

VACATION OF EASEMENT

WHEREAS, Ronald W. Henderson and Rosemary S. Henderson, husband and wife, (herein the "Owner"), are the sole recorder owners of the following described real property, to wit:

PARCEL 1:

Lot 10, Block F, Powder Horn Ranch, Planned Unit Developments, Phase One. A subdivision in Sheridan County, Wyoming, filed as Plat #P-36 (the "Property");

AND

PARCEL 2:

Lot 11, Block F, Powder Horn Ranch, Planned Unit Developments, Phase One. A subdivision in Sheridan County, Wyoming, filed as Plat #P-36 (the "Property");

WHEREAS, a Utility, Drainage and Construction Easement effecting the common boundary line between Lot 10 and Lot 11, which is intended to be vacated referred to herein on the "Vacated Easement" more particularly described as shown on **Exhibit "A"** attached hereto ;

WHEREAS, the undersigned are the only affected lot owners and intended to vacate the Easement and 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;

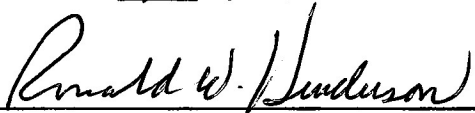
WHEREAS, the Vacated Easement does not contain existing public utilities constructed therein;

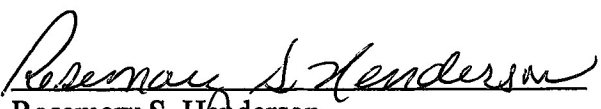
THEREFORE, the undersigned, being the sole record owners and proprietors, in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby vacate and declare vacated the foregoing Vacated Easement.

The undersigned, by these presents, do make the above vacation for it and for its successors and assigns, and for all future owners thereof.

This vacation of the above-described 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.

Dated this 9th day of March, 2022.


Ronald W. Henderson


Rosemary S. Henderson

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Ronald W. Henderson and Rosemary S. Henderson
on the 9th day of March, 2022.

WITNESS my hand and official seal.

My Commission expires: 5/23/2023

Anne H. Zimmerschied
Signature of Notarial Officer
Title: Notary Public



APPROVED:

The Foregoing Vacation of Easements is hereby approved by the County of Sheridan this
19th day of April, 2022.

COUNTY OF SHERIDAN

Jonny J. Hunt

ATTEST:

Eda Schunk Thompson
Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Lonnie J. Wright, as
Chairman BOCC for the County of Sheridan, on the 20th day of April,
2022.

WITNESS my hand and official seal.

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

My Commission expires
11-28-2022

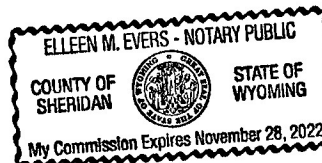




EXHIBIT "A"

A tract of land being a portion of an easement situated on Lots 10 and 11, Block F of the Powder Horn Ranch P.U.D., Phase 1, Sheridan County, Wyoming more particularly described as follows:

Beginning at a point which bears N 58°00'39" W a distance of 20.02 feet from the Northeast Corner of said Lot 10; thence N 72°28'17" W for a distance of 133.39 feet; thence along a non-tangent curve to the right having a Radius of 75.00 feet, a Central Angle of 7°38'45", an Arc Length of 10.01 feet with a Chord Bearing of S 18°17'32" W and a Chord Length of 10.00 feet; thence S 72°28'17" E for a distance of 131.45 feet; thence N 29°14'48" E for a distance of 10.21 feet to the point of beginning.

Said tract of land contains 1,323.1 Square Feet, more or less.



2022-778049 4/26/2022 9:00 AM PAGE: 5 OF 5
FEES: \$24.00 PK RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2022-778049 RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RANDALL ENGINEERING SURVEYS 722 MONTE VISA
SHERIDAN WY 82801

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Sheridan }

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 and notes are a true and correct survey performed by me or under my direct supervision in accordance with the laws of the State of Wyoming 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

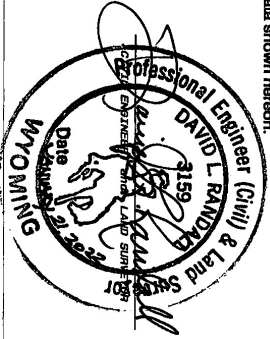
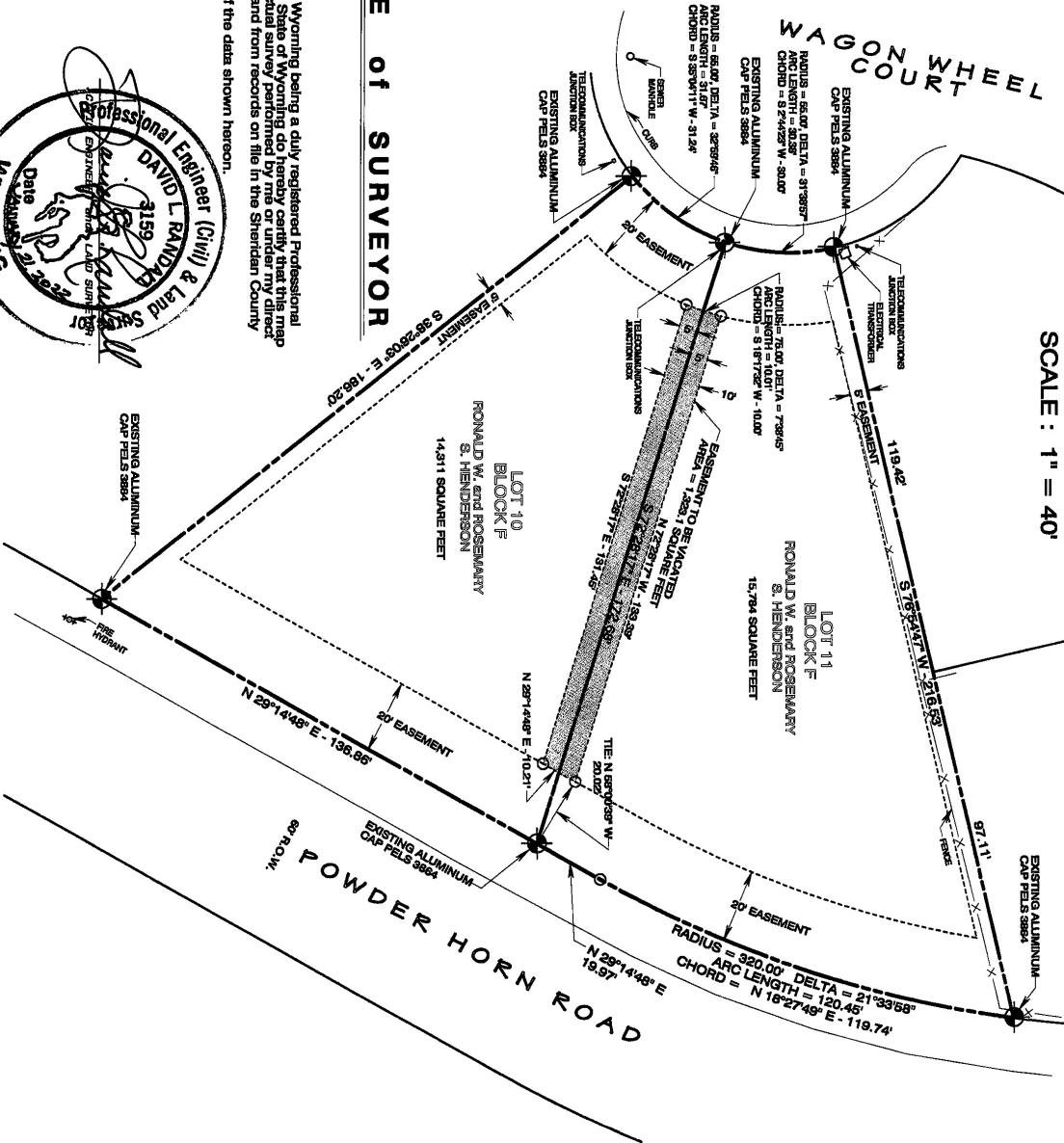


EXHIBIT "B"
SCALE: 1" = 40'



LOCATION
SCALE: 1" = 2000'



MAP

showing the
EASEMENT TO BE VACATED

situated between
LOT 10 and LOT 11, BLOCK F
POWDER HORN RANCH P.U.D., PHASE 1

In
SHERIDAN COUNTY, WYOMING

for

RONALD W. and ROSEMARY

S. HENDERSON

133 CLUBHOUSE DRIVE
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JANUARY 21, 2022
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING