



**CERTIFICATE OF PARTIAL VACATION OF UTILITY AND DRAINAGE  
EASEMENTS**

This certificate is brought before Sheridan County to propose vacation of Utility and Drainage easements on Lot 3 in the Grove, Powder Horn, PUD, Sheridan, Wyoming. The legal description for the lot is:

**A tract of land situated in Lot 2 and Lot 3 of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:**

**Beginning at a point which bears S 49°35'54" W a distance of 1,785.63 feet from the East 1/16<sup>th</sup> Corner between said Section 4, Township 54 North, Range 84 West and Section 33, Township 55 North, Range 84 West, said point of beginning also being the Northwest Corner of Lot 3 of the Grove at the Powder Horn; thence N 40°02'55" W for a distance of 27.60 feet to a point; thence N 43°57'22" E for a distance of 165.79 feet; thence S 22°52'13" E for a distance of 54.00 feet to a point, said point being the Northeast Corner of said Lot 3; thence S 52°31'00" W for a distance of 149.08 feet to the point of beginning.**

**Said tract of land contains 6,170.5 Square Feet.**

**AND Lot 3 of The Grove at the Powder Horn, a subdivision in Sheridan County, Wyoming file in Drawer G, Number 21 in the Office of the Sheridan County Clerk;**

**Said tract as described above contains 21,496 Square Feet.**

**Basis of bearing is Wyoming State Plane Coordinate System (East Central Zone) as called out on the Grove at the Powder Horn official plat.**

This lot is to be used for a single-family residential dwelling. The Partial Vacation of the Utility and Drainage easements will not substantially modify the originally platted subdivision or cause any disruption, as it is an unused and unnecessary easement. The legal description for the Utility and Drainage easements is:



**A 20 foot wide Utility and Drainage Easement situated in Lot 3 of the Grove at the Powder Horn, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:**

**Beginning at the Northwest Corner of said Lot 3; thence along the North line of said Lot 3 which bears N 52°31'00" E for a distance of 149.08 feet to the Northeast Corner of said Lot 3; thence along the East line of said Lot 3 on a bearing of S 22°52'13" E for a distance of 20.67 feet, thence leaving said East line on a bearing of S 52°31'00" W for a distance of 142.97 feet to the West line of said Lot 3; thence along said West line on a bearing of N 40°02'55" W for a distance of 20.02 feet to the point of beginning.**

**The Utility and Drainage Easement tract as described above contains 2,920.5 Square Feet.**


**Basis of bearing is the Wyoming State Plane Coordinate System (East Central Zone) as called out on the Grove at the Powder Horn official plat.**

We, Lany L. and Jody L. Bangerter, state that we are the owners of the affected lot and request to vacate the Utility and Drainage easements on Lot 3 in the Grove, Powder Horn Ranch, PUD, Sheridan, Wyoming.

We have received authorization from Homer Scott of the Powder Horn Ranch, PUD to vacate these easements prior to applying for this Certificate of Vacation of Utility and Drainage Easement.

Dated this 2<sup>nd</sup> day of May 2012.

  
Lany L. Bangerter

  
Jody L. Bangerter



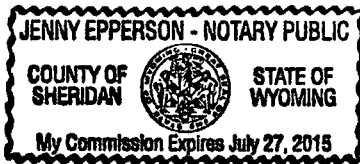
EXECUTED this 2nd day of May 2012.

STATE OF WYOMING )

COUNTY OF SHERIDAN ) §  
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The foregoing instrument was acknowledged, subscribed, and sworn before me by  
Lany L. Bangerter and Jody L. Bangerter, Principal, on this 2nd day of  
May 2012.

Witness my hand and official seal.



Notary Public

My Commission expires: July 27, 2015

**ACTION TAKEN:**

**THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION**  
herewith took action on the foregoing Partial Vacation of Utility and Drainage Easements  
this 5th day of April 2012.

Planning and Zoning, Chairman

Planning and Zoning, Clerk

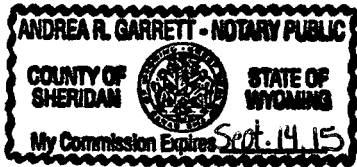
STATE OF WYOMING )

COUNTY OF SHERIDAN ) §  
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On this 3<sup>rd</sup> day of May, 2012, before me personally appeared, Jeremy Smith, to me personally known, who, being by me duly sworn, did say that he/she is the Chairman of the Sheridan County Planning and Zoning Commission by authority of its Members and said Chairman acknowledged said instrument to be the free act and deed of said Sheridan County Planning and Zoning Commission.

Given under my hand and official seal this 3<sup>rd</sup> day of May 2012.



Andrea R. Garrett  
 Notary Public

My Commission expires: Sept. 14, 2015

STATE OF WYOMING )

) §  
 COUNTY OF SHERIDAN )

On this 9<sup>th</sup> day of May, 2012, before me personally appeared, Bernard Banning, to me personally known, who, being by me duly sworn, did say that he/she is the Clerk of the Sheridan County Planning and Zoning Commission by authority of its Members and said Clerk acknowledged said instrument to be the free act and deed of said Sheridan County Planning and Zoning Commission.

Given under my hand and official seal this 9<sup>th</sup> day of May 2012.



Andrea R. Garrett  
 Notary Public

My Commission expires: Sept. 14, 2015

**APPROVAL:**

**THE FORGOING PARTIAL VACATION OF UTILITY AND DRAINAGE EASEMENTS** is hereby approved by the undersigned Board of County Commissioners of Sheridan County, this 1<sup>st</sup> day of May 2012.

BOARD OF COUNTY COMMISSIONERS  
 SHERIDAN COUNTY, WYOMING



*Steve Maier*

Steve Maier, Member

*Robert L. Rolston*

Robert L. Rolston, Member

*Terry Cram*

Terry Cram, Member

*Tom Ringley*

Tom Ringley, Member

*Mike Nickel*

Mike Nickel, Member

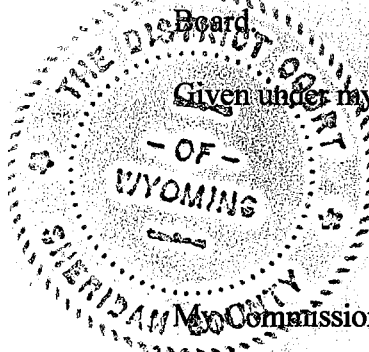
STATE OF WYOMING )

COUNTY OF SHERIDAN ) §  
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On this 16 day of May 2012, before me personally appeared, Steve Maier, Robert L. Rolston, Terry Cram, Tom Ringley, and Mike Nickel to me personally known, who, being by me duly sworn, did say that they are the Members of the Board of County Commissioners of Sheridan County, Wyoming and that said instrument was signed on behalf of said County by Authority of its Board of Commissioners and they acknowledge said instrument to be the free act and deed of said Board.

Given under my hand and official seal this 16 day of May 2012.

*Nancy*  
 Clerk of District Court



My Commission expires: 1/1/15

**NO. 2012-696355 RELEASE EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 JODY BANGERTER PO BOX 6656  
 SHERIDAN WY 82801