



## CERTIFICATE OF PARTIAL VACATION OF PLAT

**WHEREAS**, Trust Company of America FBO John W. Muecke, (herein the "Owner"), is the sole record owner of the following described real property, to wit: **see, attached Exhibit "A"**;

**WHEREAS**, Owner desires to partially vacate said Property as shown on the Poplar Grove P.U.D. Phase Three, 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 Tract, whether by easement for right of way or otherwise which would be adversely affected by the re-plat of said Tract;

**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**, Owner hereby vacates 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 **POPLAR GROVE P.U.D., PHASE FOUR.**

Dated this 1<sup>st</sup> day of August, 2017.

Trust Company of America FBO John W. Muecke

John W. Muecke  
 By: John W. Muecke  
 Title: Owner

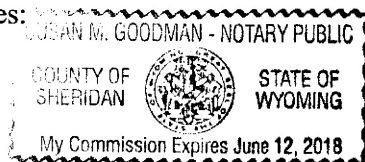
STATE OF WYOMING )  
 )ss  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 1<sup>st</sup> day of August, 2017, by John Muecke as, owner of Trust Company of America FBO John W. Muecke.

WITNESS my hand and official seal.

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

My Commission expires:





2017-736653 8/8/2017 4:35 PM PAGE: 2 OF 4  
BOOK: 568 PAGE: 321 FEES: \$21.00 PK PARTIAL VACATION OF  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned  
Mayor Roger Miller of the City of Sheridan, Wyoming, this 3rd day of August 2017.

CITY OF SHERIDAN

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

Clerk

STATE OF WYOMING           )  
  )ss.  
COUNTY OF SHERIDAN       )

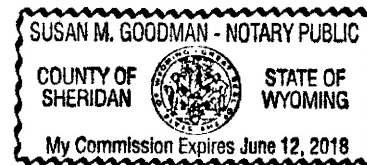
This instrument was acknowledged before me by Mayor Roger Miller, as mayor for the  
City of Sheridan, on the 3rd day of August, 2017.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires





**Exhibit A**

A tract of land situated in the S½NW¼ of Section 23, Township 56 North, Range 84 West, 6th P.M. & Lot 2, Block 4, Poplar Grove P.U.D. Phase Two, Tract "A", Poplar Grove P.U.D. Phase Three, City of Sheridan, Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 23 (Monumented with a 3¼" Aluminum Cap per PLS 6594); thence S39°01'46"W, 1729.58 feet to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of Block 3, Poplar Grove P.U.D. Phase Three; thence S32°16'44"W, 106.58 feet along said westerly line of Block Three to a point; thence S35°04'33"E, 116.37 feet along the westerly line of said Block Three to a point, said point being the southwesterly corner of said Lot 14, Block 3; thence N54°55'27"E, 64.84 feet along the southerly line of said Lot 14 to a point, said point lying on the westerly right-of-way line of Lookout Point Drive; thence, along said westerly right-of-way line of said Lookout Point Drive through a non-tangent curve to the left, having a central angle of 24°29'57", a radius of 60.00 feet, an arc length of 25.66 feet, a chord bearing of S24°09'47"E, and a chord length of 25.46 feet to a point, said point being the northeast corner of said Lot 13, Block 3; thence S54°55'27"W, 60.02 feet along the northerly line of said Lot 13 to a point, said point lying on said westerly right-of-way line of Lookout Point Drive in Block Three; thence S35°04'33"E, 882.11 feet along said westerly line right-of-way line of Lookout Point Drive in Block Three, Poplar Grove P.U.D. Phase Three, and the westerly line of Block 3, Poplar Grove P.U.D. Phase Two and also the southerly line of Lot 1, Block 3, Poplar Grove P.U.D. Phase One to a point; thence S62°48'36"E, 25.21 feet along the southerly line of said Lot 1, Block 3, Poplar Grove P.U.D. Phase One to a point, said point lying on the easterly right-of-way line of Aspen Trail; thence S36°17'04"W, 60.76 feet to a point, said point lying on the westerly right-of-way line of said Aspen Trail and the north line of said Lot 1, Block 4, Poplar Grove P.U.D. Phase Two; thence



N62°48'36"W, 205.57 feet along north line of said Lot 1, Block 4, to a point, said point being the northwest corner of said Lot 1, Block 4, Poplar Grove P.U.D. Phase Two; thence S27°11'24"W, 87.87 feet along west line of said Lot 1, Block 4, Poplar Grove P.U.D. Phase Two to a point, said point lying on the south line of a tract of land described in Book 536 of Deeds, Page 668; thence S79°44'29"W, 353.02 feet along said south line of said tract described in Book 536 of Deeds, Page 668 to a point; thence S78°25'44"W, 20.23 feet along said south line to a point, said point being the southwest corner of said tract; thence N20°17'30"W, 311.17 feet along the west line to a point; thence N37°32'45"W, 618.53 feet along said west line to a point; thence N25°57'32"W, 280.38 feet along said west line to a point, said point being the northwest corner of said tract of land; thence N89°49'17"E, 22.21 feet along the north line of said tract to a point; thence, continue N89°49'17"E, 403.09 feet along said north line of said tract to a point; thence N89°10'19"E, 254.80 feet to the **POINT OF BEGINNING** of said tract.