

CERTIFICATE OF PARTIAL VACATION OF PLAT

WHEREAS, PB Enterprises, LLC, A Wyoming limited liability company, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

A tract of land situated in the Block 3, Johnston First Addition, Town of Ranchester, Wyoming; said tract being more particularly described as follows:

BEGINNING at the southeast corner of said Block 3, Johnston First Addition (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence S89°14'12"W, 185.39 feet along the north right-of-way line of Hardin Street to a point, said point lying on the east line of Lot 2, Heaps Subdivision; thence N00°46'38"W, 10.25 feet along said east line of Lot 2, Heaps Subdivision to a point, said point being the southeast corner of Lot 1; thence N00°42'24"W, 103.68 feet along said Lot 1 to a point (Witnessed with a 2" Aluminum Cap per PLS 15646, N71°06'28"E, 1.5 Feet); thence N71°06'28"E, 195.15 feet to a point, said point lying on the west right-of-way line of Second Avenue West; thence S00°42'24"E, 174.66 feet along said east right-of-way line of Second Avenue West to the POINT OF BEGINNING. (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 Final Plat of PB Enterprise Subdivision.

Dated this 28 day of October, 2024.

PB Enterprises, LLC



Michael R. Butcher, Member



2024-795340 10/28/2024 4:19 PM PAGE: 2 OF 3
FEES: \$18.00 PK PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 28 day of October, 2024, by Michael R. Butcher, Member of PB Enterprises, LLC.

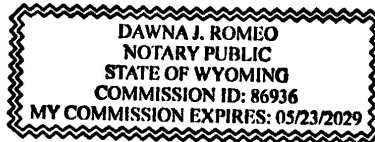
WITNESS my hand and official seal.
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 101503
MY COMMISSION EXPIRES: 05/20/2028
My Commission expires: 05/20/2028

Nan Miller
Signature of Notarial Officer
Title: Notary Public

Consent:

Security State Bank

Nan Miller
By: Nan Miller
Title: Security State Bank, SVP



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Nan Miller, as Senior VP for Security State Bank, on the 28th day of October, 2024.

WITNESS my hand and official seal.

Dawna J. Romeo
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5/23/2029

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned
Peter B. Clark of the Town of Ranchester, Wyoming, this 28 day of October, 2024.

Attest:

TOWN OF RANCHESTER

Peter B. Clark
By: PETER B CLARK
Title: MAYOR

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Peter B Clark, as
MAYOR for the Town of Ranchester, on the 28 day of October, 2024.

WITNESS my hand and official seal.



[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: April 27, 2029