

***CERTIFICATE OF PARTIAL VACATION OF EASEMENT***

***WHEREAS***, Adam W. Connely, a single person as Owner of "Parcel 1" and Adam Connely, a single person, as owner of "Parcel 2", (herein the "Owner"), are the sole record owners of the following described real property, to wit:

**PARCEL 1:**

**Lot 13, Block D, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38;**

**AND**

**PARCEL 2:**

**Lot 1, Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, Wyoming, filed as Plat #P-59;**

**(Collectively as the "Property")**

***WHEREAS***, Owner desires to use the Property without regard to the interior lot boundary lines, to vacate the utility easements as shown on the Plat of the Property, and desires that the utility easements on the Property be vacated, as to the Property only, in accord with the fully-executed plat filed contemporaneously herewith at the office of the Sheridan County Clerk.

***WHEREAS***, there are no other lots, tracts or parcels that have access to utilities/drainage through the Property, whether by easement for right of way or otherwise which would be adversely affected by the vacation of said Easements;

***THEREFORE***, the undersigned, being the sole record owners and proprietors of the foregoing described lands, in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby vacate and declare vacated the foregoing described lands as to the legal description thereof. The undersigned further declare that the Easement above described, is hereby vacated and of no further force and effect.

***THEREFORE***, Owners hereby vacate that portion of the easements described and as terminated in accordance with the approval and consent of the County Commissioners of Sheridan County, Wyoming. Owner, by these presents, does make the above vacation for it and for its successors and assigns, and for all future owners of said Property, as the same shall remain as platted as the 'property' stated above, but with all utility easements therein vacated.

Dated this 16<sup>th</sup> day of February, 2021.

  
Adam W. Connely aka Adam Connely




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FEES: \$24.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

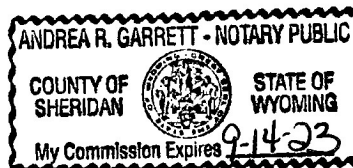
STATE OF WYOMING )  
 )ss  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 16<sup>th</sup> day of February, 2021, by Adam W. Connely  
aka Adam Connely.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: Sept. 14, 2023



**PARCEL 1:**

**CONSENT OF OWNER'S LENDER OF RECORD**

First Northern Bank of Wyoming

Megan Spanyers

By: Megan Spanyers

Title: Relationship Manager  
First Northern Bank of Wyoming

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Megan Spanyers, as Relationship Manager  
for First Northern Bank of Wyoming, on the 5 day of February, 2021.

WITNESS my hand and official seal.

Anna Land

Signature of Notarial Officer  
Title: Notary Public

My Commission expires 1/31/2022



THE FOREGOING PARTIAL VACATION OF EASEMENT is hereby approved by the undersigned  
Nick Siddle of the County of Sheridan, Wyoming, this 16<sup>th</sup> day of March 2021.

COUNTY OF SHERIDAN

By: Nick Siddle  
Title: Chairman Boce

Attest:

Eda Schunk Thompson  
Clerk

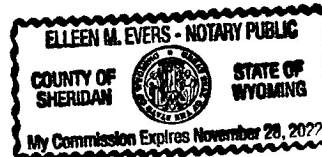
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss.

This instrument was acknowledged before me by Nick Siddle, as Chairman Boce for the  
County of Sheridan, on the 16<sup>th</sup> day of March, 2021.

WITNESS my hand and official seal.

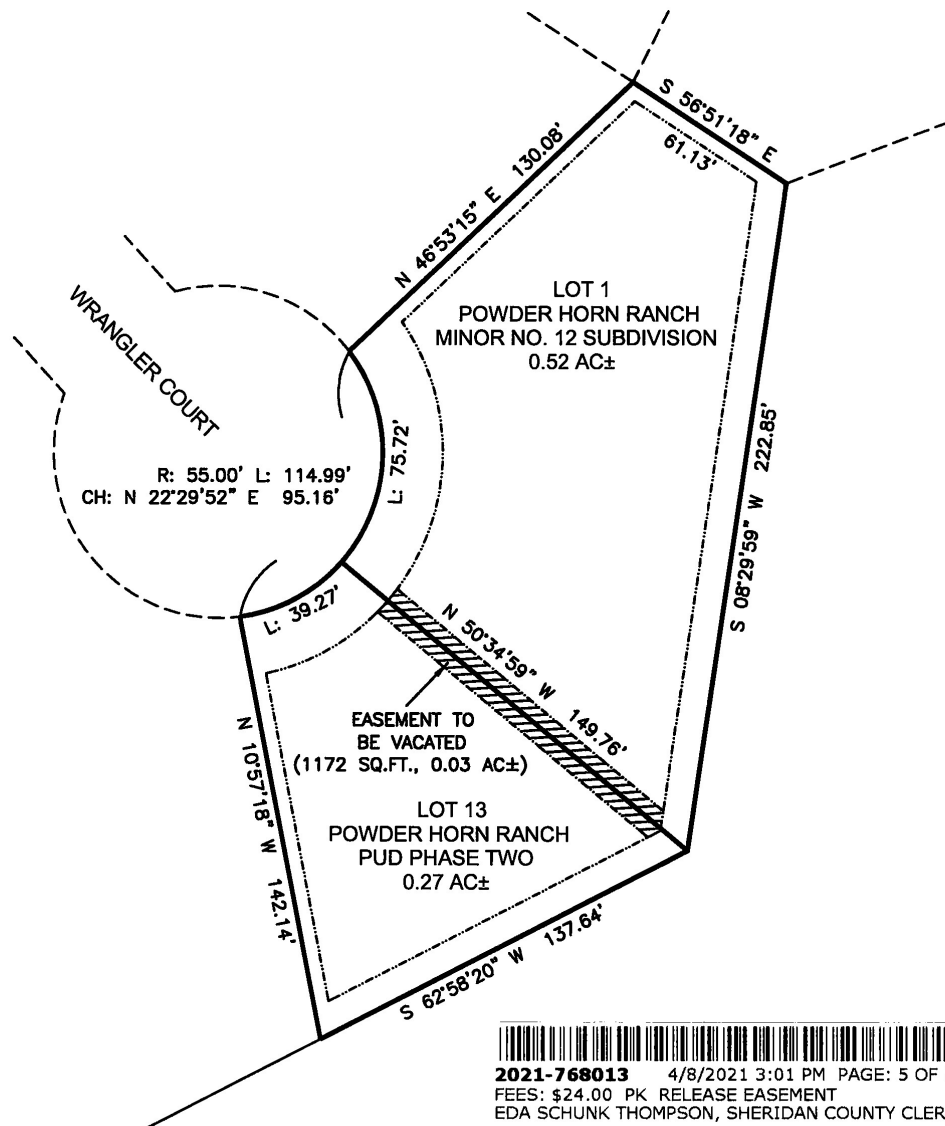
Eileen M. Evers  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 11-28-2022



## EASEMENT VACATION

LOT 1, POWDER HORN RANCH MINOR NO. 12 SUBDIVISION AND LOT 13, BLOCK D,  
POWDER HORN RANCH P.U.D. PHASE TWO, LOCATED IN THE NE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF  
SECTION 4, T 54 N, R 84 W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING



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FEES: \$24.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### LEGEND

EXISTING EASEMENT  
(5' SIDE, 20' FRONT, 10' BACK)

### NO. 2021-768013 RELEASE EASEMENT

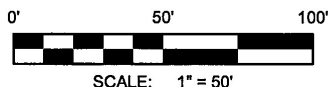
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
ADAM W CONNELLY P O BOX 4280  
GILLETTE WY 82717

### CERTIFICATE OF SURVEYOR

I, JASON D. LEVANEN, A REGISTERED LAND  
SURVEYOR IN THE STATE OF WYOMING, HEREBY  
CERTIFY THAT THIS PLAT WAS PREPARED FROM  
RECORDED SURVEYS BY ME OR UNDER MY  
SUPERVISION IN JANUARY 2021, AND TO THE  
BEST OF MY KNOWLEDGE IS TRUE AND  
CORRECT.



LEGAL DESCRIPTION:  
LOT 1, POWDERHORN RANCH MINOR NO. 12 SUBDIVISION  
AND  
LOT 13, POWDERHORN RANCH PUD PHASE TWO



**Arrow**  
Survey Group, Inc.  
Sheridan, WY 82801 (307) 751-7543