to a point; thence N53°36'45"W, 30.63 feet along said centerline to a point; thence N87°43'17"W, 70.10 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 57°43'17", a radius of 25.00 feet, an arc length of 25.19 feet, a chord bearing of N58°51'39"W, and a chord length of 24.13 feet to a point; thence N30°00'00"W, 33.02 feet along said centerline to a point; thence N49°15'53"W, 111.51 feet along said centerline to a point; thence N60°16'23"W, 127.85 feet along said centerline to a point; thence N38°54'31"W, 58.95 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 52°24'43", a radius of 30.00 feet, an arc length of 27.44 feet, a chord bearing of N12°42'09"W, and a chord length of 26.50 feet to a point; thence N13°30'12"E, 27.47 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 28°57'00", a radius of 20.00 feet, an arc length of 10.11 feet, a chord bearing of N00°58'18"W, and a chord length of 10.00 feet to a point; thence N15°26'48"W,

63.17 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 44°04'19", a radius of 30.00 feet, an arc length of 23.08 feet, a chord bearing of N06°35'22"E, and a chord length of 22.51 feet to a point; thence N28°37'31"E, 31.37 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 137°16'14", a radius of 14.00 feet, an arc length of 33.54 feet, a chord bearing of S82°44'22"E, and a chord length of 26.08 feet to a point; thence S14°06'15"E, 30.13 feet along said centerline to a point; thence S36°08'29"E, 63.91 feet along said centerline to a point; thence S42°55'02"E, 132.72 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 173°43'44", a radius of 10.00 feet, an arc length of 30.32 feet, a chord bearing of N50°13'06"E, and a chord length of 19.97 feet to a point; thence N36°38'46"W, 71.67 feet along said centerline to a point; thence N03°05'14"W, 167.81 feet along said centerline to a point; thence N10°54'28"E, 34.50 feet along said centerline to a point; thence N09°22'29"W, 48.41 feet along said centerline to a point; thence N15°15'25"E, 39.26 feet along said centerline to a point; thence N06°58'58"W, 47.09 feet along said centerline to a point; thence N19°48'27"E, 28.37 feet along said centerline to a point; thence N44°40'59"E, 77.31 feet along said centerline to a point; thence N28°01'15"E, 57.11 feet along said centerline to a point; thence N35°08'57"E, 63.77 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 125°11'29", a radius of 22.00 feet, an arc length of 48.07 feet, a chord bearing of N27°26'48"W, and a chord length of 39.06 feet to a point; thence S89°57'28"W, 64.12 feet along said centerline to a point; thence S42°50'39"W, 74.76 feet along said centerline to a point; thence S71°55'48"W, 67.58 feet along said centerline to a point; thence S23°33'26"W, 89.21 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 156°06'48", a radius of 47.50 feet, an arc length of 129.42 feet, a chord bearing of N78°23'09"W, and a chord length of 92.94 feet to a point; thence N00°19'45"W, 153.14 feet along said centerline to a point; thence N15°04'27"E, 26.30 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 98°01'39", a radius of 12.00 feet, an arc length of 20.53 feet, a chord bearing of N33°56'22"W, and a chord length of 18.12 feet to a point; thence N82°57'12"W, 61.97 feet along said centerline to a point; thence S84°24'24"W, 58.67 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the east line of a tract of land described in Book 236 of Deeds, Page 116, and being S89°50'03"E, 1227.61 feet from the west quarter corner of said Section 29 (Monumented with a 3¼" Aluminum Cap per PLS 2615). Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Said trail easement contains 1.99 acres of land, more or less.

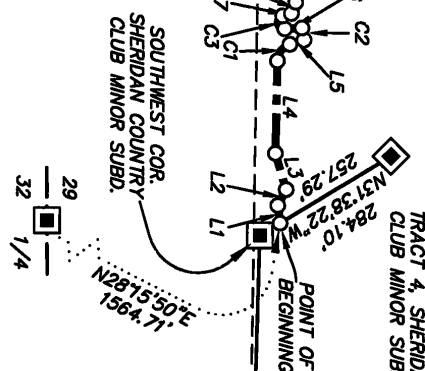
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

TYP. DETAIL
 NO TRUE SCALE



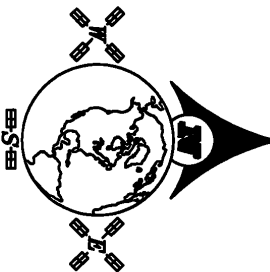
LEGEND:

FOUND 2" ALUMINUM CAP PER PLS 2615
 FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
 CALCULATED: NOTHING FOUND/NOTHING SET
 PROPERTY/TRACT/LOT LINE
 SECTION LINE
 INTERIOR SECTION LINE
 EASEMENT LINE
 CENTERLINE 20.0' TRAIL EASEMENT



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	71°21'26"	35.00'	43.59'	N53°14'40"W	40.83'
C2	165°12'07"	12.00'	34.60'	S79°49'59"W	23.80'
C3	167°11'53"	13.00'	37.94'	S80°49'52"W	25.84'
C4	105°45'00"	15.00'	27.69'	N68°26'41"W	23.82'
C5	114°39'58"	28.00'	56.04'	N31°35'24"W	47.14'
C6	157°53'45"	10.00'	27.56'	N53°12'17"W	19.63'
C7	57°43'17"	25.00'	25.19'	N58°51'39"W	24.13'
C8	52°24'43"	30.00'	27.44'	N12°42'09"W	26.50'
C9	26°57'00"	20.00'	10.11'	N00°58'18"W	10.00'
C10	44°04'19"	30.00'	23.08'	N08°35'22"E	22.51'
C11	137°16'14"	14.00'	33.54'	S82°44'22"E	28.08'
C12	173°43'44"	10.00'	30.32'	N50°13'06"E	19.97'
C13	125°11'29"	22.00'	48.07'	N27°26'48"W	39.06'
C14	156°06'46"	47.50'	128.42'	N78°23'09"W	92.94'
C15	98°01'39"	12.00'	20.53'	N33°56'22"W	18.12'

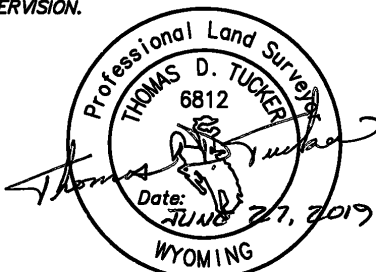
SCALE: 1"=300'
 BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DATE: 1/00/2015
 DISTANCES ARE SURFACE



SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"

20.0' TRAIL EASEMENT

CLIENT: SHERIDAN COMMUNITY LAND TRUST
 LOCATION: NW1/4SE1/4, NE1/4SW1/4 & THE S1/2NW1/4
 OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 84
 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2018-050
 DN: 2018-050-E2
 TAB: ROS
 PF: T2018-050
 REVIEWED BY: NWS
 JUNE 26, 2019

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°42'32"W	35.89
L2	N62°38'07"W	35.77
L3	S73°28'26"W	75.53
L4	N88°55'23"W	183.49
L5	N17°33'57"W	29.53
L6	S02°46'04"E	34.13
L7	N15°34'11"W	17.71
L8	S58°40'49"W	63.15
L9	N88°55'23"W	55.94
L10	N25°44'35"E	10.77
L11	S47°50'50"W	23.24
L12	S20°29'28"W	48.12
L13	S72°56'59"W	45.22
L14	N85°48'47"W	51.11
L15	N51°06'00"W	26.89
L16	N88°00'46"W	43.69
L17	N71°28'55"W	66.00
L18	S59°15'58"W	30.10
L19	S82°55'42"W	73.92
L20	N72°02'08"W	89.53

LINE TABLE		
LINE	BEARING	LENGTH
L21	N49°23'00"W	89.83
L22	N79°59'30"W	38.44
L23	N55°04'17"W	253.07
L24	N76°55'49"W	90.31
L25	N47°06'45"W	78.45
L26	N75°58'43"W	57.47
L27	N35°49'58"W	89.88
L28	N86°25'31"W	20.79
L29	N53°36'45"W	30.63
L30	N87°43'17"W	70.10
L31	N30°00'00"W	33.02
L32	N49°15'53"W	111.51
L33	N60°16'23"W	127.85
L34	N38°54'31"W	58.95
L35	N13°30'12"E	27.47
L36	N15°26'48"W	63.17
L37	N28°37'31"E	31.37
L38	S14°06'15"E	30.13
L39	S36°08'29"E	63.91
L40	S42°55'02"E	132.72

LINE TABLE		
LINE	BEARING	LENGTH
L41	N36°38'46"W	71.67
L42	N03°05'14"W	167.81
L43	N10°54'28"E	34.50
L44	N09°22'29"W	48.41
L45	N15°15'25"E	39.26
L46	N06°58'58"W	47.09
L47	N19°48'27"E	28.37
L48	N44°40'59"E	77.31
L49	N28°01'15"E	57.11
L50	N35°08'57"E	63.77
L51	S89°57'28"W	64.12
L52	S42°50'39"W	74.76
L53	S71°55'48"W	67.58
L54	S23°33'26"W	89.21
L55	N00°19'45"W	153.14
L56	N15°04'27"E	26.30
L57	N82°57'12"W	61.97
L58	S84°24'24"W	58.67

EXHIBIT "B"

20.0' TRAIL EASEMENT

CLIENT: SHERIDAN COMMUNITY LAND TRUST

LOCATION: NW1/4SE1/4, NE1/4SW1/4 & THE S1/2NW1/4
 OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 84
 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2018-050
 DN: 2018-050-E2
 TAB: ROS 2
 PF: T2018-050
 REVIEWED BY: NWS
 JUNE 26, 2019

SHEET 4 OF 8

EXHIBIT "C"

Re: Two 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 the Hidden Hoot Trail Easement filed in **Drawer "A" of Plats, Number "565"** in the County Clerk's Office, Sheridan County Courthouse, Sheridan, Wyoming.

Easement - 2A

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29 and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Record of Survey, Hidden Hoot Trail Easement filed in **Drawer "A" of Plats, Number "565"** and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N53°01'57"E, 585.64 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of a tract of land described in Book 236 of Deeds, Page 116; thence, along said centerline through a non-tangent curve to the right having a central angle of 27°30'59", a radius of 140.00 feet, an arc length of 67.24 feet, a chord bearing of N56°17'34"W, and a chord length of 66.59 feet to a point; thence S89°52'32"W, 68.15 feet along said centerline to a point; thence N67°26'11"W, 175.27 feet along said centerline to a point; thence S86°16'21"W, 135.47 feet along said centerline to a point; thence N71°58'00"W, 64.08 feet along said centerline to a point; thence N53°20'57"W, 34.06 feet along said centerline to a point; thence N78°11'32"W, 116.19 feet along said centerline to a point; thence N55°08'30"W, 45.20 feet along said centerline to a point; thence S89°05'37"W, 105.37 feet along said centerline to a point; thence N65°55'20"W, 86.56 feet along said centerline to a point; thence N32°10'02"W, 68.46 feet along said centerline to a point; thence N06°13'38"W, 63.06 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 173°34'12", a radius of 10.00 feet, an arc length of 30.29 feet, a chord bearing of S86°59'16"W, and a chord length of 19.97 feet to a point; thence S00°12'10"W, 58.98 feet along said centerline to a point; thence S22°53'53"E, 135.85 feet along said centerline to a point; thence S65°08'35"E, 42.55 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 79°26'58", a radius of 30.00 feet, an arc length of 41.60 feet, a chord bearing of S25°25'06"E, and a chord length of 38.35 feet to a point; thence S14°18'23"W, 56.88 feet along said centerline to a point; thence S31°08'41"W, 101.81 feet along said centerline to a point; thence S39°34'11"W, 70.96 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N59°55'36"W, 512.57 feet from said west quarter corner of Section 29. Lengthening or shortening the side lines of said easement to intersect said boundary line.

Said trail easement contains 31,361 square feet, or 0.72 acres of land.

Easement - 2B

A trail easement twenty (20) feet wide, being ten (10) feet each side of the following described centerline situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 30, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Record of Survey, Hidden Hoot Trail Easement filed in **Drawer "A" of Plats, Number "565"** and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 30 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N59°55'36"W, 512.57 feet to the **POINT OF BEGINNING** of said easement; thence S36°46'04"E, 62.13 feet along said centerline to a point; thence S67°23'39"E, 44.48 feet along said centerline to a point; thence S05°12'11"W, 31.66 feet along said centerline to a point; thence S66°53'34"E, 43.54 feet along said centerline to a point; thence S36°37'42"E, 126.15 feet along said centerline to a point; thence S20°44'16"E, 27.82 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 92°46'11", a radius of 10.00 feet, an arc length of 16.19 feet, a chord bearing of S67°07'21"E, and a chord length of 14.48 feet to a point; thence N66°29'34"E, 14.96 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 112°54'41", a radius of 108.00 feet, an arc length of 212.83 feet, a chord bearing of S57°03'06"E, and a chord length of 180.03 feet to a point; thence S00°35'45"E, 75.62 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 139°41'07", a radius of 17.00 feet, an arc length of 41.45 feet, a chord bearing of S70°26'19"E, and a chord length of 31.92 feet to a point; thence N39°43'08"E, 32.51 feet along said

centerline to a point; thence, along said centerline through a curve to the right having a central angle of 164°50'15", a radius of 4.00 feet, an arc length of 11.51 feet, a chord bearing of S57°51'44"E, and a chord length of 7.93 feet to a point; thence S24°33'23"W, 94.83 feet along said centerline to a point; thence S83°38'49"W, 64.66 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 112°08'37", a radius of 15.00 feet, an arc length of 29.36 feet, a chord bearing of N40°16'52"W, and a chord length of 24.89 feet to a point; thence N15°47'26"E, 40.38 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 123°53'15", a radius of 45.00 feet, an arc length of 97.30 feet, a chord bearing of N46°09'11"W, and a chord length of 79.42 feet to a point; thence S71°54'12"W, 27.08 feet along said centerline to a point; thence N72°41'13"W, 42.03 feet along said centerline to a point; thence S55°37'32"W, 41.47 feet along said centerline to a point; thence S28°03'35"W, 42.30 feet along said centerline to a point; thence S52°48'41"W, 41.79 feet along said centerline to a point; thence S33°32'10"W, 138.71 feet along said centerline to a point; thence N65°43'38"W, 34.67 feet along said centerline to a point; thence S83°35'31"W, 44.33 feet along said centerline to a point; thence S74°26'10"W, 48.92 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 132°45'48", a radius of 22.00 feet, an arc length of 50.98 feet, a chord bearing of N39°10'56"W, and a chord length of 40.31 feet to a point; thence N27°11'58"E, 68.15 feet along said centerline to a point; thence N15°15'53"E, 88.31 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 87°05'25", a radius of 20.00 feet, an arc length of 30.40 feet, a chord bearing of N28°16'49"W, and a chord length of 27.56 feet to a point; thence N71°49'32"W, 42.91 feet along said centerline to a point; thence S64°05'44"W, 70.46 feet along said centerline to a point; thence N71°48'23"W, 94.98 feet along said centerline to a point; thence S81°47'28"W, 99.12 feet along said centerline to a point; thence N81°04'51"W, 46.26 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 108°19'47", a radius of 25.00 feet, an arc length of 47.27 feet, a chord bearing of N26°54'57"W, and a chord length of 40.54 feet to a point; thence N27°14'56"E, 71.20 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 92°18'29", a radius of 50.00 feet, an arc length of 80.55 feet, a chord bearing of N18°54'18"W, and a chord length of 72.12 feet to a point; thence N65°03'32"W, 39.53 feet along said centerline to a point; thence N54°21'58"W, 50.50 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 69°13'50", a radius of 20.00 feet, an arc length of 24.17 feet, a chord bearing of N88°58'53"W, and a chord length of 22.72 feet to a point; thence S56°24'12"W, 56.08 feet along said centerline to a point; thence S35°55'29"W, 28.17 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 75°26'16", a radius of 40.00 feet, an arc length of 52.67 feet, a chord bearing of S73°38'37"W, and a chord length of 48.94 feet to a point; thence N68°38'15"W, 29.10 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 52°12'11", a radius of 45.00 feet, an arc length of 41.00 feet, a chord bearing of S85°15'40"W, and a chord length of 39.60 feet to a point; thence S59°09'34"W, 59.98 feet along said centerline to a point; thence N86°00'00"W, 56.38 feet along said centerline to a point; thence S75°34'34"W, 23.25 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 82°33'31", a radius of 16.00 feet, an arc length of 23.05 feet, a chord bearing of N63°08'40"W, and a chord length of 21.11 feet to a point; thence N21°51'55"W, 8.91 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 93°21'54", a radius of 40.00 feet, an arc length of 65.18 feet, a chord bearing of N68°32'52"W, and a chord length of 58.20 feet to a point; thence S64°46'12"W, 83.41 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 131°38'16", a radius of 16.00 feet, an arc length of 36.76 feet, a chord bearing of N49°24'40"W, and a chord length of 29.19 feet to a point; thence N16°24'28"E, 31.62 feet along said centerline to a point; thence N45°17'46"W, 74.90 feet along said centerline to a point; thence S85°37'55"W, 107.69 feet along said centerline to a point; thence S74°00'34"W, 93.13 feet along said centerline to a point; thence N76°00'48"W, 38.96 feet along said centerline to a point; thence S89°47'51"W, 79.72 feet along said centerline to a point; thence S60°31'06"W, 44.79 feet along said centerline to a point; thence N88°07'20"W, 62.49 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 73°48'51", a radius of 40.00 feet, an arc length of 51.53 feet, a chord bearing of S54°58'15"W, and a chord length of 48.04 feet to a point; thence S18°03'49"W, 131.25 feet along said centerline to a point; thence S02°25'17"W, 28.33 feet along said centerline to a point; thence S28°26'03"W, 62.93 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 41°34'04", a radius of 60.00 feet, an arc length of 43.53 feet, a chord bearing of S07°39'01"W, and a chord length of 42.58 feet to a point; thence S13°08'01"E, 31.07 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 45°02'25", a radius of 80.00 feet, an arc length of 62.89 feet, a chord bearing of S09°23'12"W, and a chord length of 61.28 feet to a point; thence S31°54'24"W, 68.86 feet along said centerline to a point; thence

S18°00'29"W, 20.31 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 180°02'30", a radius of 8.00 feet, an arc length of 25.14 feet, a chord bearing of S72°00'47"E, and a chord length of 16.00 feet to a point; thence N17°57'58"E, 25.42 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 180°00'00", a radius of 8.00 feet, an arc length of 25.13 feet, a chord bearing of S72°02'02"E, and a chord length of 16.00 feet to a point; thence S17°57'58"W, 30.37 feet along said centerline to a point; thence S22°11'20"E, 60.79 feet along said centerline to a point; thence S49°10'41"W, 59.28 feet along said centerline to a point; thence S16°33'00"W, 34.84 feet along said centerline to a point; thence S75°01'19"W, 55.27 feet along said centerline to a point; thence N86°02'11"W, 71.27 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 154°35'20", a radius of 16.00 feet, an arc length of 43.17 feet, a chord bearing of S16°40'09"W, and a chord length of 31.22 feet to a point; thence S60°37'31"E, 51.59 feet along said centerline to a point; thence S80°11'49"E, 28.07 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 175°41'30", a radius of 10.00 feet, an arc length of 30.66 feet, a chord bearing of S07°38'56"W, and a chord length of 19.99 feet to a point; thence N84°30'19"W, 84.98 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 156°34'58", a radius of 15.00 feet, an arc length of 40.99 feet, a chord bearing of S17°12'11"W, and a chord length of 29.38 feet to a point; thence S61°05'18"E, 40.61 feet along said centerline to a point; thence S36°00'59"E, 93.06 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 139°25'02", a radius of 12.00 feet, an arc length of 29.20 feet, a chord bearing of S33°41'33"W, and a chord length of 22.51 feet to a point; thence N76°35'56"W, 15.05 feet along said centerline to a point; thence S88°48'20"W, 52.59 feet along said centerline to a point; thence N72°41'03"W, 140.72 feet along said centerline to a point; thence S72°00'34"W, 35.52 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 175°37'46", a radius of 13.00 feet, an arc length of 39.85 feet, a chord bearing of N20°10'33"W, and a chord length of 25.98 feet to a point; thence N67°38'20"E, 40.07 feet along said centerline to a point; thence N13°31'06"W, 53.24 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 94°46'59", a radius of 15.00 feet, an arc length of 24.81 feet, a chord bearing of N33°52'24"E, and a chord length of 22.08 feet to a point; thence N81°15'53"E, 38.06 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 80°34'21", a radius of 10.00 feet, an arc length of 14.06 feet, a chord bearing of N40°58'43"E, and a chord length of 12.93 feet to a point; thence N00°41'32"E, 26.41 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 59°33'51", a radius of 25.00 feet, an arc length of 25.99 feet, a chord bearing of N30°28'28"E, and a chord length of 24.84 feet to a point; thence N60°15'23"E, 23.65 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 84°58'12", a radius of 20.00 feet, an arc length of 29.66 feet, a chord bearing of N17°46'17"E, and a chord length of 27.02 feet to a point; thence N24°42'49"W, 30.87 feet along said centerline to a point; thence N03°29'03"E, 61.75 feet along said centerline to a point; thence N22°05'07"W, 57.92 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 129°39'31", a radius of 12.00 feet, an arc length of 27.16 feet, a chord bearing of N42°44'38"E, and a chord length of 21.72 feet to a point; thence S72°25'36"E, 32.86 feet along said centerline to a point; thence N64°47'44"E, 27.32 feet along said centerline to a point; thence N84°57'28"E, 20.62 feet along said centerline to a point; thence N38°53'29"E, 44.09 feet along said centerline to a point; thence N17°45'32"E, 66.50 feet along said centerline to a point; thence N36°45'11"W, 31.63 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 66°49'10", a radius of 20.00 feet, an arc length of 23.32 feet, a chord bearing of N70°09'46"W, and a chord length of 22.02 feet to a point; thence S76°25'39"W, 29.67 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 207°45'28", a radius of 15.00 feet, an arc length of 54.39 feet, a chord bearing of N00°59'49"W, and a chord length of 29.12 feet to a point; thence S77°07'06"E, 59.80 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 91°14'49", a radius of 65.00 feet, an arc length of 103.52 feet, a chord bearing of S31°29'41"E, and a chord length of 92.92 feet to a point; thence S14°07'43"W, 10.25 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 8.00 feet, an arc length of 23.38 feet, a chord bearing of S69°34'50"E, and a chord length of 15.90 feet to a point; thence N26°42'37"E, 30.40 feet along said centerline to a point; thence N15°43'29"W, 63.75 feet along said centerline to a point; thence N33°40'59"W, 69.20 feet along said centerline to a point; thence N59°33'08"W, 24.50 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 173°39'28", a radius of 7.00 feet, an arc length of 21.22 feet, a chord bearing of N27°16'37"E, and a chord length of 13.98 feet to a point; thence S65°53'38"E, 18.55 feet along said centerline to a point; thence, along said centerline through a curve to the left having a

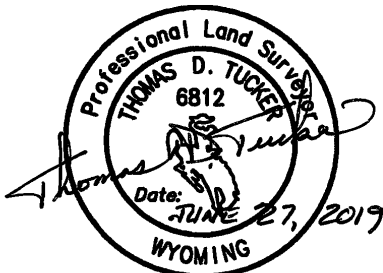
central angle of 108°55'41", a radius of 8.00 feet, an arc length of 15.21 feet, a chord bearing of N59°38'32"E, and a chord length of 13.02 feet to a point; thence N05°10'41"E, 12.30 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 99°55'23", a radius of 10.00 feet, an arc length of 17.44 feet, a chord bearing of N55°08'23"E, and a chord length of 15.31 feet to a point; thence S74°53'56"E, 19.70 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 140°25'27", a radius of 10.00 feet, an arc length of 24.51 feet, a chord bearing of N34°53'21"E, and a chord length of 18.82 feet to a point; thence N35°19'23"W, 30.55 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 85°56'55", a radius of 10.00 feet, an arc length of 15.00 feet, a chord bearing of N07°39'04"E, and a chord length of 13.63 feet to a point; thence N50°37'32"E, 18.88 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 114°13'27", a radius of 15.00 feet, an arc length of 29.90 feet, a chord bearing of N06°29'11"W, and a chord length of 25.19 feet to a point; thence N63°35'55"W, 41.94 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 153°08'53", a radius of 10.00 feet, an arc length of 26.73 feet, a chord bearing of N12°58'32"E, and a chord length of 19.45 feet to a point; thence N89°32'59"E, 19.11 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 131°46'27", a radius of 13.00 feet, an arc length of 29.90 feet, a chord bearing of N23°39'45"E, and a chord length of 23.73 feet to a point; thence N42°13'28"W, 54.78 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 99°42'56", a radius of 20.00 feet, an arc length of 34.81 feet, a chord bearing of N07°38'00"E, and a chord length of 30.58 feet to a point; thence N57°29'28"E, 80.37 feet along said centerline to a point; thence N42°27'14"E, 77.21 feet along said centerline to a point; thence N76°27'21"E, 69.90 feet along said centerline to a point; thence N58°31'08"E, 118.65 feet along said centerline to a point; thence N88°16'04"E, 99.55 feet along said centerline to a point; thence N63°47'52"E, 90.72 feet along said centerline to a point; thence N82°15'15"E, 149.79 feet along said centerline to a point; thence N67°12'08"E, 113.20 feet along said centerline to a point; thence S69°15'54"E, 101.46 feet along said centerline to a point; thence S38°06'59"E, 55.72 feet along said centerline to a point; thence, along said centerline through a curve to the left having a central angle of 90°50'15", a radius of 18.00 feet, an arc length of 28.54 feet, a chord bearing of S83°32'06"E, and a chord length of 25.64 feet to a point; thence N51°02'46"E, 58.56 feet along said centerline to a point; thence N71°58'50"E, 75.69 feet along said centerline to a point; thence S83°47'42"E, 119.47 feet along said centerline to a point; thence N40°57'10"E, 63.09 feet along said centerline to a point; thence, along said centerline through a curve to the right having a central angle of 54°37'49", a radius of 80.00 feet, an arc length of 76.28 feet, a chord bearing of N68°16'04"E, and a chord length of 73.42 feet to a point; thence S84°25'01"E, 136.75 feet along said centerline to a point; thence S68°44'51"E, 96.95 feet along said centerline to a point; thence N88°02'35"E, 86.03 feet along said centerline to a point; thence S62°53'24"E, 101.11 feet along said centerline to a point; thence S36°46'04"E, 100.35 feet along said centerline to the **POINT OF BEGINNING** of said easement.

Said trail easement contains 3.97 acres of land.

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 the surveyor.

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BOOK: 581 PAGE: 641 FEES: \$0.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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