



2025-801922 9/5/2025 9:50 AM 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**, Gregory Brent Wulff, II and Emily Barbara Wulff, Trustees of The Wulff Family Revocable Trust Agreement Dated February 15, 2018, and any amendments thereto, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

Lot 1, Pickrell Minor Subdivision, a subdivision in Sheridan County, Wyoming recorded January 7, 2000 as Plat #P-51 (herein the "Property");

**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;

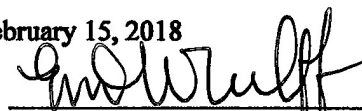
**THEREFORE**, the undersigned, being the sole record owner and proprietor of the foregoing described lands, in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby vacate and declare vacated the foregoing described lands as to the legal description thereof. The undersigned further 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**, 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 WULFF MINOR SUBDIVISION.

Dated this 13<sup>th</sup> day of May, 2025

The Wulff Family Revocable Trust Agreement Dated February 15, 2018

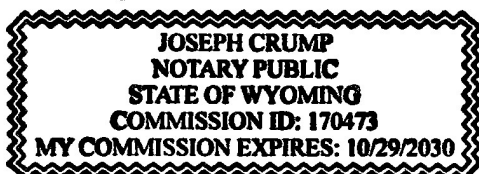
  
 Gregory Brent Wulff, II, Trustee

  
 Emily Barbara Wulff, Trustee

STATE OF WYOMING     )  
                                       )ss  
 COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 13<sup>th</sup> day of May, 2025, by Gregory Brent Wulff, II and Emily Barbara Wulff, Trustees of The Wulff Family Revocable Trust Agreement Dated February 15, 2018.

WITNESS my hand and official seal.



  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 10/29/2030



2025-801922 9/5/2025 9:50 AM PAGE: 2 OF 3  
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CONSENT OF OWNER'S LENDER OF RECORD  
First Federal Bank & Trust

By: [Signature]  
Title: DS. DEARLORN  
EVP Chief Lending Officer

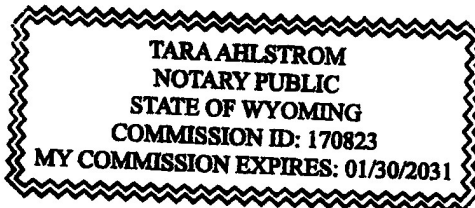
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by DS Dearcorn, as EVP for  
First Federal Bank and Trust, on the 13<sup>th</sup> day of May, 2025.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 1/30/2031





THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned  
Chair of the BOCC of the County of Sheridan, Wyoming, this 5<sup>th</sup> day of August 2025.

COUNTY OF SHERIDAN

Lonnie J Wright  
By: LONNIE J. WRIGHT  
Title: BOCC Chair

Attest:

Kimberly Klein Chief Deputy  
Clerk

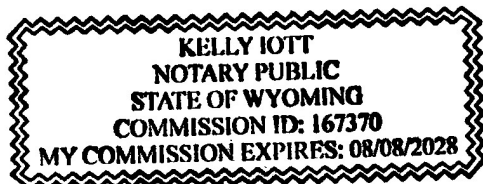
STATE OF WYOMING     )  
                                      )ss.  
COUNTY OF SHERIDAN     )

This instrument was acknowledged before me by Lonnie J Wright, as Chairman for the  
County of Sheridan, on the 5 day of September 2025

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 8/8/28



**NO. 2025-801922 PARTIAL VACATION OF PLAT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WWC ENGINEERING 1849 TERRA AVE  
SHERIDAN WY 82801