



2022-780129 7/14/2022 10:49 AM PAGE: 1 OF 3  
FEES: \$18.00 PK PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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

***WHEREAS***, John E. Rice & Sons, Inc., a Wyoming corporation, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

Lot 3, The Marketplace, a subdivision in the City of Sheridan, Sheridan County, Wyoming,  
Recorded May 7, 2021, Plat M-79 (the "Property");

***WHEREAS***, Gone Fishing, LLC, a Wyoming Limited Liability Company, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

Lot 1, The Marketplace, a subdivision in the City of Sheridan, Sheridan County, Wyoming,  
Recorded May 7, 2021, Plat M-79 (the "Property");

***WHEREAS***, Owners 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 THE MARKET PLACE - REV. 1.

Dated this 7 day of July, 2022.

John E. Rice & Sons, Inc., a Wyoming corporation

By: John E. Rice & Sons, Inc.  
Title: V.P.

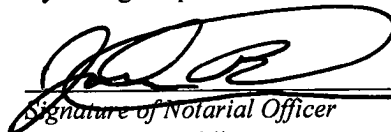


2022-780129 7/14/2022 10:49 AM PAGE: 2 OF 3  
 FEES: \$18.00 PK PARTIAL VACATION OF PLAT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

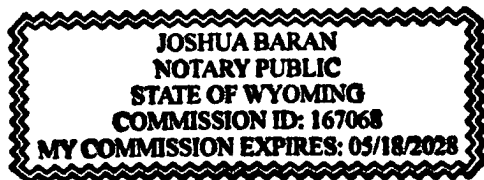
STATE OF WYOMING )  
 )ss  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 7<sup>th</sup> day of July, 2022, by James Jellis v.p.  
 as, James Jellis v.p. of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires:



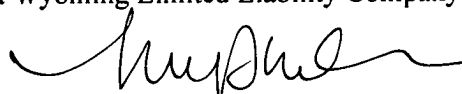
Gone Fishing, LLC, a Wyoming Limited Liability Company

N.H. Mullinar  
 By: Partner / Nathan Mullinar  
 Title: Partner

STATE OF WYOMING )  
 )ss  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 8<sup>th</sup> day of July, 2022, by Nathan Mullinar  
 as, Member of Gone Fishing, LLC, a Wyoming Limited Liability Company.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: May 29, 2024


CONSENT OF OWNER'S LENDER OF RECORD  
 First Bank of Wyoming, a Division of Glacier Bank

Nicole Christensen  
 By: Nicole Christensen  
 Title: Commercial Loan Manager

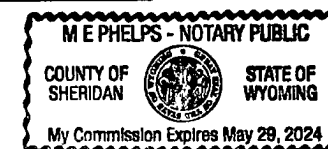
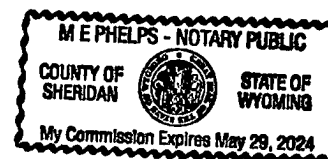
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Nicole Christensen, as Commercial Manager for  
 First Bank of Wyoming, a Division of Glacier Bank, on the 8<sup>th</sup> day of July, 2022.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: May 29, 2024



CONSENT OF OWNER'S LENDER OF RECORD

John E. Rice & Sons, Inc., a Wyoming corporation

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by \_\_\_\_\_, as \_\_\_\_\_ for  
John E. Rice & Sons, Inc., a Wyoming corporation on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WITNESS my hand and official seal.

My Commission expires:

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned  
Mayor of the City of Sheridan, Wyoming, this 12<sup>th</sup> day of July, 2022.

CITY OF SHERIDAN

\_\_\_\_\_  
By: Richard Bridger  
Title: Mayor, City of Sheridan

Attest:

\_\_\_\_\_  
Clerk

**NO. 2022-780129 PARTIAL VACATION OF PLAT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
JOHN E RICE & SONS  
SHERIDAN WY 82801

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 12<sup>th</sup> day of July, 2022

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires  
6-12-2028

