

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

*WHEREAS*, Cove Court Manor, LLC, a Wyoming limited liability company (FKA Cove Court Manner, LLC, a Wyoming limited liability company) (herein the "Owner"), is the sole record owner of the following described real property, to wit:

**Lot 8, Block 1, Hill Pond Subdivision, a subdivision in  
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 COVE COURT MANOR II SUBDIVISION.

Dated this 12<sup>th</sup> day of April, 2024.

**COVE COURT MANOR, LLC (FKA COVE COURT MANNER, LLC)**

By: *Ronald H. Elliot*  
Title: president

Colorado  
STATE OF ~~WYOMING~~ )  
Larimer )ss  
COUNTY OF ~~SHERIDAN~~)

This instrument was acknowledged before me on the 12<sup>th</sup> day of April, 2024, by *Ronald H. Elliot*  
~~as~~ as manager/president and of as  
for Cove Court Manor, LLC (FKA Cove Court Manner, LLC).

WITNESS my hand and official seal.

*Julie Knapp*  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 12-27-2025

JULIE KNAPP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054049112  
MY COMMISSION EXPIRES DECEMBER 27, 2025

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned Richard Bridger of the City of Sheridan, Wyoming, this 1<sup>st</sup> day of ~~April~~, 2024.

Attest:



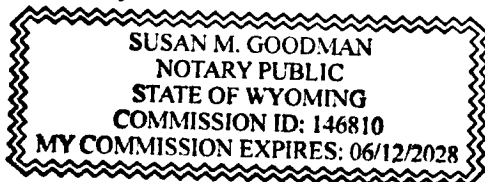
CITY OF SHERIDAN

By: Mark Laidge  
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 1<sup>st</sup> 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



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FEES: \$21.00 PK PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE PARTIAL VACATION IS SUBJECT TO that Mortgage in the amount of \$116,259.00, recorded March 1, 2022, as Document #2022-776769, and the terms and conditions therein, to Cove Court Manner, Mortgagor.

Consent:

**The Chad M. Brent Profit Sharing**

By: Chad M Brent  
Title: Trustee

Colorado  
STATE OF WYOMING )  
Laramie )ss.  
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Chad Brent, as  
Trustee for The Chad M. Brent Profit Sharing, on the day of April, 2024.  
12th

WITNESS my hand and official seal.

Julie Knapp  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 12-27-2025

JULIE KNAPP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054049112  
MY COMMISSION EXPIRES DECEMBER 27, 2025

NO. 2024-791762 PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BERNARD INVESTMENT GROUP 1345 BROADWAY ST  
SHERIDAN WY 82801