

PETITION TO VACATE AND RELOCATE UTILITY EASEMENT

COMES NOW, **LONNIE L. REED**, and herewith petitions the Sheridan City Planning Commission and City Council of the City of Sheridan, Wyoming, as follows:

WHEREAS, Lonnie L. Reed, is the owner of Tract 2 of the Marshall Subdivision, a subdivision in Sheridan County, Wyoming, and

WHEREAS, the subdivision as platted provides for certain utility easements as are shown on the accompanying drawings, and

WHEREAS, the petitioner has built a home on a portion of Tract 2 of the Marshall Subdivision and wishes to erect a garage and shop building at the rear of the house, however, insufficient room exists owing to the present platted location of the utility easement, and

WHEREAS, no utilities are presently located in the utility easement as platted, and

WHEREAS, the petitioner is in the process of obtaining consent to the proposed relocation of the easement from Montana-Dakota Utilities, U.S. West Communications and Time-Warner Cable, which consents will be provided to the Sheridan City Planning Commission and City Council of the City of Sheridan, Wyoming, upon receipt, and

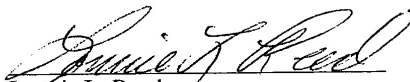
WHEREAS, the petitioner is not seeking the diminution of the easement, but rather the relocation of it on property owned by the petitioner, and

WHEREAS, attached hereto are Exhibits "A" and "B" illustrating the location of the platted utility easement and the requested relocation of said utility easement,

NOW THEREFORE, the undersigned owner does hereby petition the Sheridan City Planning Commission for a recommendation to the City Council of the City of Sheridan, Wyoming, that the portion of the platted utility easement in Tract 2 of the Marshall Subdivision be relocated as shown on the attached Exhibit "A" and further described legally thereon,

FURTHER, the undersigned owner does hereby petition the City Council of the City of Sheridan, Wyoming, to enact an ordinance vacating that portion of the utility easement situated in Tract 2 of the Marshall Subdivision and creating a utility easement as shown on the attached Exhibit "A".

Dated this 6 day of August, 1998.

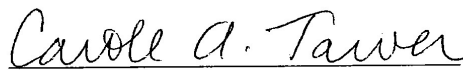

Lonnie L. Reed

STATE OF WYOMING)

County of Sheridan)

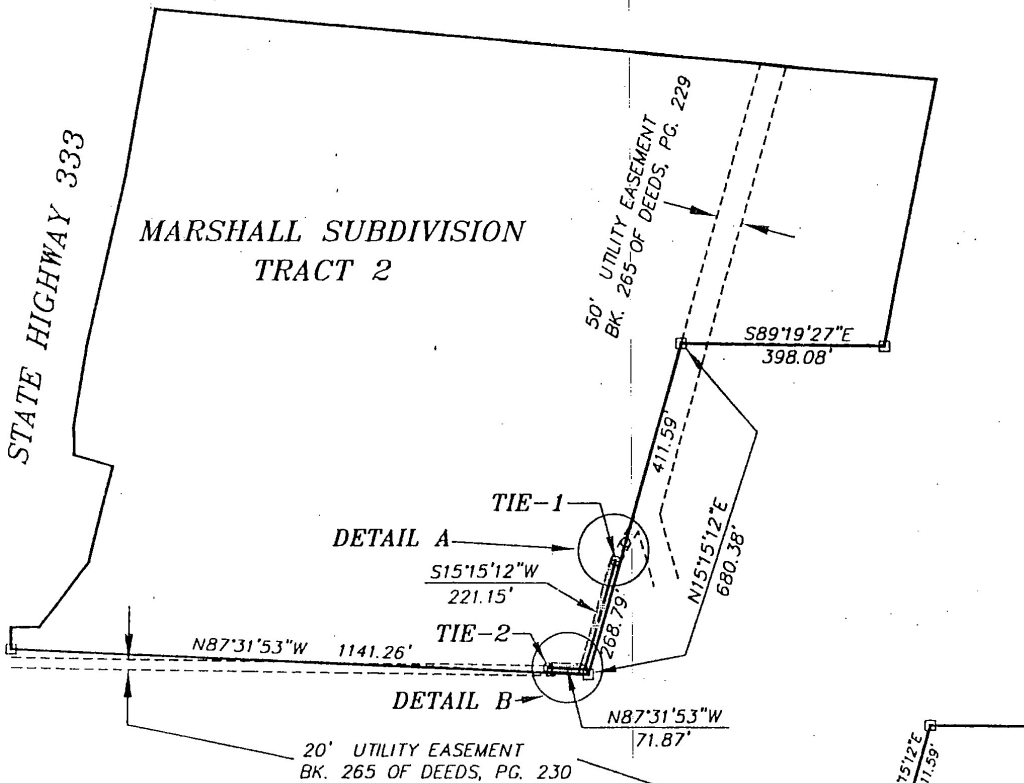
Subscribed and sworn before me by Lonnie L. Reed this 6 day of August, 1998.

WITNESS my hand and official seal.


Notary Public

My Commission expires: March 10, 2009

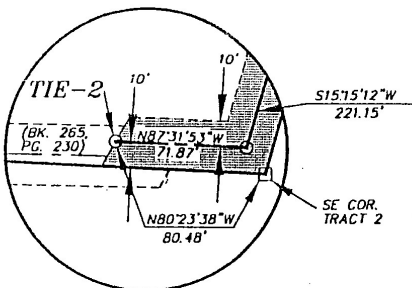




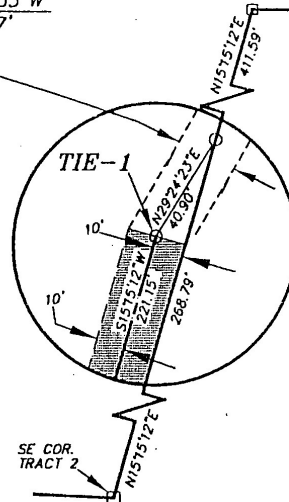
TIE TABLE

FROM THE SOUTHEAST CORNER OF TRACT 2

TIE	BEARING	DISTANCE
TIE 1	N 12°45'16" E	229.36'
TIE 2	N 80°23'38" W	80.48'



DETAIL B
NO TRUE SCALE



DETAIL A
NO TRUE SCALE

LEGEND

PROPOSED 20' WIDE UTILITY EASEMENT

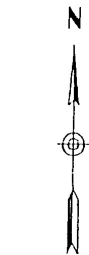
LEGAL DESCRIPTION

A TWENTY (20) FOOT WIDE UTILITY EASEMENT SITUATED IN TRACT 2 OF MARSHALL SUBDIVISION, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, SAID EASEMENT LYING TEN (10) FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A TWENTY (20) FOOT WIDE UTILITY EASEMENT RECORDED IN BOOK 265 OF DEEDS, PAGE 229; SAID POINT BEING N12°45'16"E, 229.36 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE, PARALLEL TO AND TEN (10) FEET WEST OF THE EAST LINE OF SAID TRACT 2, S15°15'12"W, 221.15 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, PARALLEL TO AND TEN (10) FEET NORTH OF THE SOUTH LINE OF SAID TRACT 2, N87°31'53"W, 71.87 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS, SAID POINT BEING N80°23'38"W, 80.48 FEET FROM SAID SOUTHEAST CORNER OF TRACT 2.

EXHIBIT A

FOR A PROPOSED 20' WIDE UTILITY EASEMENT
LOCATED IN TRACT 2 OF MARSHALL SUBDIVISION
TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING.



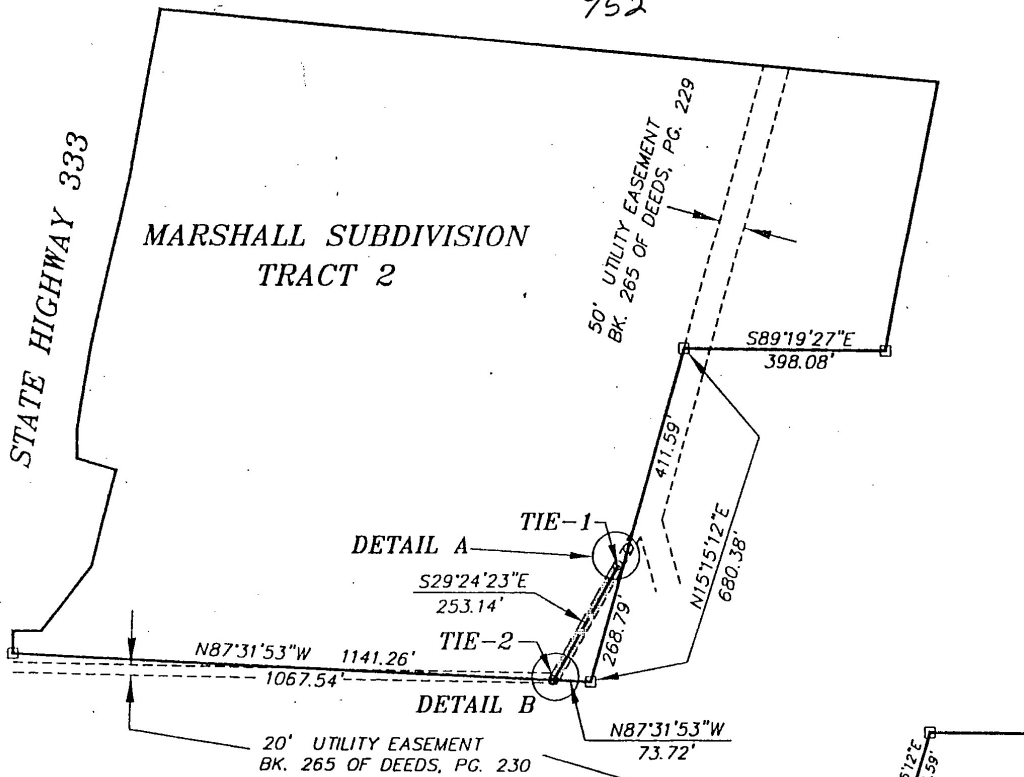
SCALE: 1"=300'

RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 98022
DF: 98022D
JULY 14, 1998

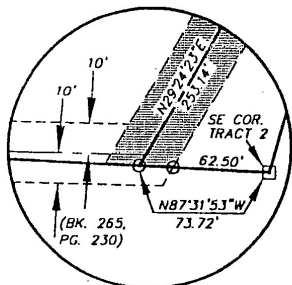
752



TIE TABLE

FROM THE SOUTHEAST CORNER OF TRACT 2

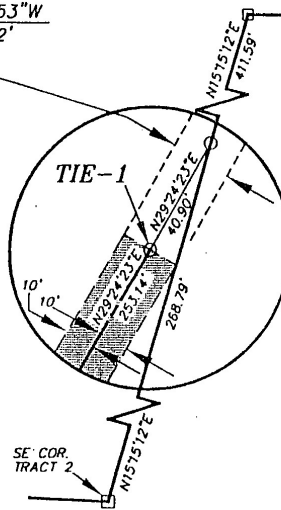
TIE	BEARING	DISTANCE
TIE 1	N 12°45'16" E	229.36'
TIE 2	N 87°31'53" W	73.72'



DETAIL B
NO TRUE SCALE

LEGEND

PORTION OF 20' WDE UTILITY EASEMENT (BK. 265 OF DEEDS, PG. 230) TO BE VACATED



DETAIL A
NO TRUE SCALE

LEGAL DESCRIPTION

THAT PORTION OF A TWENTY (20) FOOT WIDE UTILITY EASEMENT SITUATED IN TRACT 2 OF MARSHALL SUBDIVISION, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK 265 OF DEEDS, PAGE 229; SAID PORTION LYING TEN (10) FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N12°45'16"E, 229.36 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S29°24'23"E, 253.14 FEET ALONG SAID CENTERLINE AS DESCRIBED IN BOOK 265 OF DEEDS, PAGE 230 TO A POINT, SAID POINT BEING N87°31'53"W, 73.72 FEET FROM SAID SOUTHEAST CORNER OF TRACT 2.

EXHIBIT B

FOR THE VACATION OF A PORTION
OF A 20 FT. WIDE UTILITY EASEMENT
LOCATED IN TRACT 2 OF MARSHALL SUBDIVISION
TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING.

RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 98022
OF: 980220
JULY 15, 1998

SCALE: 1"=300'

LEGAL DESCRIPTION

Re: Vacation of a portion of a 20 foot wide utility easement.

That portion of a twenty (20) foot wide utility easement situated in Tract 2 of Marshall Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 265 of Deeds, Page 229; said portion lying ten (10) feet either side of the following described centerline being more particularly described as follows:

Beginning at a point, said point being $N12^{\circ}45'16''E$, 229.36 feet from the southeast corner of said Tract 2; thence $S29^{\circ}24'23''E$, 253.14 feet along said centerline as described in Book 265 of Deeds, Page 230 to a point, said point being $N87^{\circ}31'53''W$, 73.72 feet from said southeast corner of Tract 2.

LEGAL DESCRIPTION

754

Re: Proposed 20 foot wide utility easement.

A twenty (20) foot wide utility easement situated in Tract 2 of Marshall Subdivision, a subdivision in Sheridan County, Wyoming, said easement lying ten (10) feet either side of the following described centerline being more particularly described as follows:

Beginning at a point on the centerline of a twenty (20) foot wide utility easement recorded in Book 265 of Deeds, Page 229; said point being N12°45'16"E, 229.36 feet from the southeast corner of said Tract 2; thence, parallel to and ten (10) feet west of the east line of said Tract 2, S15°15'12"W, 221.15 feet along said centerline to a point; thence, parallel to and ten (10) feet north of the south line of said Tract 2, N87°31'53"W, 71.87 feet along said centerline to the point of terminus, said point being N80°23'38"W, 80.48 feet from said southeast corner of Tract 2.