



**2023-788155** 10/9/2023 10:20 AM PAGE: 1 OF 3  
FEES: \$68.00 SM PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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

*WHEREAS*, Ranch at Twin Buttes LLC, a Wyoming limited liability company, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

**Lots 1-57 and Outlots A, B and C, Cloud Peak Ranch 24th Filing, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Book C of Plats, Page 103; and**

*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 City of Sheridan. 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 **AMENDED CLOUD PEAK RANCH 24<sup>TH</sup> FILING**, and that any road or street vacation, revisionary rights shall apply from the Cloud Peak Ranch 24<sup>th</sup> Filing to the Amended Cloud Peak Ranch 24<sup>th</sup> Filing.



Dated this 19<sup>th</sup> day of September, 2023.

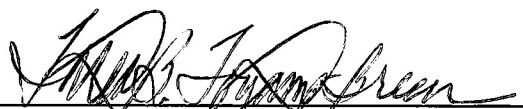
Ranch at Twin Buttes LLC

  
By: AARON C. EVERITT  
Title: MANAGER

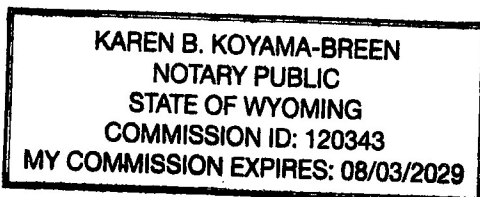
STATE OF WYOMING )  
 )ss  
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 19<sup>th</sup> day of September, 2023,  
by Aaron C. Everitt, as manager of Ranch at Twin Buttes,  
LLC.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 8-3-2029





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THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned Mayor of the City of Sheridan, Wyoming, this 9<sup>th</sup> day of October, 2023.

**CITY OF SHERIDAN**

By: [Signature]  
Title: Mayor

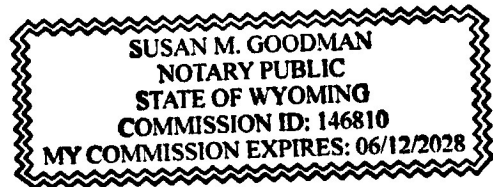
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Richard Bridger, as Mayor for the City of Sheridan, on the 9<sup>th</sup> day of October, 2023.

WITNESS my hand and official seal.

Susan M. Goodman  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 6-12-2028



**NO. 2023-788155 PARTIAL VACATION OF PLAT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801