



2020-755448 1/27/2020 11:43 AM PAGE: 1 OF 4
FEES: \$21.00 DO RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CERTIFICATE OF VACATION OF PLATTED EASEMENT

WHEREAS, Powder Horn Ranch-2, L.L.C., a Wyoming limited liability company and any amendments thereto, (herein the "Owner"), is the sole record owner of the following described real property, to wit: Lots 1 and 2, St. Andrews ROW at Powder Horn Ranch, Sheridan County, Wyoming, filed as Plat #S-122 recorded on November 27, 2007 (the "Property");

WHEREAS, upon the Lots was recorded a a 10.0' Utility, Drainage, Irrigation & Construction Easement along the common boundary lot lines of said Lots 1 and 2, as more particularly described on Exhibit "A" and illustrated on Exhibit "B", attached hereto, and which easement intended to be vacated is referred to herein as the "Vacated Easement";

WHEREAS, Owner desires to vacate said Vacated Easement, as shown on the attached Plat, and desires that the Vacated Easement be vacated, as to the Property only, in accord with the fully-executed plat filed contemporaneously herewith at the office of the Sheridan County Clerk.

WHEREAS, there are no other lots, tracts or parcels that have access to utilities/drainage through the Property, whether by easement for right of way or otherwise which would be adversely affected by the vacation of said Easement;

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 Easement above described, is hereby vacated and of no further force and effect.

THEREFORE, Owners hereby vacate that portion of the Easement described and as terminated in accordance with the approval and consent of the County Commissioners of Sheridan County, Wyoming. Owner, by these presents, does make the above vacation for it and for its successors and assigns, and for all future owners of said Property.

Dated this 4th day of November, 2019.

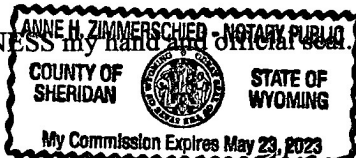
Powder Horn Ranch-2, L.L.C

By: Homer Scott, Jr.
Title: GM

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 4th day of November, 2019, by Homer Scott, Jr., as General Manager of Powder Horn Ranch-2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal.



My Commission expires: 5/23/2023

Anne H. Zimmerschied
Signature of Notary Officer
Title: Notary Public



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THE FOREGOING PARTIAL VACATION OF EASEMENT is hereby approved by the undersigned
Chairman of Board of the County of Sheridan, Wyoming, this 21st day of January 2020.

COUNTY OF SHERIDAN

Nick Siddle

By Nick Siddle

Title: Chairman

Attest:

Kimberly Ann chief deputy
Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Nick Siddle, as Chairman for the
County of Sheridan, on the 23 day of January, 2020

WITNESS my hand and official seal.



My Commission Expires November 28, 2022

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

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Powder Horn Ranch-2, L.L.C.

September 30, 2019

Re: 10.0' Vacated Utility, Drainage, Irrigation & Construction Easement

Vacation of a utility, drainage, irrigation & construction easement ten (10.0) feet wide, being five (5.0) feet each side of the following described centerline situated on the lot line between Lot 1 and Lot 2, St. Andrews ROW at Powder Horn Ranch, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

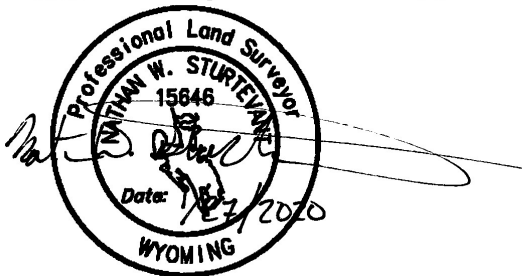
Commencing at the northwest corner of said Lot 2 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S81°40'29"E, 20.00 feet to the **POINT OF BEGINNING** of said vacated easement, said point lying on the east line of an existing utility, drainage, irrigation & construction easement; thence S81°40'29"E, 128.16 feet along said centerline and the northerly line of said Lot 2 to the **POINT OF TERMINUS** of said vacated easement, said point lying on the westerly line of an existing utility, drainage, irrigation & construction easement, and being N81°40'29"W, 10.25 feet from the southeast corner of said Lot 1 (Monumented with a 2" Aluminum Cap per PLS 6812). Lengthening or shortening the side lines of said vacated easement to intersect said existing easement lines.

Said vacation of a utility, drainage, irrigation & construction easement containing 1,282 square feet of land, more or less.

Bearings are Based on St. Andrews ROW at Powder Horn Ranch.

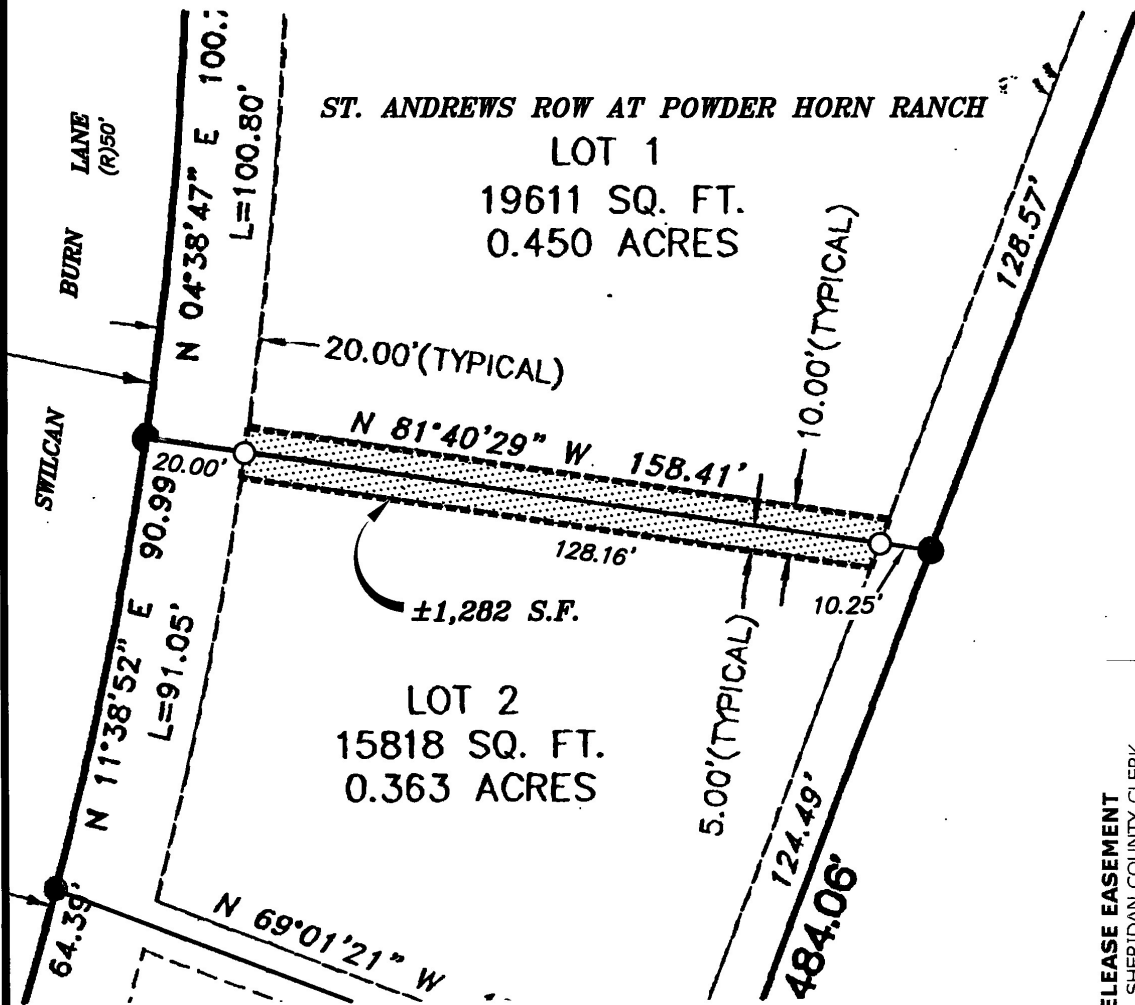
SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, 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 the surveyor.

EXHIBIT "B"



NO. 2020-755448 RELEASE EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801