



VACATION OF EASEMENT

Whereas, **Gerald L. Hartkopf and Lois A. Hartkopf, husband and wife**, are, the record owners of the following described lands, to-wit:

Lot 8, Jeffries Draw Subdivision, a subdivision in Sheridan County, Wyoming, as filed October 25, 1979 and indexed as Plat J-3 by the Sheridan County Clerk;

AND the western half of vacated Boeing Road adjoining the eastern boundary of said Lot 8, Jeffries Draw Subdivision.

Whereas, an easement along the eastern boundary of said Lot 8 was recorded on the Plat of Jeffries Draw Subdivision, recorded October 25, 1979 as Plat Number J-3 by the Sheridan County Clerk, Sheridan, Wyoming, which has not been developed or utilized, and which easement owner intends to vacate, and hereinafter referred to as "Easement" which is described on the attached "Exhibit A" and depicted on the survey map attached as "Exhibit B";

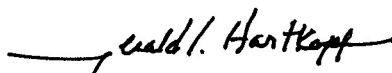
Whereas, the undersigned is the only owner affected and there are no other lots or owners that utilize or need the Easement, nor would any other owners be adversely affected by the vacation of it;

Whereas, the Easement does not contain existing public utilities;

Now, therefore, the undersigned, being the sole record owner, in compliance with Wyoming Statute Section 34-12-106 through -111, do hereby vacate the Easement described above.

The Undersigned, by these presents, do make this vacation for it and its successors and assigns, and for all future owners thereof. This vacation of Easement is made with the free consent and in accordance with the desires of the undersigned owner.

Dated this 29 day of OCTOBER, 2021.



Gerald L. Hartkopf



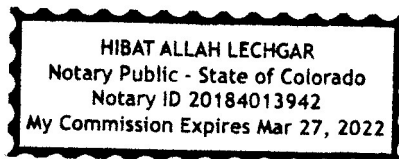
Lois A. Hartkopf



State of Colorado)
County of Weld)ss
)

The foregoing instrument was acknowledged before me this 29 day of October, 2021, by Gerald L. Hartkopf.

Witness my hand and official seal.



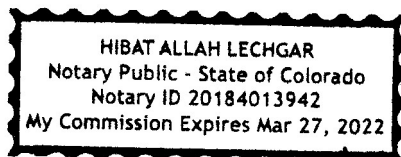
Hibat
Signature of Notarial Office
Title: Notary Public

My Commission Expires Mar 27, 2022

State of Colorado)
County of Weld)ss
)

The foregoing instrument was acknowledged before me this 29 day of October, 2021, by Lois A. Hartkopf.

Witness my hand and official seal.



Hibat
Signature of Notarial Office
Title: Notary Public

My Commission Expires Mar 27, 2022



2021-774232 11/18/2021 8:45 AM PAGE: 3 OF 5
FEES: \$24.00 PK RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

APPROVAL:

THE FOREGOING VACATION OF EASEMENTS is hereby approved by the undersigned Board of County Commissioners of Sheridan County, this 16th day of November, 2021.

COUNTY OF SHERIDAN

ATTEST:

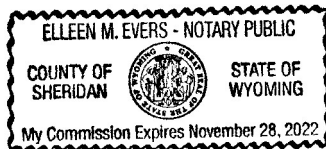
By: Nick Siddle
Title: Chairman BOCC

Eda Schunk Thompson
Clerk

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Nick Siddle as Chairman BOCC for the County of Sheridan, on the 17th day of November, 2021.

Witness my hand and official seal.



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

My commission expires: 11-28-2022

LEGAL DESCRIPTION EXHIBIT "A"

Record Owners: Gerald L. Hartkopf & Lois A. Hartkopf

October 27, 2021

Re: 15.0' Vacated Utility Easement

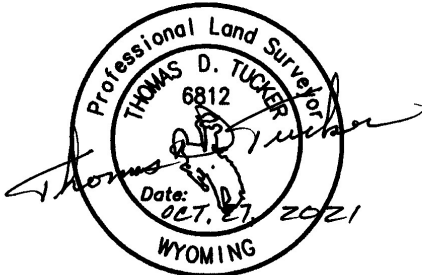
Vacation of a utility easement being a strip of land fifteen (15.0) feet wide when measured at right angles, situated in Lot 8, Jeffries Draw Subdivision, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the east line of said strip being more particularly described as follows:

Commencing at the original southeast corner of said Lot 8; thence N0°09'00"W, 15.01 feet along the east line of said Lot 8 to the **POINT OF BEGINNING** of said vacated easement, said point lying on the north line of an existing easement; thence N0°09'00"W, 284.47 feet along the east line of said Lot 8 and the east line of said strip to the **POINT OF TERMINUS** of said vacated easement, said point lying on the south line of an existing easement, being S0°09'00"E, 15.00 feet from the original northeast corner of said Lot 8. Lengthening or shortening the sideline of said vacated easement to intersect said existing easement lines as shown on **EXHIBIT "B"**.

Said vacated easement contains 4,270 square feet of land, more or less.
Bearings are Based on Jeffries Draw Subdivision.

SURVEYOR'S STATEMENT

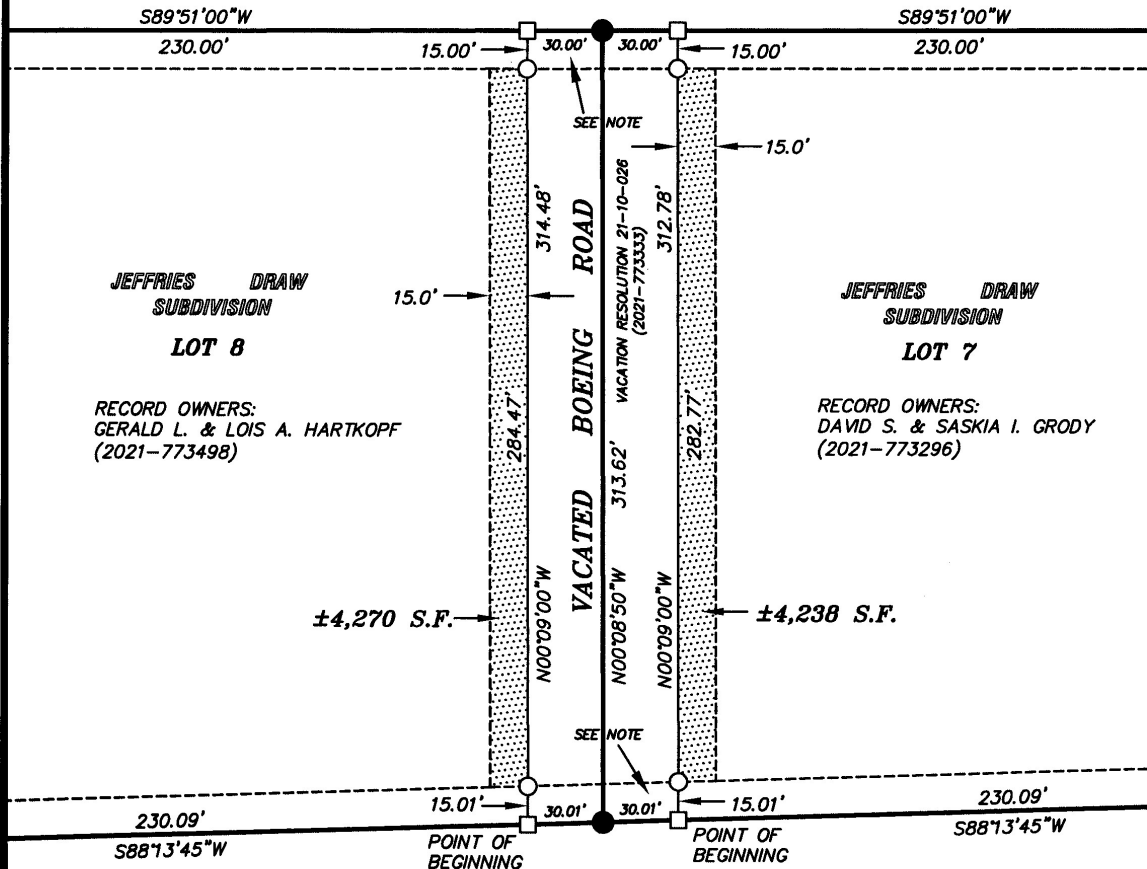
I, Thomas D. Tucker, do hereby state that this legal description was prepared from record information as shown on the Jeffries Draw Subdivision Plat, recorded the 25th day of October 1979, at the Sheridan County Courthouse, Book 1 of Plats, Page 281.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

EXHIBIT "B"

PICCARD ROAD (R)60'



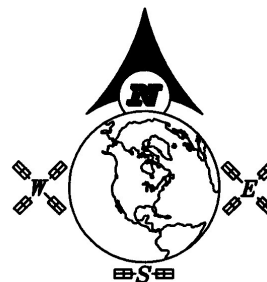
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- SUBDIVISION OR LOT LINE
- - - EASEMENT LINE
- ▨ VACATED UTILITY EASEMENT

RECORD OWNER:
F LAZY Y RANCH, LLC
(BOOK 571, PAGE 339)

NOTE:

RETAINING AN EASEMENT AND
RIGHT-OF-WAY OF 15 FEET AS
DESCRIBED IN THE CERTIFICATE OF
DEDICATION PER JEFFRIES DRAW
SUBDIVISION, FILED OCTOBER 25, 1979,
INDEXED AS PLAT J-3 BY THE
SHERIDAN COUNTY CLERK.



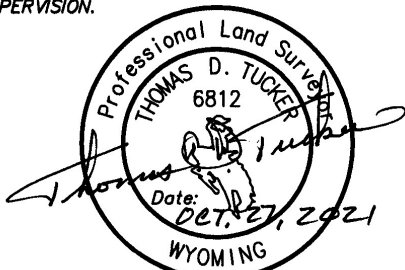
SCALE: 1"=60'

BEARINGS ARE BASED ON
JEFFRIES DRAW SUBDIVISION

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" EASEMENT VACATION

CLIENT: P.E.I. & KJC DEVELOPMENT, LLC

LOCATION: LOT 7 & LOT 8, JEFFRIES DRAW SUBDIVISION,
SHERIDAN COUNTY, WYOMING

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

JN: 2021-010 SJ: 3
DN: 2021-010-SJ3
TAB: VAC
PF: T2021-010
REVIEWED BY: JSP-CT
OCTOBER 27, 2021