



2024-796039 12/4/2024 1:38 PM PAGE: 1 OF 3
FEES: \$18.00 PK PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CERTIFICATE OF PARTIAL VACATION OF PLAT

WHEREAS, The Bluffs, LLC, a Wyoming limited liability company, as to an undivided one-half interest, and The Ridge, LLC, a Wyoming limited liability company, as to an undivided one-half interest, (herein collectively the "Owner"), are the record owners of the following described real property, to wit:

Lots 5 and 6, Valley Park 2nd Addition, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Drawer V, Plat No. 19.

WHEREAS, Owner desires to partially vacate said Property as shown on the Plat, and desires that the said Plat 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 sole 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 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 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 vacate 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 Sheridan City Council. 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 Property, as the same shall be re-platted as VALLEY PARK 3RD ADDITION.

Dated this 4th day of October, 2023.



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The Bluffs, LLC

Deborah L. Shepardson
By: Deborah L. Shepardson
Title: Member

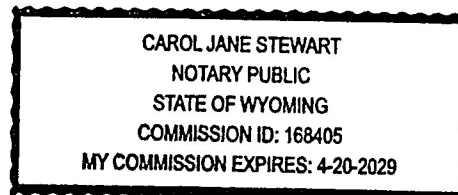
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 4th day of October, 2023, by Deborah L. Shepardson, as member of The Bluffs, LLC.

WITNESS my hand and official seal.

My Commission expires: 4-20-29

Carol Jane Stewart
Signature of Notarial Officer
Title: Notary Public



The Ridge, LLC

Deborah L. Shepardson
By: Deborah L. Shepardson
Title: Member

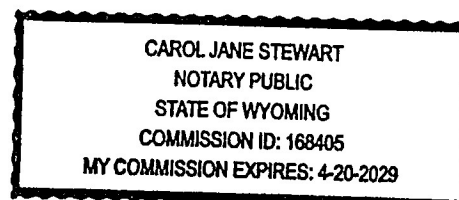
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 4th day of October, 2023, by Deborah L. Shepardson, as member of The Ridge, LLC.

WITNESS my hand and official seal.

My Commission expires: 4-20-29

Carol Jane Stewart
Signature of Notarial Officer
Title: Notary Public





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned
mayor of the City of Sheridan, Wyoming, this 3rd day of December, 2023.4

Attest:

CITY OF SHERIDAN

By: [Signature]
Title: _____

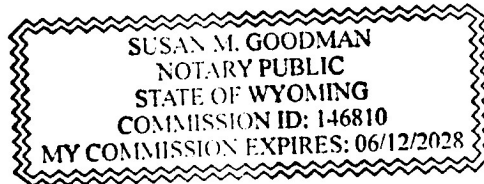
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Richard Bridger, as
mayor for the City of Sheridan, on the 3rd day of December,
2023. 24

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 6-12-2028



NO. 2024-796039 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BRIDGER FIELD SERVICES 775 LINCOLN DR
SHERIDAN WY 82801