

CERTIFICATE OF PARTIAL VACATION OF PLAT

WHEREAS, Powder Horn Ranch - 2, L.L.C. (herein the "Owner"), is the sole record owner of the following described real property, to wit:

Lot 1, 2 and 3, Powder Horn Estates Phase 1, a subdivision in Sheridan County, Wyoming, as recorded in Plat Book P, Page 126. (herein the "Property");

WHEREAS, Owner desires to partially vacate the Property as shown on the Plat, and desires that the Plat thereof 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 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 County Commissioners of Sheridan County, Wyoming. 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 POWDER HORN RANCH MINOR NO. 43.

Dated this 21 day of Feb., 2024.

POWDER HORN RANCH - 2, L.L.C.

By: James M. Scott
Title: Member

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 21st day of February, 2024, by James M. Scott, as Member of Powder Horn Ranch - 2, L.L.C.

WITNESS my hand and official seal.

Notary Public - State of Wyoming
Commission ID 169543

My Commission Expires FEB 12, 2030

My Commission expires 2/12/30

Deja Haywood
Signature of Notarial Officer
Title: Notary Public



2024-791199 4/4/2024 4:12 PM PAGE: 2 OF 2
FEES: \$15.00 PK PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned
Bocc of the County of Sheridan, Wyoming, this 2nd day of April, 2024.

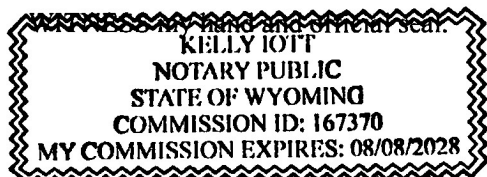
Attest:

COUNTY OF SHERIDAN

By: Nick Siddle
Title: Chairman

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Nick Siddle, as
Chairman for the County of Sheridan, on the 4th day of April, 2024.



My Commission expires: 8/8/28

[Signature]
Signature of Notarial Officer
Title: Notary Public

NO. 2024-791199 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801