



2019-747946 2/1/2019 1:24 PM PAGE: 1 OF 3  
BOOK: 579 PAGE: 1 FEES: \$18.00 SM 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, and The Ridge, LLC, a Wyoming limited liability company (herein the "Owner"), are the sole record owners of the following described real property, to wit:

Block 2, Lot 1 of the Valley Park Addition to the Town of Sheridan, Sheridan County, Wyoming, according to the plat recorded in the office of the Sheridan County Clerk on February 22, 1992 in Book V, Page 14; (the "Property");

**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 2<sup>ND</sup> MINOR SUBDIVISION.

Dated this 22 day of January, 2019.

The Bluffs, LLC,  
a Wyoming limited liability company

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

The Ridge, LLC,  
a Wyoming limited liability company

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



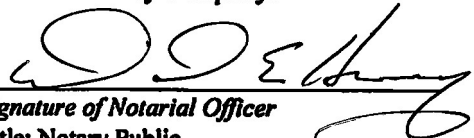
2019-747946 2/1/2019 1:24 PM PAGE: 2 OF 3  
BOOK: 579 PAGE: 2 FEES: \$18.00 SM PARTIAL VACATION OF PI  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

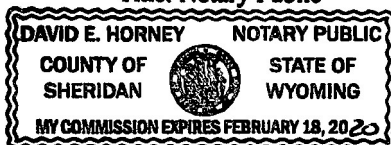
STATE OF WYOMING )  
 )ss  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 22 day of JAN, 2019, by DEBORAH C. SHEPARDSON  
as, MEMBER of The Bluffs, LLC, a Wyoming limited liability company.  
MANAGER

WITNESS my hand and official seal.

My Commission expires: 18 FEB 2020

  
Signature of Notarial Officer  
Title: Notary Public




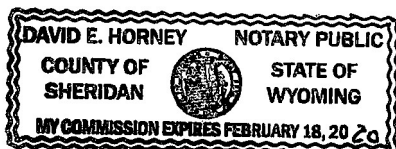
STATE OF WYOMING )  
 )ss  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 22 day of JAN, 2019, by DEBORAH C. SHEPARDSON  
as, MEMBER of The Ridge, LLC, a Wyoming limited liability company.  
MANAGER

WITNESS my hand and official seal.

My Commission expires: 18 FEB 2020

  
Signature of Notarial Officer  
Title: Notary Public





2019-747946 2/1/2019 1:24 PM PAGE: 3 OF 3  
BOOK: 579 PAGE: 3 FEES: \$18.00 SM 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 21<sup>st</sup> day of January 2019.

CITY OF SHERIDAN

Roger C. Miller

By: Roger C. Miller  
Title: Mayer

Attest:

[Signature]

Clerk

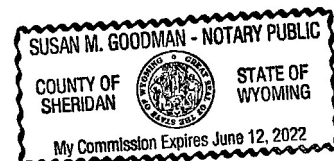
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Roger Miller, as mayer for the  
City of Sheridan, on the 21<sup>st</sup> day of January, 2019.

WITNESS my hand and official seal.

Susan M. Goodman  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires



**NO. 2019-747946 PARTIAL VACATION OF PLAT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
THE BLUFFS LLC 1198 LOWER PRAIRIE DOG RD  
SHERIDAN WY 82801