

VACATION OF EASEMENT

WHEREAS, Ted H. Williams and Kathryn C. Williams, husband and wife, (herein the "Owner"), are the sole recorder owners of the following described real property, to wit:

Lots 5 and 6, East Falls at Powder Horn Ranch, a subdivision in Sheridan County, Wyoming, recorded as Plat E-18 in the Office of the Sheridan County Clerk (the "Property");

WHEREAS, a 10 ft., Utility, Drainage, Irrigation and Construction Easement effecting the common boundary line between Lot 5 and Lot 6, which is intended to be vacated referred to herein on the "Vacated Easement";

WHEREAS, the undersigned are the only affected lot owners and intended to vacate the Easement and there are no other lots, tracts or parcels that utilize or need the Vacated Easement, whether by easement for right of way or otherwise, which would be adversely affected by the vacation of said Vacated Easement;

WHEREAS, the Vacated Easement does not contain existing public utilities constructed therein;

THEREFORE, the undersigned, being the sole record owners and proprietors, in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby vacate and declare vacated the foregoing Vacated Easement.

The undersigned, by these presents, do make the above vacation for it and for its successors and assigns, and for all future owners thereof.

This vacation of the above-described Vacated Easement is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of the lands set forth above.

Dated this 21st day of June, 2022.

Ted H. Williams
Ted H. Williams

Kathryn C. Williams
Kathryn C. Williams

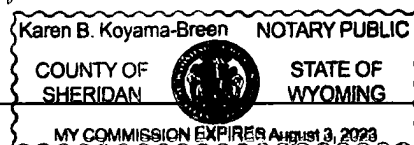
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Ted H. Williams and Kathryn C. Williams on the 21st day of June, 2022.

WITNESS my hand and official seal.

My Commission expires: August 3, 2023

Karen B. Koyama-Breen
Signature of Notarial Officer
Title: Notary Public





APPROVED:

The Foregoing Vacation of Easements is hereby approved by the County of Sheridan this

23rd day of June, 2022.

COUNTY OF SHERIDAN

Jonny J. Galt

ATTEST:

Kimberly Hein chief deputy
Clerk

STATE OF WYOMING)

)ss.

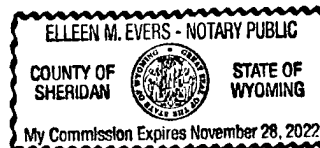
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Lonnie J. Wright, as Chairman Bacc for the County of Sheridan, on the 23rd day of June, 2022.

WITNESS my hand and official seal.

Elleen M. Evers
Signature of Notarial Officer
Title: Notary Public

My Commission expires 11-28-2022



LEGAL DESCRIPTION EXHIBIT "A"

Record Owners: Ted H. & Kathryn C. Williams

April 12, 2022

Re: 5.00' Vacated Utility, Drainage, Irrigation, & Construction Easements

Vacation of a utility, drainage, irrigation, & construction easement being a strip of land five (5.00) feet wide when measured at right angles, situated in Lot 5, East Falls at Powder Horn Ranch, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the south line of said strip being more particularly described as follows:

Commencing at the southeast corner of said Lot 5 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S69°20'44"W, 20.09 feet along the south line of said Lot 5 to the **POINT OF BEGINNING** of said vacated easement, said point lying on the west line of an existing easement; thence S69°20'44"W, 165.07 feet along said south line of Lot 5 and the south line of said strip to the **POINT OF TERMINUS** of said vacated easement, said point lying on the east line of an existing easement, being N69°20'44"E, 12.00 feet from the southwest corner of said Lot 5 (Monumented with a 2" Aluminum Cap per PE&LS 3864). Lengthening or shortening the sideline of said vacated easement to intersect said existing utility, drainage, irrigation, & construction easement lines as shown on **EXHIBIT "B"**.

Said vacated utility, drainage, irrigation, & construction easement contains 833 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

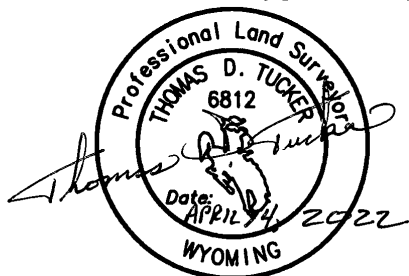
Vacation of a utility, drainage, irrigation, & construction easement being a strip of land five (5.00) feet wide when measured at right angles, situated in Lot 6, East Falls at Powder Horn Ranch, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the north line of said strip being more particularly described as follows:

Commencing at the northwest corner of said Lot 6 (Monumented with a 1½" Aluminum Cap per PE&LS 3864); thence N69°20'44"E, 12.00 feet along the north line of said Lot 6 to the **POINT OF BEGINNING** of said vacated easement, said point lying on the east line of an existing easement; thence N69°20'44"E, 165.07 feet along said north line of Lot 6 and the north line of said strip to the **POINT OF TERMINUS** of said vacated easement, said point lying on the west line of an existing easement, being S69°20'44"W, 20.09 feet from the northeast corner of said Lot 6 (Monumented with a 2" Aluminum Cap per PLS 6812). Lengthening or shortening the sideline of said vacated easement to intersect said existing utility, drainage, irrigation & construction easement lines as shown on **EXHIBIT "B"**.

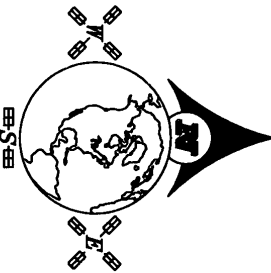
Said vacated utility, drainage, irrigation, & construction easement contains 819 square feet of land, more or less. Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



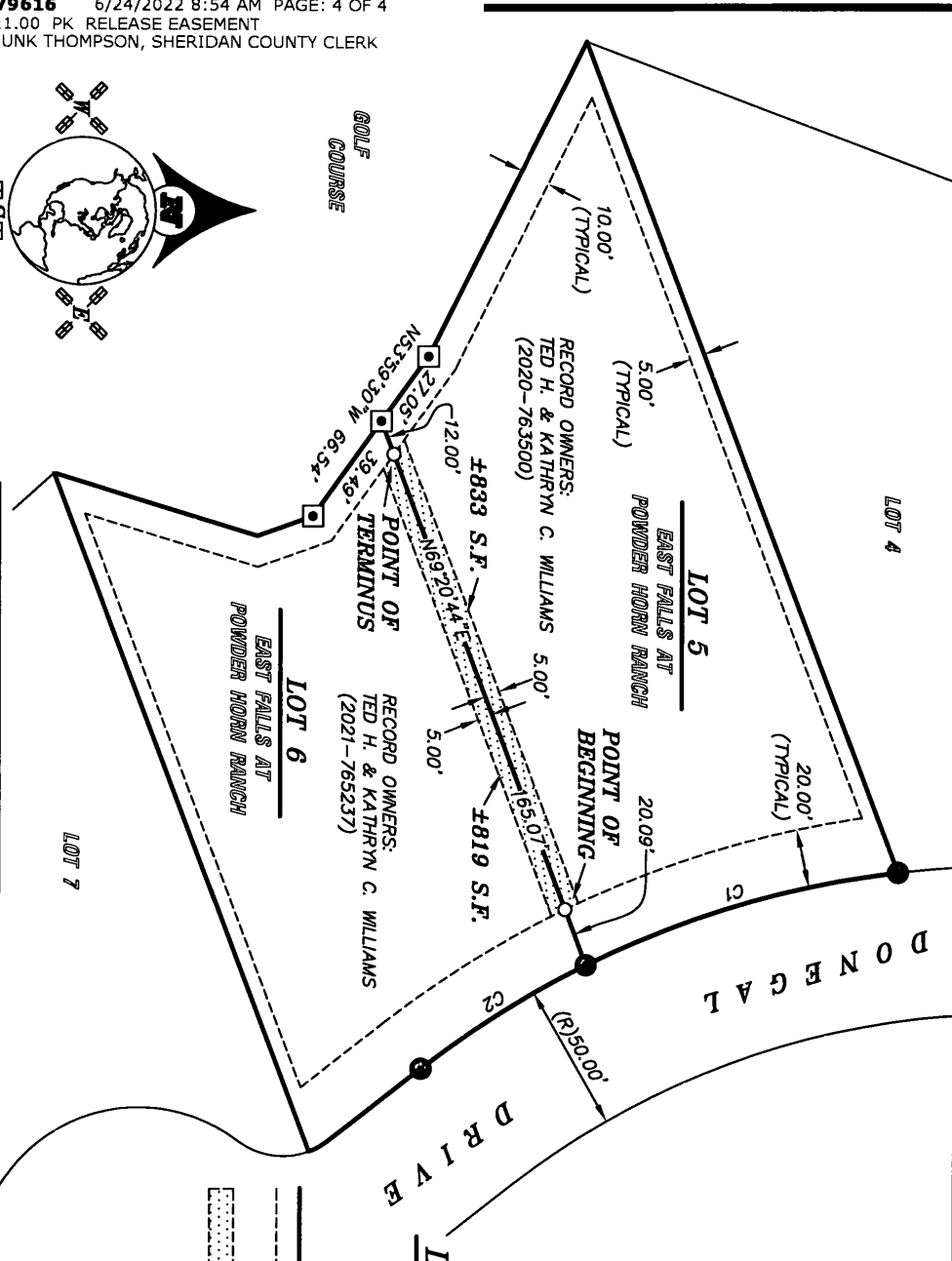
Modification in any way of the above or foregoing legal description terminates liability of surveyor.



SCALE: 1"=50'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAD 88 (U.S. SURVEY FEET)
D.M.: 1,000,000
DISTANCES ARE SURFACE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°32'18"	325.00'	110.83'	N16°29'06"W	110.29'
C2	11°39'13"	325.00'	66.10'	N32°04'52"W	65.99'



NO. 2022-779616 RELEASE EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PELS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET RECORD
- (R) PROPERTY/LOT LINE

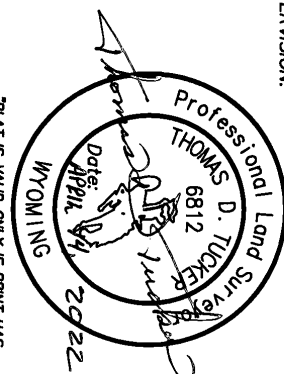
UTILITY, DRAINAGE, IRRIGATION & CONSTRUCTION EASEMENT
VACATED UTILITY, DRAINAGE, IRRIGATION, & CONSTRUCTION EASEMENT

EXHIBIT "B" EASEMENT VACATION

CLIENT: TED & KATHRYN WILLIAMS
LOCATION: LOT 5 & 6, EAST FALLS AT POWDER HORN RANCH,
SHERIDAN COUNTY, WYOMING

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
I, THOMAS D. TUCKER, A DULY REGISTERED LAND
SURVEYOR IN THE STATE OF WYOMING, DO HEREBY
STATE THAT THIS PLAT REPRESENTS THE RESULTS
OF A SURVEY MADE BY ME OR UNDER MY DIRECT
SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



PRESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2022-022
DN: 2022-022D
TAB: ESM
PF: 12017-042
REVIEWED BY: JSP-CT
APRIL 14, 2022