

AVIGATION EASEMENT

WHEREAS, Carlton Construction and Dan Carlton, Grantors, are the owners in fee simple of that certain tract of land situated in Sheridan County, State of Wyoming, more particularly described as follows, to-wit:

Legal Description

As Attached

WHEREAS, Sheridan County, Wyoming, hereinafter called the Grantee, is the owner and operator of the Sheridan County Airport, situate in Sheridan County, Wyoming, in close proximity to the above-described property.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), in hand paid by the Grantee to the Grantor, and of other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey under the County of Sheridan, Sheridan, Wyoming, hereinafter called the Grantee, its successors and assigns for the use and benefit of the public, and easement and right-of-way, 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 whomsoever owned and operated, in the airspace above the surface of Grantors' property to infinite height above said Grantors' property, together with the right to cause in said airspace such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on said Sheridan County Airport; and Grantors' hereby waive, remise and release any right or cause of action which they now have or which they may have in the future against Grantee, its successors and assigns, 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.



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FEES: \$18.00 1H EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE ABOVE OR FOREGOING **PARADISE MEADOWS** BEING A SUBDIVISION SITUATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S01°11'25"W, 1284.28 FEET ALONG THE EAST LINE OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°39'08"W, 50.23 FEET ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ TO THE **POINT OF BEGINNING** OF SAID TRACT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332), AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67; THENCE S01°06'50"W, 14.80 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT, SAID POINT LYING ON THE SOUTHWESTERLY LINE OF A RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 314 OF DEEDS, PAGE 344; THENCE, CONTINUE S01°06'50"W, 394.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°21'11", A RADIUS OF 4872.04 FEET, AN ARC LENGTH OF 200.09 FEET, A CHORD BEARING OF S02°17'40"W, AND A CHORD LENGTH OF 200.08 FEET TO A POINT; THENCE S03°27'08"W, 561.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°23'04", A RADIUS OF 4970.46 FEET, AN ARC LENGTH OF 120.09 FEET, A CHORD BEARING OF S02°44'21"W, AND A CHORD LENGTH OF 120.09 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND BEING THE NORTHEAST CORNER OF FOOSBALL RANCH MINOR SUBDIVISION; THENCE S89°32'08"W, 1043.27 FEET ALONG SAID SOUTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE NORTH LINE OF SAID FOOSBALL RANCH MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID FOOSBALL RANCH MINOR SUBDIVISION; THENCE, CONTINUE S89°32'08"W, 186.67 FEET ALONG SAID SOUTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SOUTHEAST CORNER OF SOUTH HOME RANCH SUBDIVISION 1ST ADDITION; THENCE N00°15'49"E, 1329.24 FEET ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE EAST LINE OF SAID SOUTH HOME RANCH SUBDIVISION 1ST ADDITION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE NORTHEAST CORNER OF SAID SOUTH HOME RANCH SUBDIVISION 1ST ADDITION; THENCE S88°39'08"E, 1264.87 FEET ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 314 OF DEEDS, PAGE 344; THENCE, CONTINUE S88°39'08"E, 14.77 FEET ALONG SAID NORTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67 TO THE **POINT OF BEGINNING** OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 37.88 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS **PARADISE MEADOWS**, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER ALL ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

TO HAVE AND TO HOLD, said easement and right-of-way and all rights appertaining thereto unto the Grantee, its successors and assigns, until said 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.

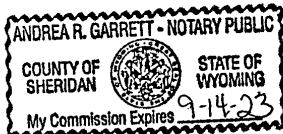
WITNESS WHEREOF, the Grantors' have hereunto set their hand and seals this
31 day of August, 1920, A.D.

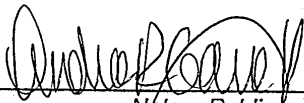

Carlton Construction, LLC

ACKNOWLEDGMENT

State of Wyoming)
County of Sheridan)

The foregoing instrument was acknowledged before me by Doug Carlton and this
31st day of August, 1920.




Notary Public

(Seal)

My Commission Expires: Sept. 14, 2023