



2020-763698

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BOOK: PAGE: FEES: \$18.00 DO PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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

COMES NOW, The Ascent Group, LLC, a Wyoming limited liability company, the record owner and proprietor of the following described real property to-wit:

A tract of land situated in a portion of Lot 1 of Powder Horn Ranch Minor No. 22 Subdivision, a subdivision in Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Twin Eagle at Powder Horn Ranch, Number Two (monumented with a 2" aluminum cap per PLS 6812); thence, through a non-tangent curve to the left, having a central angle of  $11^{\circ}59'43''$ , a radius of 97.50 feet, an arc length of 20.41 feet, a chord bearing of  $N11^{\circ}45'01''E$ , and a chord length of 20.37 feet to a point; thence  $N05^{\circ}45'09''E$ , 72.42 feet to a point; thence  $N87^{\circ}48'08''W$ , 110.58 feet to a point, said point lying on the west line of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision; thence  $N02^{\circ}11'38''E$ , 12.75 feet along said west line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point; thence  $N15^{\circ}25'03''W$ , 72.42 feet along said west line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point; thence  $N11^{\circ}10'03''E$ , 180.11 feet along said west line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point, said point being the northwest corner of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision; thence  $N56^{\circ}25'14''E$ , 77.51 feet along the north line of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point; thence  $S79^{\circ}49'11''E$ , 135.40 feet along said north line of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision to a point, said point being the northwest corner of Lot 2, Powder Horn Ranch Minor No. 22 Subdivision; thence  $S03^{\circ}16'33''E$ , 403.70 feet along the west line of said Lot 2, Powder Horn Ranch Minor No. 22 Subdivision to a point, said point being the southwest corner of said Lot 2, Powder Horn Ranch Minor No. 22 Subdivision and lying on the northerly right-of-way line of Clubhouse Drive; thence, along the south line of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision and said northerly right-of-way line of Clubhouse Drive through a non-tangent curve to the right, having a central angle of  $12^{\circ}06'09''$ , a radius of 691.58 feet, an arc length of 146.08 feet, a chord bearing of  $S70^{\circ}58'15''W$ , and a chord length of 145.81 to a point, said point being the southeast corner of said Lot 1, Twin Eagle at Powder Horn Ranch, Number Two; thence  $N14^{\circ}00'29''W$ , 19.88 feet along the east line of said Lot 1, Twin Eagle at Powder Horn Ranch, Number Two to a point; thence, along said east line of Lot 1, Twin Eagle at Powder Horn Ranch, Number Two through a curve to the right, having a central angle of  $34^{\circ}42'31''$ , a radius of 87.50 feet, an arc length of 53.01 feet, a chord bearing of  $N03^{\circ}20'46''E$ , and a chord length of 52.20 feet to a point; thence, along said east line of Lot 1, Twin Eagle at Powder Horn Ranch, Number Two through a reverse curve to the left, having a central angle of  $02^{\circ}57'10''$ , a radius of 97.50 feet, an arc length of 5.02 feet, a chord bearing of  $N19^{\circ}13'27''E$ , and a chord length of 5.02 feet to the POINT OF BEGINNING of said tract (purported to contain 1.94 acres of land, more or less).

The Undersigned, being the record owner of the foregoing described lands, in compliance with Wyoming Statute Section 34-12-108 and Section 34-12-109 and Sheridan County Subdivision Resolution, and in accordance with the approval and consent of the Sheridan County Planning Commission and the Board of County Commissioners of Sheridan County, Wyoming, does hereby vacate and declare vacated the foregoing described lands as

to the legal description thereof. The undersigned further declares that the plat above described, as to those lots and blocks set forth above is hereby vacated and of no further force and effect. The undersigned acknowledge that Easements for existing utilities and public roads that may be within the boundaries of the vacated land are reserved for continued use.

This partial vacation of the above-described plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of the lands set forth above.

THE FOREGOING PARTIAL VACATION is done for the purpose of replatting said lot as the **Twin Eagle at Powder Horn Ranch, Number Three.**

Witness my hand this 26th day of July, 2019.

The Ascent Group, LLC, a Wyoming limited liability company

By: Peter Spencer  
Peter Spencer, Member

By: Lynn Spencer  
Lynn Spencer, Member

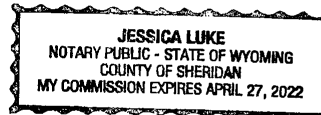
State of WYOMING )  
 )ss  
County of SHERIDAN )

The foregoing instrument was acknowledged before me by Peter Spencer and Lynn Spencer, as Members of The Ascent Group, LLC, a Wyoming limited liability company, this 26th day of July, 2019.

Witness my hand and official seal.

Jessica Luke  
Notary Public

My Commission Expires April 27, 2022



~~ACTION TAKEN:~~

~~THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION took action on the foregoing Partial Vacation of Plat this \_\_\_\_\_ day of \_\_\_\_\_, 2019.~~

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

**APPROVAL:**

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned Board of County Commissioners of Sheridan County, this 17th day of September, 2020.

**BOARD OF COUNTY COMMISSIONERS SHERIDAN COUNTY, WYOMING**

Nick Siddle

Chairman

**ATTEST:**

Eda Schunk Thompson

Clerk

State of Wyoming )  
 )ss.  
County of Sheridan )

This instrument was acknowledged before me by Nick Siddle, as Chairman for the BOARD OF COUNTY COMMISSIONERS SHERIDAN COUNTY, WYOMING, on the 10th day of November, 2020

WITNESS my hand and official seal.

Elleen M. Evers  
Clerk Notary Public

My commission expires: 11-28-2022

