



## VACATION OF EASEMENT

WHEREAS, William R. Sousa and Nancy Beth Sousa ("Owner") are the sole record owner of Lot 3 and Lot 4, Block G, Powder Horn Ranch, Planned Unit Development, Phase One, a subdivision in Sheridan County, Wyoming, as Plat #P-36 (herein the "Lots").

WHEREAS, upon said Lots, an Easement between Lot 3 and 4, Block G, and granted upon the Plat of Block G, and as as described on *Exhibit A* and illustrated on *Exhibit B*, attached hereto (herein the collectively "Vacated Easement")

WHEREAS, there are no other lots, tracts or parcels that utilize or need the Vacated Easement, whether by easement for right of way or otherwise, which would be adversely affected by the vacation of said Vacated Easement;

WHEREAS, the Vacated Easement does not contain existing utilities constructed therein, and replacement utility easements will be granted and recorded simultaneously herewith in different location and/or with different terms upon the Lots.

THEREFORE, the undersigned, being the sole record owner and proprietor, in compliance with Wyoming Statute Sections 34-12-106 through 111, does hereby vacate and declare vacated the foregoing Vacated Easements as described and shown on the Exhibits hereto.

Owner, by these presents, does make the above vacation for it and for its successors and assigns, and for all future owners thereof.

This vacation of the above-described platted Vacated Easement is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of the lands set forth above, and is approved and accepted by the County of Sheridan.

Dated this 06 day of April, 2018.

William R. Sousa  
 William R. Sousa

Nancy Beth Sousa  
 Nancy Beth Sousa

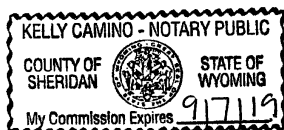
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me by William R. Sousa and Nancy Beth Sousa on the 06 day of April, 2018.

WITNESS my hand and official seal.

My Commission expires: 9/7/19

Kelly Camino  
 Signature of Notarial Officer  
 Title: Notary Public



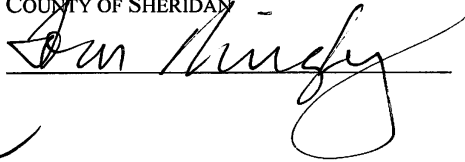


2018-742815 6/6/2018 1:10 PM PAGE: 2 OF 4  
BOOK: 574 PAGE: 217 FEES: \$21.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**APPROVED:**

The Foregoing Vacation of Easements is hereby approved by the County of Sheridan this  
5<sup>th</sup> day of June, 2018.

COUNTY OF SHERIDAN



ATTEST:





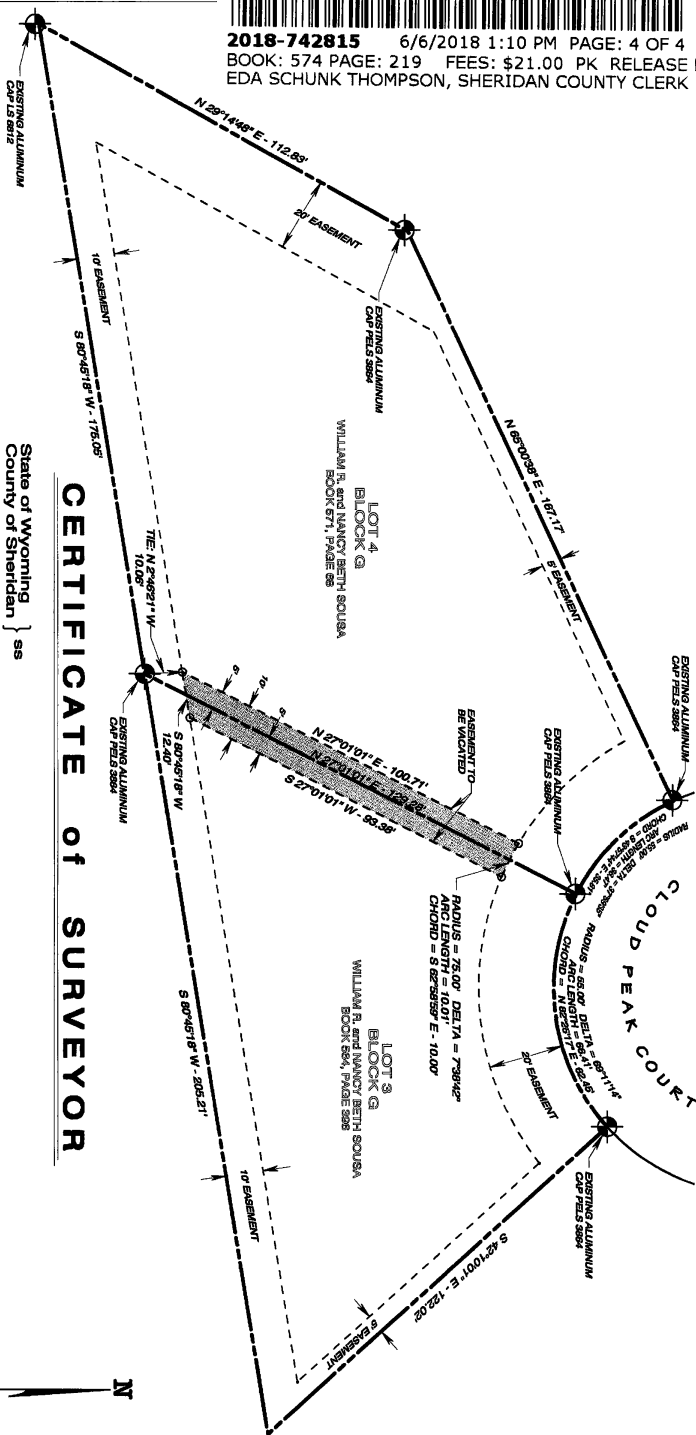
EXHIBIT "A"

A tract of land being a portion of an easement situated between Lot 3 and Lot 4, Block G, Powder Horn Ranch PUD Phase 1, Sheridan County, Wyoming more particularly described as follows:

Beginning at a point which bears N 2°46'12" W a distance of 10.06 feet from the Southwest Corner of said Lot 3; thence N 27°01'01" E for a distance of 100.71 feet; thence through a non-tangent curve to the left with a Radius of 75.00 feet, a Central Angle of 7°38'42", an Arc Length of 10.01 feet and having a Chord bearing of S 62°58'59" E with a Chord distance of 10.00 feet; thence S 27°01'01" W for a distance of 93.38 feet; thence S 80°45'18" W for a distance of 12.40 feet to the point of beginning.



**EXHIBIT "B"**  
SCALE: 1" = 40'

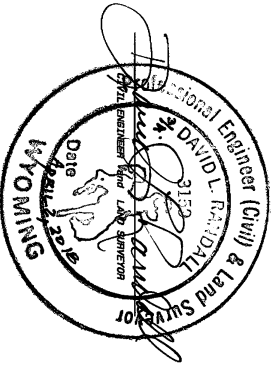


**CERTIFICATE of SURVEYOR**

State of Wyoming }  
County of Sheridan } ss

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in August of 2017 and from records on file in the Sheridan County Clerk's Office, Sheridan, Wyoming. This map correctly represents all of the data shown hereon.

Registration No. 3159 PE & LS



**LOCATION**  
SCALE: 1" = 200'

**MAP**

showing the  
**EASEMENT TO BE VACATED**  
situated between

**LOT 3 and LOT 4, BLOCK G**  
in  
**POWDER HORN RANCH PUD PHASE 1**

for  
**SHERIDAN COUNTY, WYOMING**

**WILLIAM R. and**  
**NANCY BETH SOUSA**  
6 CLOUD PEAK COURT  
SHERIDAN, WY 82801

and  
**c/o JULIO QUINTANA**  
**Q CONSTRUCTION**  
22 TIMM PLACE  
SHERIDAN, WY 82801