



## ***CERTIFICATE OF PARTIAL VACATION OF PLAT***

***WHEREAS***, System Land, LLC, a Wyoming limited liability company, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

SEE ATTACHED EXHIBIT 'A' (the "Property");

***WHEREAS***, Owner desires to partially vacate said Property as shown on the Plat, and desires that the said Plat be partially vacated, as to the Property only, in accord with the fully-executed plat filed contemporaneously herewith at the office of the Sheridan County Clerk for the sole purpose of re-platting said Property.

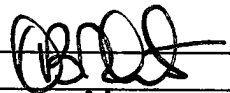
***WHEREAS***, there are no other lots, tracts or parcels that have access to a public highway through the Property, whether by easement for right of way or otherwise which would be adversely affected by the re-plat of said Property;

***THEREFORE***, the undersigned, being the sole record owner and proprietor 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 plat above described, is hereby partially vacated and of no further force and effect. The undersigned acknowledge that easements for existing utilities and State and County roads that may be within the boundaries of the vacated lands are reserved for continued use.

***THEREFORE***, Owner hereby vacates that portion of the Property described above and the dedication of the Property is hereby revoked and terminated in accordance with the approval and consent of the Sheridan City Council. Owner, by these presents, does make the above partial vacation for it and for its successors and assigns, and for all future owners of said Property, as the same shall be re-platted as CLOUD PEAK RANCH 22<sup>ND</sup> FILING.

Dated this 4 day of December, 2020.

System Land, LLC, a Wyoming limited liability company

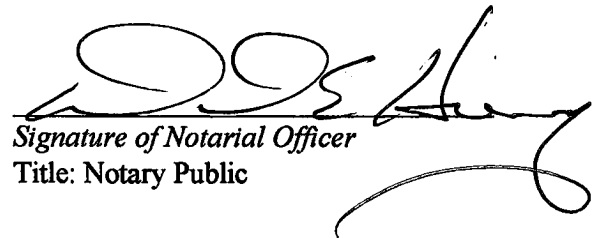
By:   
Title: Manager

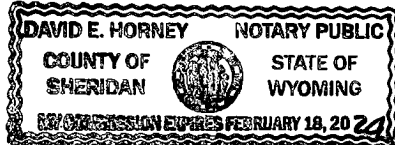
STATE OF WYOMING     )  
                                      )ss  
COUNTY OF SHERIDAN   )


This instrument was acknowledged before me on the 4<sup>TH</sup> day of DECEMBER, 2020, by Don ROBERTS as, MANAGER of System Land, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires: 18 Feb 2024

  
Signature of Notarial Officer  
Title: Notary Public



  
**2021-766048** 2/2/2021 9:50 AM PAGE: 2 OF 4  
FEES: \$21.00 DO PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned  
Mayor of the City of Sheridan, Wyoming, this 1<sup>st</sup> day of February 2020.

**CITY OF SHERIDAN**

Richard Bridger  
By: Richard Bridger  
Title: Mayor

Attest:

[Signature]  
Clerk

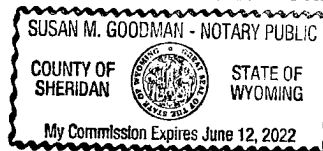
STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me by Richard Bridger, as Mayor  
for the City of Sheridan, on the 2<sup>nd</sup> day of January, 2020.

WITNESS my hand and official seal.

Susan M. Goodman  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires



**EXHIBIT 'A'**

A tract of land being a portion of Lot C, Hidden Bridge Minor Subdivision to the City of Sheridan, Wyoming; said tract of land being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot C, Hidden Bridge Minor Subdivision, also lying on the south right-of-way line of West Fifth Street (AKA State Highway No. 330); thence S00°49'29"W, 456.33 feet along the east line of said Lot C, Hidden Bridge Minor Subdivision to a point, said point being the northwest corner of Lot B, Hidden Bridge Minor Subdivision; thence, continue S00°49'29"W, 396.20 feet along the west line of said Lot B, Hidden Bridge Minor Subdivision to a point, said point being the southwest corner of said Lot B, Hidden Bridge Minor Subdivision and lying on the north line of Lot A, Hidden Bridge Minor Subdivision; thence N64°27'45"W, 258.46 feet along said north line of Lot A, Hidden Bridge Minor Subdivision to a point; thence N89°00'04"W, 339.30 feet along said north line of Lot A, Hidden Bridge Minor Subdivision to a point, said point lying on the east line of a tract of land described in Book 544 of Deeds, Page 734; thence, along said east line of said tract described in Book 544 of Deeds, Page 734 through a non-tangent curve to the left, having a central angle of 47°01'29", a radius of 330.00 feet, an arc length of 270.84 feet, a chord bearing of N12°55'08"W, and a chord length of 263.31 feet to a point; thence N36°25'53"W, 92.89 feet along said east line of said tract described in Book 544 of Deeds, Page 734 to a point; thence, along said east line of said tract described in Book 544 of Deeds, Page 734 through a curve to the right, having a central angle of 36°37'20", a radius of 270.00 feet, an arc length of 172.58 feet, a chord bearing of N18°07'12"W, and a chord length of 169.66 feet to a point; thence N00°11'28"E, 228.02 feet along said east line of said tract described in Book 544 of Deeds, Page 734 to a point, said point being the northeast corner of said tract described in Book 544 of Deeds, Page 734 and lying on said south right-of-way line of West Fifth Street (AKA State Highway No. 330); thence, along said south right-of-way line of West Fifth Street (AKA State Highway No. 330) through a non-tangent curve to the left, having a central angle of 01°22'22", a radius of 22993.32 feet, an arc length of 550.94 feet, a chord bearing of N89°03'26"E, and a chord length of 550.92 feet to a point; thence N88°27'10"E, 199.99 feet along said south right-of-way line of West Fifth Street (AKA State Highway No. 330) to the **POINT OF BEGINNING** of said tract.

**NO. 2021-766048 PARTIAL VACATION OF PLAT**

EDA SCFUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801