

**RESOLUTION 25-08-022**

**VACATE PUBLIC RIGHT-OF-WAY KNOWN AS 15<sup>TH</sup> STREET, ADJACENT TO  
LOTS 3 AND 4 OF BLOCK 58 AND LOT 1 AND 18 OF BLOCK 59, WITHIN  
DOWNERS ADDITION TO THE CITY OF SHERIDAN, WYOMING**

WHEREAS, pursuant to Wyoming Statute §§ 24-3-101 et seq., and W.S. § 34-12-107 the Board of County Commissioners for Sheridan County, Wyoming, may establish, alter, or vacate a county or subdivision road when it finds the public interest so requires;

WHEREAS On May 7, 2025, the County Clerk received a Petition to Vacate public rights-of-way as shown on the attached Exhibit A;

WHEREAS, on May 20, 2025, the Board appointed Ken Muller to act as the Viewer and, after taking his Oath of Viewer, he filed a written report with the Board on June 5, 2025, recommending the subject rights-of-way be vacated, reserving a non-exclusive easement of 15<sup>th</sup> Street for the existing and any future public utilities;

WHEREAS, on June 17, 2025, the Board adopted Resolution 25-06-013 Notice of Intent to Vacate the subject rights-of-way; which set July 17, 2025, as the date for receipt of written objections and claims for damages and set the date of the meeting wherein the Board would consider the vacation of said rights-of-way;

WHEREAS, notice of the proposed vacation of subject right-of-way was posted on Sheridan County's official website on June 18, 2025, and published in the Sheridan Press on June 30, 2025, and July 7, 2025;

WHEREAS, said notice was also provided to those persons identified as interested parties in the Petition and to the City of Sheridan;

WHEREAS, no written objections or claims were received by July 17, 2025;

WHEREAS, the Board finds that the platted public rights-of-way within the Downers Addition to Sheridan, Wyoming described 15<sup>th</sup> Street, adjacent to Lots 3 and 4 of Block 58 and Lot 1 and 18 of Block 59, Within Downers Addition To The City Of Sheridan, Wyoming should be vacated, subject to reservations of certain rights for existing and any future public utilities;

WHEREAS, the point of commencement, course, and termination point of the subject rights-of-way as described on the attached Exhibit A;

**NOW, THEREFORE, THE BOARD RESOLVES THAT:**

1. It is in the public interest and for the public good that portions of the platted rights-of-way within the Downers Addition of Sheridan, Wyoming as shown on Exhibit A, be vacated, subject to the reservation of easements for public utilities.
2. The public rights-of-way as shown on Exhibit A are hereby vacated, subject to a reservation of:
  - a. reserving a non-exclusive easement of 15<sup>th</sup> Street for the existing and any future public utilities
3. This Resolution shall be recorded in the Office of the County Clerk and Recorder for Sheridan County, Wyoming.

4. The Office of the County Clerk and Recorder for Sheridan County, Wyoming shall note on the plat, in the county road records, and the county land records, as appropriate, that the subject rights-of-way are vacated.
5. This Resolution supersedes all previous resolutions in conflict herewith.
6. This Resolution shall be effective immediately upon its adoption in accordance with law.

ADOPTED: August 5, 2025.

**BOARD OF COUNTY COMMISSIONERS  
SHERIDAN COUNTY, WYOMING**

BY: Lonnie J. Werts  
Chairman

STATE OF WYOMING )  
County of Sheridan )

This instrument was acknowledged before me on the 5<sup>th</sup> day of August, 2025 by Lonnie J. Werts as Chairman of the Board of County Commissioners for Sheridan County, Wyoming.

Wanda Santelberger  
Notary Public

# EXHIBIT A

W 10th St

Betty Ave

W 10th St

W 10th St

2025-801131 8/5/2025 4:38 PM PAGE: 3 OF 3  
FEES: \$18.00 PK RESOLUTION  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2025-801131 RESOLUTION**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WEST SHERIDAN LAND CO LLC 18 WILD HOLLOW RD  
SHERIDAN WY 82801