

CERTIFICATE OF PARTIAL VACATION OF PLAT

WHEREAS, the following are the sole record owner of the following described real property,
to wit:

1. **Gateway Partners, LLC, a Wyoming limited liability company, owner of: Lots 14A, 14B, 25A, 25B, 44, 45, 46, 47, 48, 49, Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Plat Book S, Page 176.**
2. **Mary M. Pearce, Trustee of the Mary M. Pearce Trust dated October 31, 1997, owner of: Lots 27A, and 27B, Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Plat Book S, Page 176.**
3. **Du West Construction LLC, a Wyoming limited liability company, owner of: Lots 28A and 28B, Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Plat Book S, Page 176.**

Collectively the ("Owners")

WHEREAS, Owners desires to partially vacate the Property as shown on the Plat of Sheridan Hills Subdivision, 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 owners and proprietors 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 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 City of Sheridan, Sheridan County, Wyoming. Owners, 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 **SHERIDAN HILLS RE-SUBDIVISION NO. 1.**

Dated this 30th day of April, 2025.

Gateway Partners, LLC, a Wyoming limited liability company

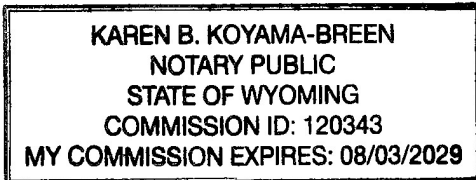
James M. Spell
James M. Spell, Trustee of the James and
Jaynie Spell Revocable Trust dated
September 21, 2016, as amended and
restated, Member

Jaynie K. Spell
Jaynie K. Spell, Trustee of the James and
Jaynie Spell Revocable Trust dated
September 21, 2016, as amended and
restated, Member

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 1st day of May, 2025, by James
M. Spell and Jaynie K. Spell, as Trustees of the James and Jaynie Spell Revocable Trust dated
September 21, 2016, as amended and restated, Member of Gateway Partners, LLC, a Wyoming limited
liability company.

WITNESS my hand and official seal.



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

Mary M. Pearce Trust dated October 31, 1997

Mary M. Pearce
Mary M. Pearce, Trustee

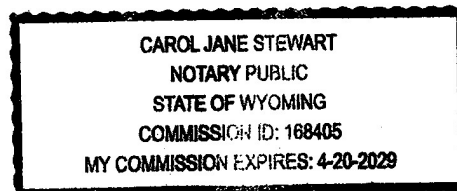
My Commission expires: 4-20-2029
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 30th day of April, 2025, by Mary
M. Pearce, as Trustee of the Mary M. Pearce Trust dated October 31, 1997.

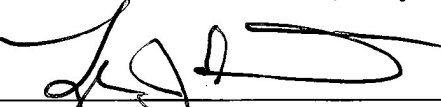
WITNESS my hand and official seal.

Carol Jane Stewart
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4-20-2029



Du West Construction LLC, a Wyoming limited liability company



Lyle J. Harris, Managing Member

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

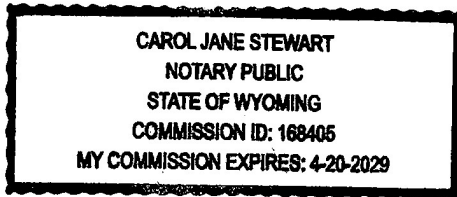
This instrument was acknowledged before me on the 30 day of April, 2025, by Lyle J. Harris, Managing Member of Du West Construction LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4-20-2029





2025-798959 5/6/2025 4:57 PM PAGE: 4 OF 4
FEES: \$25.00 PK PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned Mayer of the City of Sheridan, Wyoming, this 6th day of May 2025.

CITY OF SHERIDAN

By: Richard Blidgen
Title: City of Sheridan - Mayor

Attest:


City Clerk

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

On this ____ day of _____, 2025, before me appeared _____ personally known to me to be the _____ of The City of Sheridan, Wyoming, the municipal corporation described in, and which executed, the foregoing instrument; and that said instrument was executed on behalf of said municipality by authority of its _____.

_____ acknowledged said instrument to be the free and voluntary act and deed of said municipality.

Given under my hand and official seal this _____ day of _____, 2025.

Signature of Notarial Officer
Title: Notary Public

NO. 2025-798959 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801