



2024-792075 5/20/2024 1:17 PM 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, David E. Johnston and Emily K. Gardner (herein the "Owner"), are the sole record owners of the following described real property, to wit:

**The South 155 feet of the North 355 feet of Tract A Brundage Place
 Subdivision, Sheridan County, Wyoming.**

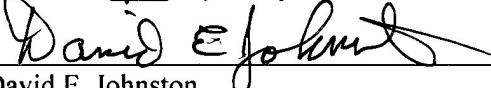
WHEREAS, Owner desires to partially vacate said Property as shown on the Plat, and desires that the said Plat be partially vacated, as to the Property only, in accord with the fully-executed plat filed contemporaneously herewith at the office of the Sheridan County Clerk for the sole purpose of re-platting 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.

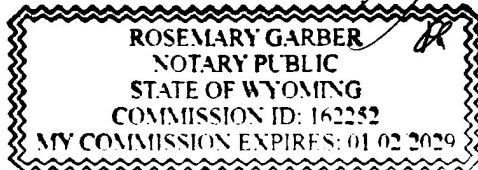
THEREFORE, Owners hereby vacate that portion of the Property described above and the dedication of the Property is hereby revoked and terminated in accordance with the approval and consent of the Sheridan City Council. Owner, by these presents, does make the above partial vacation for it and for its successors and assigns, and for all future owners of said Property, as the same shall be re-platted as **GARDNER MINOR SUBDIVISION.**

Dated this 12th day of April, 2024.


 David E. Johnston


 Emily K. Gardner

STATE OF WYOMING)
)ss
 COUNTY OF SHERIDAN)



This instrument was acknowledged before me on the 12 day of April, 2024, by David E. Johnston and Emily K. Gardner.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 01/02/2029

PAT

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned:
Mayor of the City of Sheridan, Wyoming, this 16 day of April, 2024.

Attest:

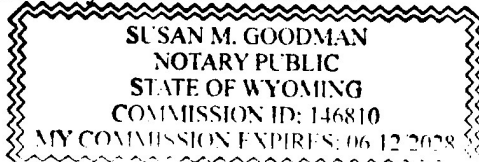
CITY OF SHERIDAN

Richard Bridger
By: Richard Bridger
Title: Mayor

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 16 day of April, 2024.

WITNESS my hand and official seal.



Susan M Goodman
Signature of Notarial Officer
Title: Notary Public


My Commission expires: 6-12-2028



THE PARTIAL VACATION IS SUBJECT TO that Mortgage by Prime Rate Motors, Inc., filed with the Clerk of Sheridan County on December 23, 2010, in Book 789, Page 304.

Consent:

Prime Rate Motors, Inc.

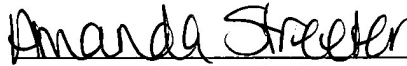


Kenneth W. Balkenbush
President

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

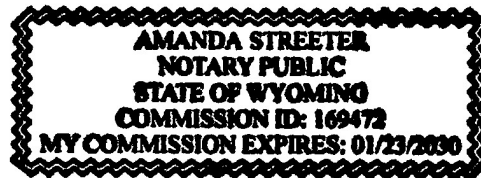
This instrument was acknowledged before me by Kenneth W. Balkenbush, as President for Prime Rate Motors, on the 29th day of April, 2024.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 01/20/2030



NO. 2024-792075 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801