

## WARRANTY DEED

Shanna R. Friday (fka Shanna R. Erwin) and Richard Friday, wife and husband, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Mark M. Chapa, a married person dealing in his sole and separate property, GRANTEE, whose address is 1446 S. Main Street, Sheridan WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

**Lot 97 of the Extension of Blocks 3 and 8 of Sheltered Acres Subdivision to the City of Sheridan, Sheridan County, Wyoming;**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hands(s) this 27<sup>th</sup> day of July, 2018.

  
Shanna R. Friday

  
Richard Friday

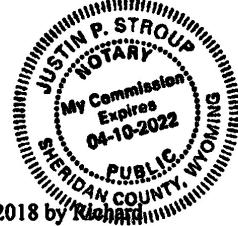
STATE OF Wyoming)  
ss.  
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 21 day of July, 2018 by Shanna R. Friday.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 1/10/22



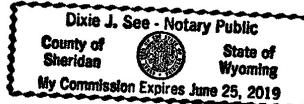
STATE OF Wyoming)  
ss.  
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 26 day of July, 2018 by Richard Friday.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: June 25, 2019



CITY OF SHERIDAN  
Resolution 06-20

A RESOLUTION vacating the remaining .06 acres of Circle 8 right-of-way, located in the Sheltered Acres Addition.

Whereas, the owners adjacent to Circle 8 ROW have petitioned the City Council requesting that Circle 8 ROW be vacated; and

Whereas, this request for a right-of-way vacation meets the requirements of Sheridan City Code §205;

Whereas, this is a City of Sheridan initiated vacation, the City shall waive the square foot fees;

Now, therefore, be it resolved by the City Council of the City of Sheridan, Wyoming:

That Circle 8 right-of-way, located in the Sheltered Acres Addition to the City of Sheridan, is hereby vacated.

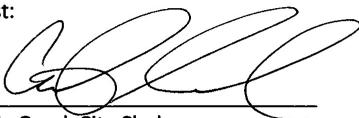
Passed, approved and adopted this 18<sup>th</sup> day of February, 2020.



Roger Miller, Mayor



Attest:



Cecilia Good, City Clerk

State of Wyoming )  
                      )  
                      )SS

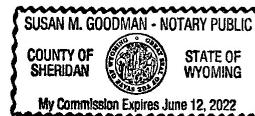
County of Sheridan )

Subscribed and sworn to (or affirmed) before me this 3rd day of March,

2020 by Roger Miller.

Susan M. Goodman  
Notary Public

My commission expires: June 12, 2022



## RIGHT OF WAY VACATION EXHIBIT A

CIRCLE 8 RIGHT-OF-WAY, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING  
 CONTAINING ±.016 ACRES

CIRCLE 8 RIGHT-OF-WAY ESTABLISHED BY EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION:  
 RECORDED IN PLAT BOOK 2, PAGE 60, NO 496132, ON SEPTEMBER 17, 1984.

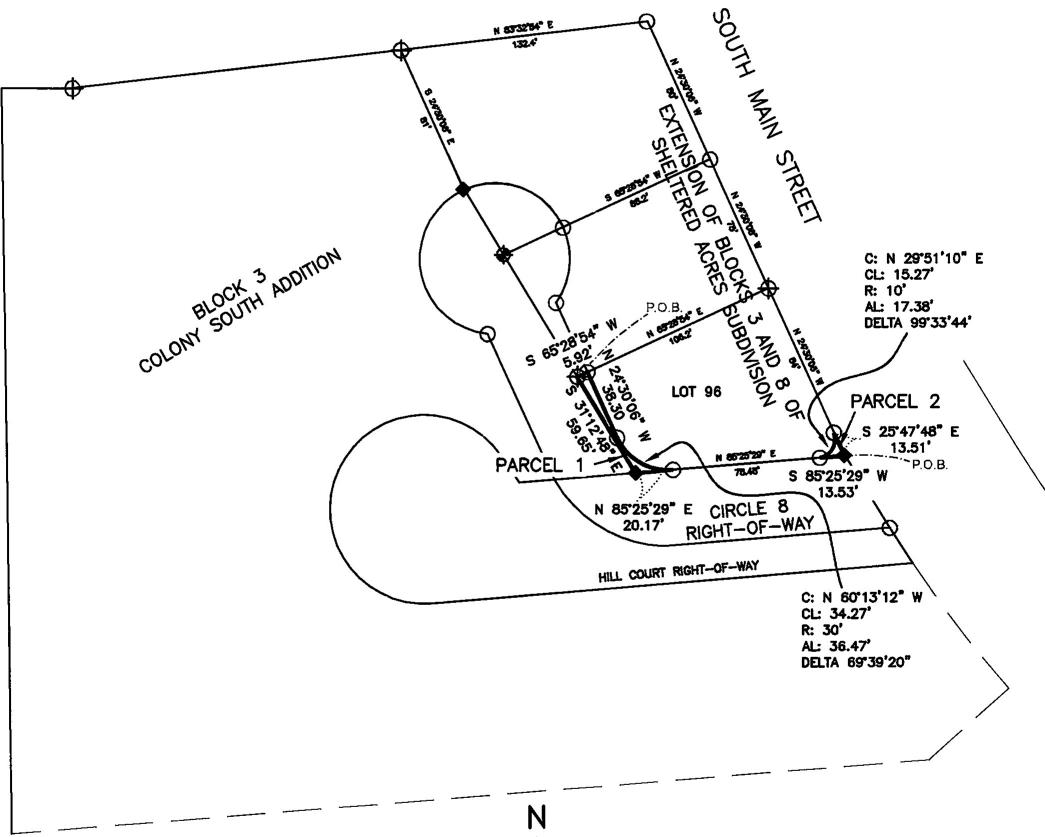
AREA TO BE CONVEYED TO KURT AND AMBER HUESTIS:

### PARCEL 1

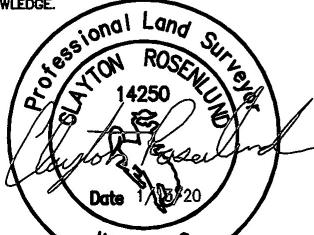
BEGINNING AT THE NORTHWEST CORNER OF LOT 96 OF EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, SAID POINT BEING THE TRUE POINT-OF-BEGINNING OF SUBJECT PARCEL, THENCE S 65°28'54" W, 5.92 FEET TO A POINT ON THE EAST LINE OF COLONY SOUTH ADDITION; THENCE S 31°12'48" E, 59.65 FEET ALONG SAID EAST LINE TO A POINT LYING ON THE NORTH LINE OF HILL COURT RIGHT-OF-WAY; THENCE N 85°25'29" E, 20.17 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE NORTH LINE OF HILL COURT RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 96; THENCE THROUGH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET, AN ARC LENGTH OF 36.47 FEET, A DELTA OF 69°39'20" AND A CHORD OF N 60°13'12" W, 34.27 FEET, ALONG THE WEST LOT LINE OF SAID LOT 96; THENCE N 24°30'06" W, 38.30, FEET ALONG SAID WEST LINE TO THE POINT-OF-BEGINNING AND CONTAINING ±225 SQUARE FEET MORE OR LESS

### PARCEL 2

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF HILL COURT, AND THE WEST LINE OF SOUTH MAIN STREET, SAID POINT BEING THE TRUE POINT-OF-BEGINNING OF SUBJECT PARCEL, THENCE S 85°25'29" W, 13.52 FEET ALONG SAID NORTH LINE RIGHT-OF-WAY TO A POINT LYING ON THE SOUTH LINE OF LOT 96 OF THE EXTENSION OF BLOCKS 3 AND 8 OF SHELTERED ACRES SUBDIVISION; THENCE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 17.38 FEET, A DELTA OF 99°33'44" AND A CHORD OF N 29°51'10" E, 15.27 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 96 LYING ON SAID WEST LINE OF SOUTH MAIN STREET; THENCE S 25°47'48" E, 13.51 FEET ALONG SAID WEST LINE TO THE POINT-OF-BEGINNING AND CONTAINING ±48 SQUARE FEET MORE OR LESS



**SURVEYOR'S CERTIFICATE:**  
 I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



BASIS OF BEARINGS ARE  
 US STATE PLANE, NAD 83 WYOMING EAST  
 CENTRAL ZONE  
 DISTANCES ARE GROUND (US SURVEY FEET)  
 PAF: 1.000235

SCALE: 1"=80'

### LEGEND

- ◆ FOUND 1.5" AC LS 14250
- ◆ FOUND 1.5" AC-PLS 10287
- ◆ FOUND 5/8" REBAR
- CALCULATED CORNER
- A.C. ALUMINUM CAP
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY

FOR: CITY OF SHERIDAN  
 SHERIDAN WY 82801

PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

Date: 1/13/20

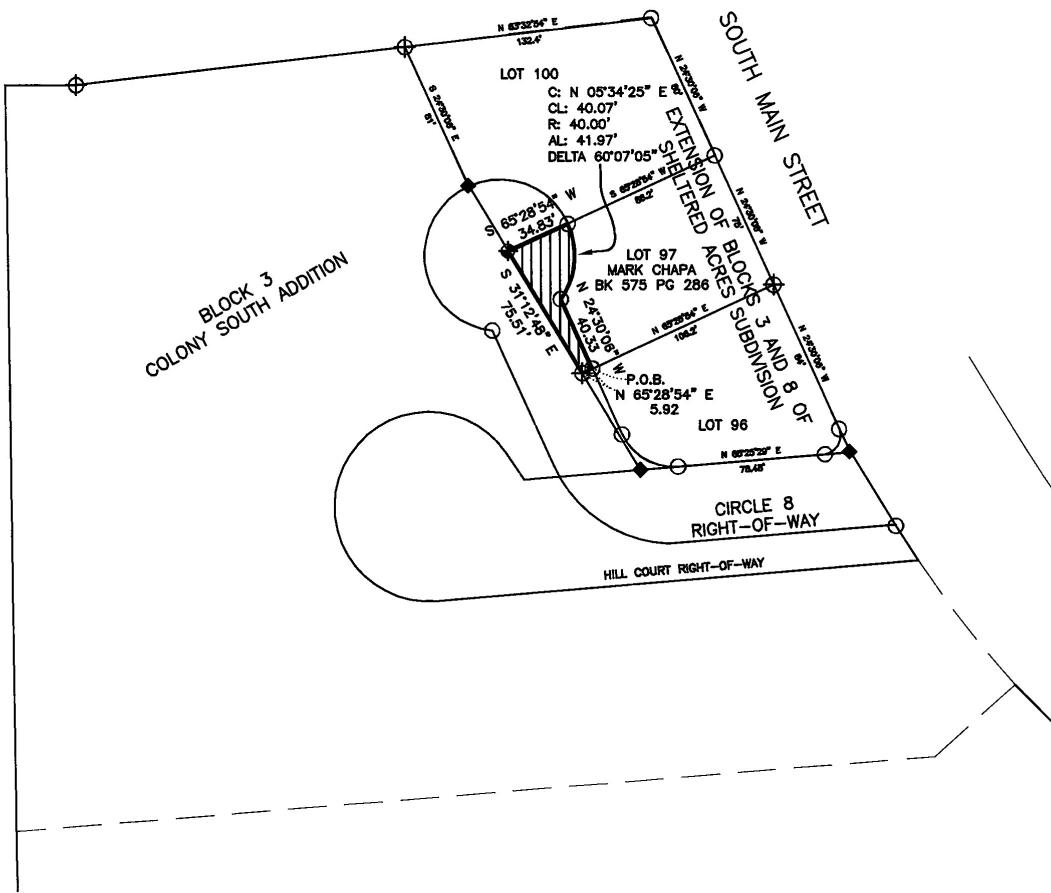
## RIGHT-OF-WAY VACATION EXHIBIT B

CIRCLE 8 RIGHT-OF-WAY, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING  
 CONTAINING ±.029 ACRES

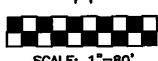
CIRCLE 8 RIGHT-OF-WAY ESTABLISHED BY EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION:  
 RECORDED IN PLAT BOOK 2, PAGE 60, NO 496132, ON SEPTEMBER, 17, 1964.

### AREA TO BE CONVEYED TO MARK CHAPA

BEGINNING AT THE SOUTHWEST CORNER OF LOT 97 OF THE EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, SAID POINT BEING THE TRUE POINT-OF-BEGINNING; THENCE N 24°30'06" W, 40.33 FEET ALONG THE EAST LINE OF CIRCLE 8 RIGHT-OF-WAY TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 41.97 FEET, A DELTA OF 60°07'05" AND A CHORD OF N 05°34'25" E, 40.07 FEET ALONG SAID CIRCLE 8 RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 97; THENCE S 65°28'54" W, 34.83 TO A POINT ON THE EAST LINE OF COLONY SOUTH ADDITION; THENCE S 31°12'48" E, 75.51 FEET, ALONG THE EAST LINE OF SAID COLONY SOUTH ADDITION TO A POINT; THENCE N 65° 28'54" E 5.92 FEET TO THE POINT-OF-BEGINNING OF SUBJECT TRACT AND CONTAINING ±1269 SQUARE FEET MORE OR LESS



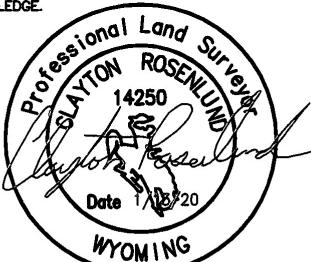
N



BASIS OF BEARINGS ARE  
 US STATE PLANE, NAD 83 WYOMING EAST  
 CENTRAL ZONE  
 DISTANCES ARE GROUND (US SURVEY FEET)  
 PAF:1.000235

### LEGEND

- ◆ FOUND 1.5" AC LS 14250
- ◆ FOUND 1.5" AC-PLS 10287
- ◆ FOUND 5/8" REBAR
- CALCULATED CORNER
- A.C. ALUMINUM CAP
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY



PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

FOR:	CITY OF SHERIDAN SHERIDAN, WYOMING
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Date: 1/13/20

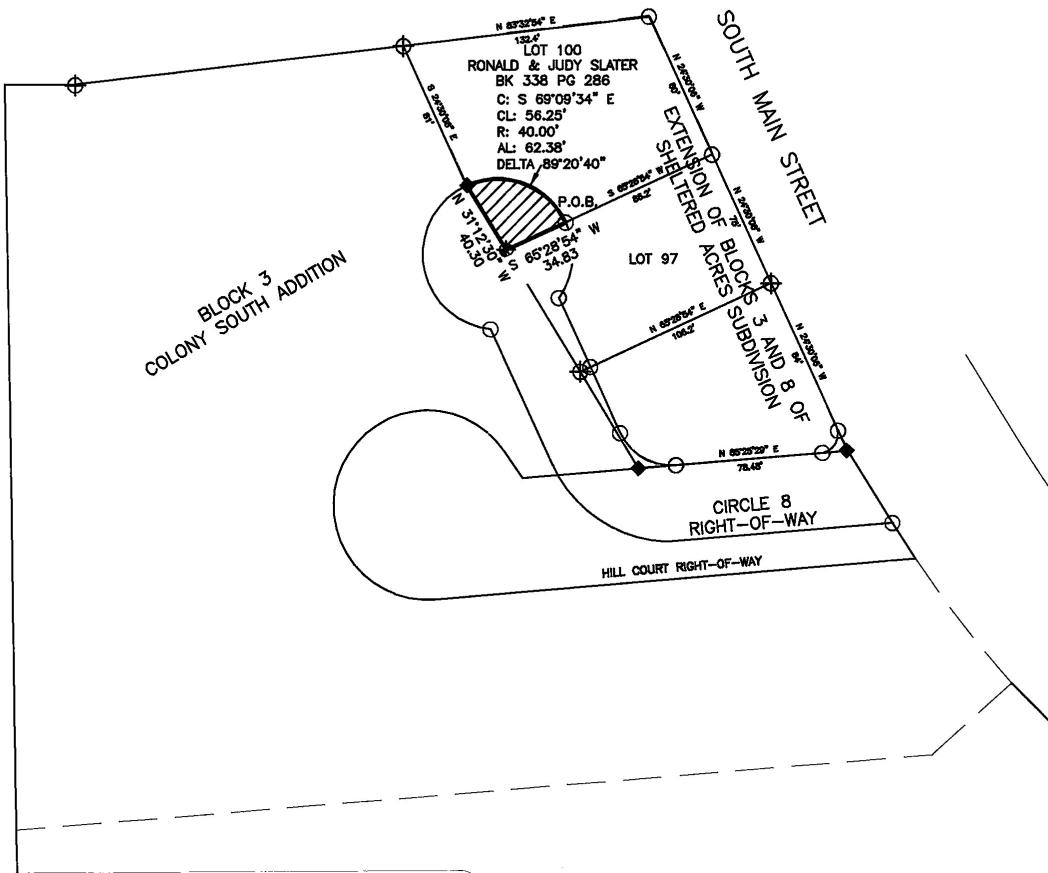
## RIGHT-OF-WAY VACATION EXHIBIT C

CIRCLE 8 RIGHT-OF-WAY, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING  
 CONTAINING ± .026 ACRES

CIRCLE 8 RIGHT-OF-WAY ESTABLISHED BY EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION:  
 RECORDED IN PLAT BOOK 2, PAGE 60, NO 496132, ON SEPTEMBER 17, 1964.

### AREA TO BE CONVEYED TO RONALD AND JUDY SLATER

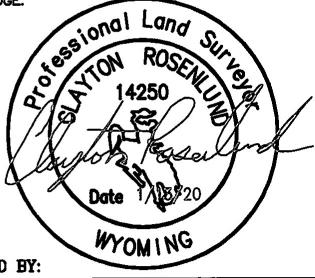
BEGINNING AT THE NORTHWEST CORNER OF LOT 97, EXTENSION OF BLOCK 3 AND 8 OF SHELTERED ACRES SUBDIVISION, SAID POINT LYING ON THE RIGHT-OF-WAY LINE OF CIRCLE 8 OF SAID SUBDIVISION AND BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE S 65°28'54" W, 34.83 FEET TO A POINT LYING ON THE EAST LINE OF COLONY SOUTH ADDITION; THENCE N 31°12'30" W, 40.3 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 100 OF SAID SUBDIVISION, SAID POINT LYING ON SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARCH LENGTH OF 62.38 FEET, A DELTA OF 89°20'40", AND A CORD OF S 69°09'34" E, 58.25 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT.  
 SUBJECT TRACT CONTAINING ± 1145 SQUARE FEET MORE OR LESS



### NO. 2020-756285 RESOLUTION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 CITY OF SHERIDAN - PLANNING P O BOX 848  
 SHERIDAN WY 82801

**SURVEYOR'S CERTIFICATE:**  
 I, CLAYTON P. ROSENlund DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



BASIS OF BEARINGS ARE  
 US STATE PLANE, NAD 83 WYOMING EAST  
 CENTRAL ZONE  
 DISTANCES ARE GROUND (US SURVEY FEET)  
 PAF:1.000235

N



SCALE: 1"-80'

### LEGEND

- ◆ FOUND 1.5" AC LS 14250
- ◆ FOUND 1.5" AC-PLS 10287
- ◆ FOUND 5/8" REBAR
- CALCULATED CORNER
- A.C. ALUMINUM CAP
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- AREA TO BE CONVEYED
- SUBJECT PARCEL BOUNDARY

FOR:	CITY OF SHERIDAN SHERIDAN, WYOMING
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PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801

Date: 1/13/20

2020-756398 3/9/2020 3:16 PM PAGE: 1 OF 2  
FEES: \$15.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## QUITCLAIM DEED

Excalibur Construction, Inc., a Wyoming corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and quitclaims to Mark M. Chapa, a married person dealing in his sole and separate property, GRANTEE, whose address is 1440 S. Main St., the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See EXHIBIT "A" attached hereto;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hand(s) this 15 day of January, 2020.

Excalibur Construction, Inc.,  
a Wyoming corporation

Andrew McFaul  
By: Andrew McFaul

Title: PRESIDENT

STATE OF Wyoming)  
COUNTY OF Sheridan)  
ss.

This instrument was acknowledged before me on the 15<sup>th</sup> day of January, 2020, by Andrew McFaul, as President of Excalibur Construction, Inc., a Wyoming Corporation.

WITNESS my hand and official seal.

Krista Kelly  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



# Exhibit A

2020-756398 3/9/2020 3:16 PM PAGE: 2 OF 2  
FEES: \$15.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

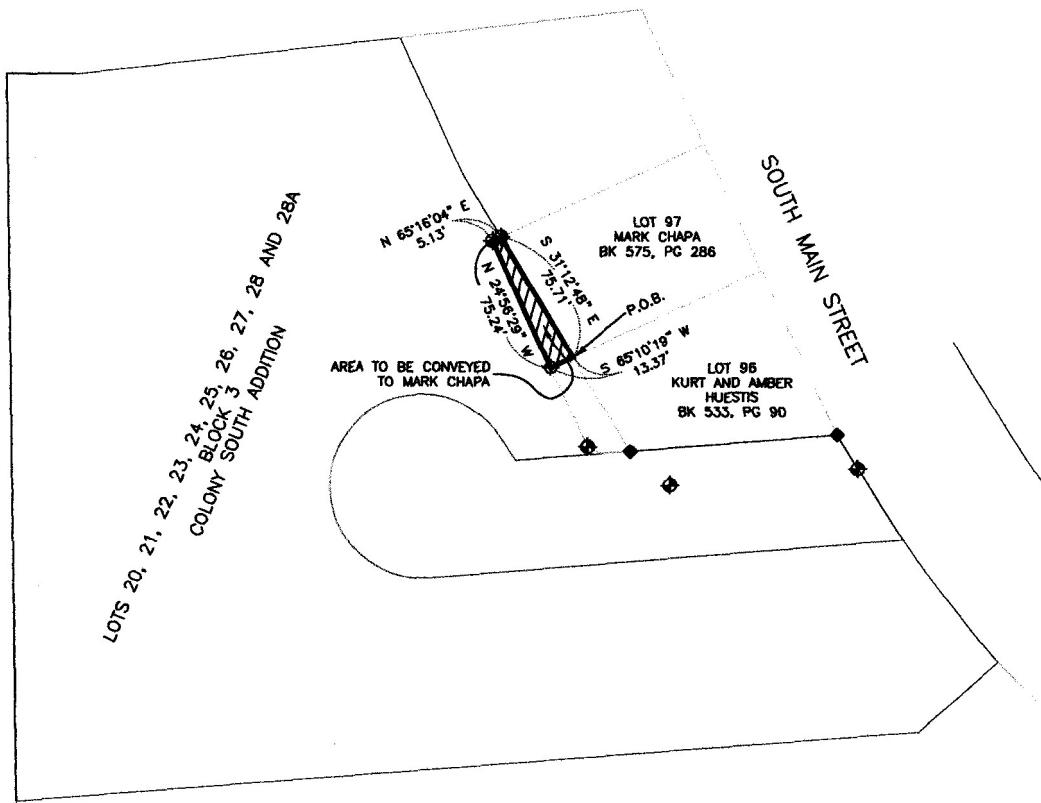
## EXHIBIT D

A PORTION OF LOTS 28 AND 28A OF BLOCK 3, COLONY SOUTH ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, LOCATED IN THE NE $\frac{1}{4}$  SE $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING  
CONTAINING ±0.16 ACRES

### LEGAL DESCRIPTION

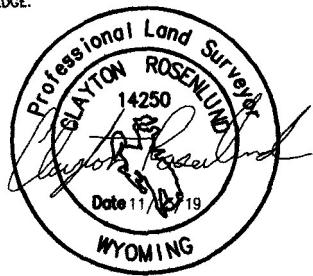
AREA TO BE CONVEYED TO MARK CHAPA

BEGINNING IN THE SOUTHWEST CORNER OF LOT 97, SHELTERED ACRES SUBDIVISION; THENCE S 65°10'19" W, 13.37 FEET, TO A POINT ON A CHAINLINK FENCE; THENCE N 24°56'29" W 75.24 FEET ALONG SAID CHAINLINK FENCE; THENCE N 65°16'04" E 5.13 FEET TO THE NORTHWEST CORNER OF LOT 97, SHELTERED ACRES SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 97, S 31°12'48" E 75.71 FEET TO THE POINT OF BEGINNING.  
CONTAINING ±695 SQFT (±.016 ACRES)



#### SURVEYOR'S CERTIFICATE:

I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



PREPARED BY:

Cannon Consulting LLC (307) 752-0109 201 E 5TH ST, SHERIDAN, WY, 82801



SCALE: 1"-80'

BASIS OF BEARINGS ARE  
US STATE PLANE, NAD 83 WYOMING EAST  
CENTRAL ZONE  
DISTANCES ARE GROUND (US SURVEY FEET)  
PAF:1.000235

#### LEGEND

- ◆ SET 1.5" AC LS 14250
- ◆ FOUND 1.5" AC-PLS 10287
- ◆ FOUND 2" IRON PIPE W/ 5/8 REBAR
- ◆ A.C. ALUMINUM CAP
- ◆ R.O.W. RIGHT OF WAY
- ◆ P.O.B. POINT OF BEGINNING
- ◆ Hatched Area AREA TO BE CONVEYED
- ◆ Solid Line SUBJECT PARCEL BOUNDARY

FOR: EXCALIBUR CONSTRUCTION, LLC  
2275 DRY RANCH ROAD  
SHERIDAN, WYOMING

Date: 11/19/19

NO. 2020-756398 QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
EXCALIBUR CONSTRUCTION, INC KARI NELSON  
2275 DRY RANCH RD SHERIDAN WY 82801