



CERTIFICATE OF PARTIAL VACATION

WHEREAS, **W bar D Ranch, LLC**, a Wyoming Close Limited Liability Company,
(hereinafter "Owner") is the sole record owner of the following described real property, to wit:

See **Exhibit "A"** attached hereto and incorporated herein.

WHEREAS, Owner desires to vacate said portion of Tracts 15 and 16 as being a portion of
that subdivision known and shown on the McNally Subdivision, a subdivision in Sheridan County,
Wyoming as recorded in Book 538, Page 395.

WHEREAS, there are no other lots, tracts or parcels that have access to a public highway
through the Tracts, whether by easement for right of way or otherwise which would be adversely
affected by the vacation of said Tracts;

THEREFORE, the undersigned, being the sole record owner and proprietors of the
following described lands, in compliance with Wyoming Statute Sections 34-12-106 through 34-
12-111, do hereby vacate and declare vacated the foregoing described lands as to the legal
description thereof. The undersigned further declare that the plats described in Exhibit "A"
attached hereto, as to only a portion of Tract 15 and 16, 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.

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 portion of Tracts 15 and 16.

This partial vacation of the plats described in Exhibit "A" attached hereto is made with the
free consent and in accordance with the undersigned owner and proprietors of the lands set forth



above.

WITNESS my hand this 26 day of March, 2014.

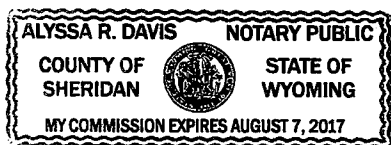
W bar D Ranch, LLC

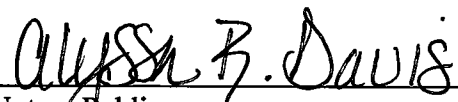
BY: 
William J. Doenz, Manager

STATE OF WYOMING)
) §
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on this 26th day of March, 2014 by William J. Doenz as Manager of the W bar D Ranch, LLC.

Witness my hand and official seal.




Notary Public

My Commission Expires: August 7, 2017

APPROVED:

This Certificate of Partial Vacation is hereby approved by the Board of County Commissioners of Sheridan County, Wyoming this 20th day of May, 2014.

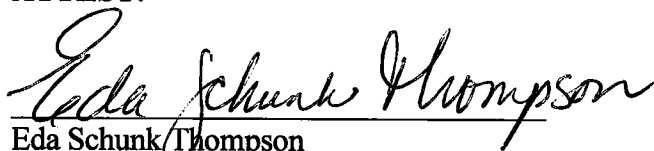
Board of County Commissioners:

BY: 



2014-712540 6/4/2014 4:43 PM PAGE: **3** OF **5**
BOOK: 547 PAGE: 350 FEES: \$24.00 SM PARTIAL VACATION OF
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ATTEST:



Eda Schunk Thompson
Sheridan County Clerk



EXHIBIT "A"

Record Owner: William Doenz

Re: A Tract of Land

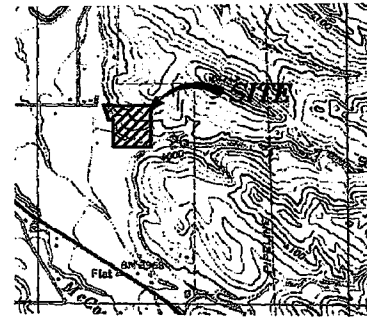
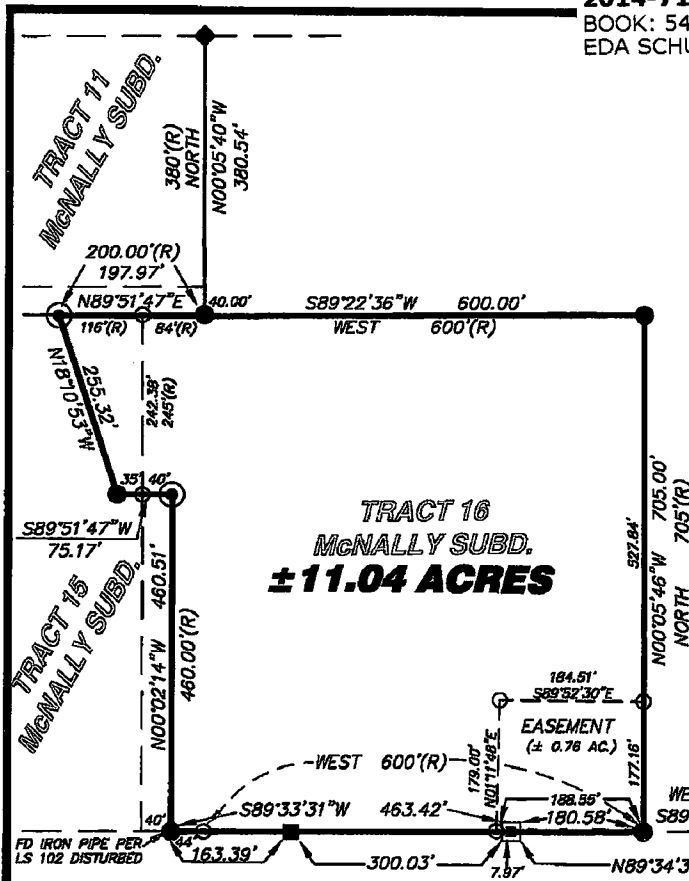
November 11, 2013

A tract of land situated Tracts 15 and 16, McNally Subdivision, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of Tract 16, McNally Subdivision; thence S89°34'38"W, 180.58 feet along the south line of said Tract 16 to a point; thence S89°33'31"W, 463.42 feet along said south line to a point; thence N00°02'14"W, 460.51 feet, forty (40) feet east of and parallel to the west line of Tract 16, to a point; thence S89°51'47"W, 75.17 feet to a point; thence N18°10'53"W, 255.32 feet to a point, said point lying on the north line of Tract 15; thence N89°51'47"E, 197.97 feet along said north line of said Tract 15 and the north line of Tract 16 to a point, said point being the southeast corner of Tract 11, McNally Subdivision; thence N89°22'36"E, 600.00 feet along said north line of Tract 16 to a point; thence S00°05'46"E, 705.00 feet along the east line of said Tract 16 to the **POINT OF BEGINNING** of said tract.

Said tract contains 11.04 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED TRACTS 15 AND 16, McNALLY SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 16, McNALLY SUBDIVISION; THENCE S89°34'38"W, 180.58 FEET ALONG THE SOUTH LINE OF SAID TRACT 16 TO A POINT; THENCE S89°33'31"W, 463.42 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N00°02'14"W, 460.51 FEET, FORTY (40) FEET EAST OF AND PARALLEL TO THE WEST LINE OF TRACT 16, TO A POINT; THENCE S89°31'47"W, 75.17 FEET TO A POINT; THENCE N18°10'53"W, 255.32 FEET TO A POINT, SAID POINT LYING ON THE NORTH LINE OF TRACT 15; THENCE N89°51'47"E, 197.97 FEET ALONG SAID NORTH LINE OF SAID TRACT 15 AND THE NORTH LINE OF TRACT 16 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 11, McNALLY SUBDIVISION; THENCE N89°22'36"E, 600.00 FEET ALONG SAID NORTH LINE OF TRACT 16 TO A POINT; THENCE S00°05'46"E, 705.00 FEET ALONG THE EAST LINE OF SAID TRACT 16 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 11.04 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :89
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, 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"



SCALE: 1"=200
BASIS OF BEARINGS IS
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

LEGEND

- SET 2" ALUMINUM CAP PER PLS 2615
- FOUND ALUMINUM CAP PER PLS 2086
- FOUND IRON PIPE PER PLS 102
- ◆ FOUND ALUMINUM CAP PER PLS 102
- FOUND BRASS CAP PER PLS 102
- NOTHING FOUND/NOTHING SET
- (R) RECORD
- (C) CALCULATED

EXHIBIT "B"
CARMODY TRACT

CLIENT: BILL DOENZ

LOCATION: PORTION OF TRACTS 15 & 16, McNALLY SUBD., & SE1/4NW1/4, SEC. 26, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WY

RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 93018
DF: 93018DE_NAD 83
TAB: DOENZ TRACT
NOVEMBER 11, 2013

NO. 2014-712540 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BARNEY & GRAHAM LLC 532 VAL VISTA STE 107
SHERIDAN WY 82801