



**2024-791635** 4/29/2024 2:56 PM PAGE: 1 OF 3  
FEES: \$18.00 PK PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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

*WHEREAS*, Steve Bush and Tracy Bush (herein the "Owner" of Parcel 1), and Angela Keller-Sanchez, Trustee of the Sanchez Family Trust dated May 3, 2018, and Robert Pierson and Barbara Pierson (collectively herein the "Owner" of Parcel 2), are the record owners of the following described real property, to wit:

**PARCEL 1:**

**Tract 1 of Adkins Valley II Minor Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Plat Book A, Page 47.**

**PARCEL 2:**

**Tracts 2, 3 and 4 of Adkins Valley II Minor Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Plat Book A, Page 47.**

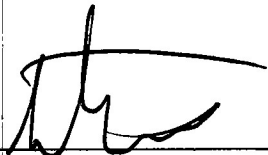
*WHEREAS*, Owner desires to partially vacate said Property as shown on the Plat, and desires that the said Plat be partially vacated, as to the Property only, in accord with the fully-executed plat filed contemporaneously herewith at the office of the Sheridan County Clerk for the sole purpose of re-platting 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 **REPLAT OF ADKINS VALLEY II MINOR SUBDIVISION**.

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

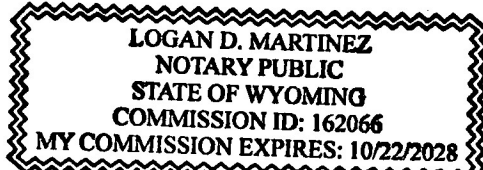


Steve Bush



Tracy Bush

STATE OF WYOMING       )  
  )ss  
COUNTY OF SHERIDAN    )



This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2024, by Steve Bush and Tracy Bush.

WITNESS my hand and official seal.



Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10-22-28

Sanchez Family Trust dated May 3, 2018

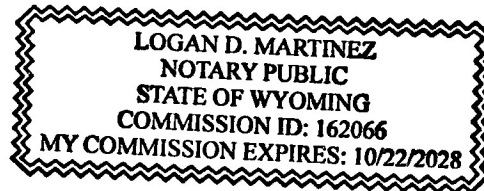


Angela Keller-Sanchez, Trustee

STATE OF WYOMING       )  
  )ss  
COUNTY OF SHERIDAN    )



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2024, by Angela Keller-Sanchez, Trustee, of the Sanchez Family Trust Dated May 3, 2018.

WITNESS my hand and official seal.

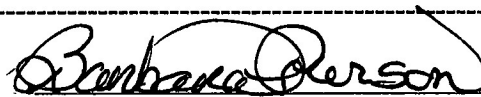


Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10-22-28



Robert Pierson



Barbara Pierson

STATE OF WYOMING       )  
  )ss  
COUNTY OF SHERIDAN    )

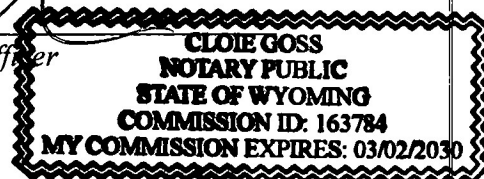
This instrument was acknowledged before me on the 12 day of March, 2024, by Robeert Pierson and Barbara Pierson.

WITNESS my hand and official seal.



Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 3/2/30





THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned Mayor of the City of Sheridan, Wyoming, this 25 day of March, 2024.  
April

Attest:

CITY OF SHERIDAN

Richard Bridger  
By: Richard Bridger  
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 25th day of March, 2024.  
April

WITNESS my hand and official seal.

It  
SUSAN M. GOODMAN  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 146810  
MY COMMISSION EXPIRES: 06/12/2028

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

My Commission expires: 6-12-2028

NO. 2024-791635 PARTIAL VACATION OF PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CANNON CONSULTING LLC PO BOX 6106  
SHERIDAN WY 82801