

## ***CERTIFICATE OF VACATION OF EASEMENT***

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

**Lot 3, Block H, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.**

**AND**

**A Tract of land located within Block H, Powder Horn Ranch P.U.D. Phase Two, Sheridan County, Wyoming, being more particularly described as follows:**

**Beginning at the Southwest corner of Lot 4, said Block H, monumented with an aluminum cap; thence S82°30'53"E, 17.03 feet; thence S35°28'07"E, 28.35 feet; thence S69°58'18"E, 30.79 feet; thence N87°48'17"E, 24.46 feet; thence N88°20'44"E, 27.47 feet; thence S66°00'30"E, 65.94 feet to the East line of said Lot 4; thence N08°53'38"W, along the East line of said Lot 4 a distance of 152.40 feet to an aluminum cap; thence N15°59'55"E, 31.71 feet to an aluminum cap; thence S71°19'37"W, along the North line of said Lot 4 a distance of 161.18 feet to an aluminum cap; thence Southerly along the West line of said Lot 4, 68.89 feet along the arc of a 845.00 foot radius curve to the left, which chord bears S05°44'07"W, 68.87 feet to the Point of Beginning (herein the "Property");**

*WHEREAS*, Owner desires to vacate the easement along the common boundary of said Lot 3 and Lot 4, as shown on the Plat, and desires that the utility easement be vacated as to the common property boundary, as shown on **Exhibit A** attached hereto and incorporated herein by reference;

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

**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 easement along the common boundary of Lots 3 and 4 as to the legal description thereof. The undersigned further declare that the easement portion of 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 on other portions of said Lots are confirmed for continued use.

**THEREFORE**, Owners hereby vacate said utility easement, being a portion of the Property described above, and is hereby revoked and terminated in accordance with the approval and consent of the County Commissioners of Sheridan County, Wyoming. Owners, by these presents, do make the vacation of easement for it and for its successors and assigns, and for all future owners of said Property.

Dated this 7 day of ~~September~~<sup>October</sup>, 2021.

Powder River Timber Company LLC

Doug Connely  
By: Doug Connely  
Title: Co Owner

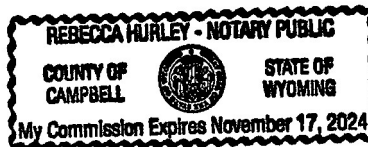
STATE OF WYOMING       )  
                                      )ss  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 7 day of ~~September~~<sup>October</sup>, 2021, by Doug Connely, as Co Owner of Powder River Timber Company LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Rebecca Hurley  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 11/17/2024

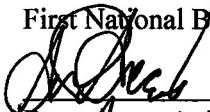




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FEES: \$24.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CONSENT OF OWNER'S LENDER OF RECORD

First National Bank of Gillette

  
By: Acacia Acord  
Title: Ag+ COMMERCIAL LOAN OFFICER

STATE OF WYOMING )  
 )ss.  
COUNTY OF Campbell )

This instrument was acknowledged before me by Acacia Acord, as Loan Officer for  
First ~~Interstate~~ National Bank, on the 7 day of October, 2021.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires  
11/17/2024





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

THE FOREGOING VACATION OF EASEMENT is hereby approved by the undersigned  
Chairman of the County of Sheridan, Wyoming, this 16<sup>th</sup> day of November 2022.

COUNTY OF SHERIDAN

Lonnie J. Wright  
By: Lonnie J. Wright  
Title: Chairman BCC

Attest:

Eda Schunk Thompson  
Clerk

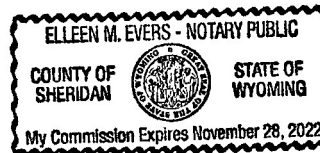
STATE OF WYOMING       )  
                                          )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me by Lonnie J. Wright, as Chairman for the  
County of Sheridan, on the 17<sup>th</sup> day of February, 2022.

WITNESS my hand and official seal.

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

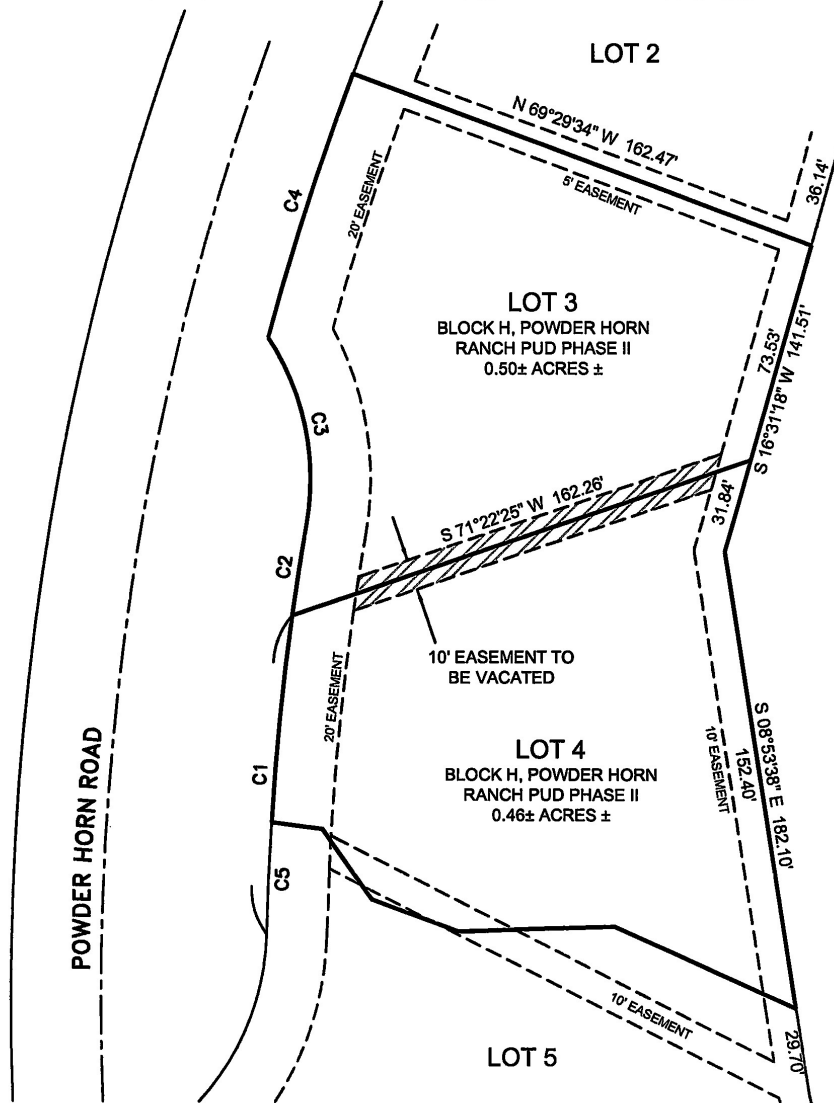
My Commission expires 11-28-2022



# EASEMENT VACATION

LOTS 3 & 4, BLOCK H, POWDER HORN RANCH P.U.D. PHASE TWO, LOCATED IN THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 34, T 55 N, R 84 W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	845.00'	107.12'	107.05'	N 04°26'20" E
C2	845.00'	30.94'	30.94'	N 09°06'47" E
C3	85.00'	64.41'	62.88'	S 11°33'13" E
C4	870.00'	91.83'	91.78'	N 18°05'51" E
C5	845.00'	36.95'	36.95'	N 02°37'40" E

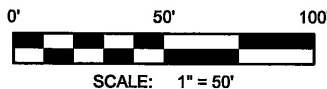
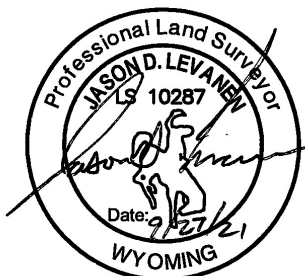


## CERTIFICATE OF SURVEYOR

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 SEPTEMBER 2021, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

### LEGAL DESCRIPTION:

LOTS 3 & 4, BLOCK H, POWDERHORN RANCH PUD PHASE TWO.



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

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

NO. 2022-776538 RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHAD CONNELLY