

FINAL PLAT
OF THE
KENDRICK CREEK MINOR SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING
A RESUBDIVISION OF THE SOUTH FIVE (5) FEET OF LOT 13, LOT 14,
LOT 15, & LOT 16, BLOCK 2, ORIGINAL TOWN OF SHERIDAN, NOW THE
CITY OF SHERIDAN, WYOMING.

TOTAL AREA = ±13,002 S.F.
AREA OF LOTS = ±13,002 S.F.
NUMBER OF LOTS = 3
ZONED: B2

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MANVILLE KENDRICK, FIRST INTERSTATE BANK OF COMMERCE, TRUSTEES, 104 NORTH MAIN, A WYOMING GENERAL PARTNERSHIP, GREG VON KRODICK, PARTNER, & FIRST FEDERAL SAVINGS BANK BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **KENDRICK CREEK MINOR SUBDIVISION** IS A RESUBDIVISION OF THE SOUTH FIVE (5) FEET OF LOT 13, LOT 14, LOT 15, & LOT 16, BLOCK 2, ORIGINAL TOWN OF SHERIDAN, NOW THE CITY OF SHERIDAN, WYOMING.

SAID SUBDIVISION CONTAINS ±13,002 S.F. OF LAND, MORE OR LESS.

THE **KENDRICK CREEK MINOR SUBDIVISION** AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY GRANT TO MONTANA-DAKOTA UTILITIES COMPANY, A DIVISION OF MDU RESOURCES GROUP, INC. AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS A GAS LINE & METER EASEMENT SITUATED WITHIN THE BOUNDARY LINES OF THIS PLAT AS INDICATED.

THE USE AGREEMENT AS DESCRIBED IN NOTE 2 AND THE EASEMENTS AS DESCRIBED IN NOTE 3 SITUATED WITHIN THE LAND SHOWN AND DESCRIBED ON THIS PLAT ARE IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF May, 2016

Jackie Camine - Trust Specialist
FIRST INTERSTATE BANK AS CO-TRUSTEE

Robert Leisch
FIRST INTERSTATE BANK AS CO-TRUSTEE

Greg Von Krodick
104 NORTH MAIN, A WYOMING GENERAL PARTNERSHIP
GREG VON KRODICK, PARTNER
(AKA 104 NORTH MAIN PARTNERSHIP, NORTH MAIN STREET PARTNERSHIP OR 104 MAIN STREET PARTNERSHIP)

Patricia Schilling
FIRST FEDERAL SAVINGS BANK
(NKA FIRST FEDERAL BANK & TRUST)

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Jackie Camine BEFORE ME THIS 18 DAY OF May, 2016

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 11/30/2019

Shannon N. Joseph
NOTARY PUBLIC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Robert Leisch BEFORE ME THIS 18 DAY OF May, 2016

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 11/30/2019

Shannon N. Joseph
NOTARY PUBLIC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Greg Von Krodick BEFORE ME THIS 12th DAY OF May, 2016

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 2-2-19

Paula R. Bove
NOTARY PUBLIC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Patrick Schilling BEFORE ME THIS 12th DAY OF May, 2016

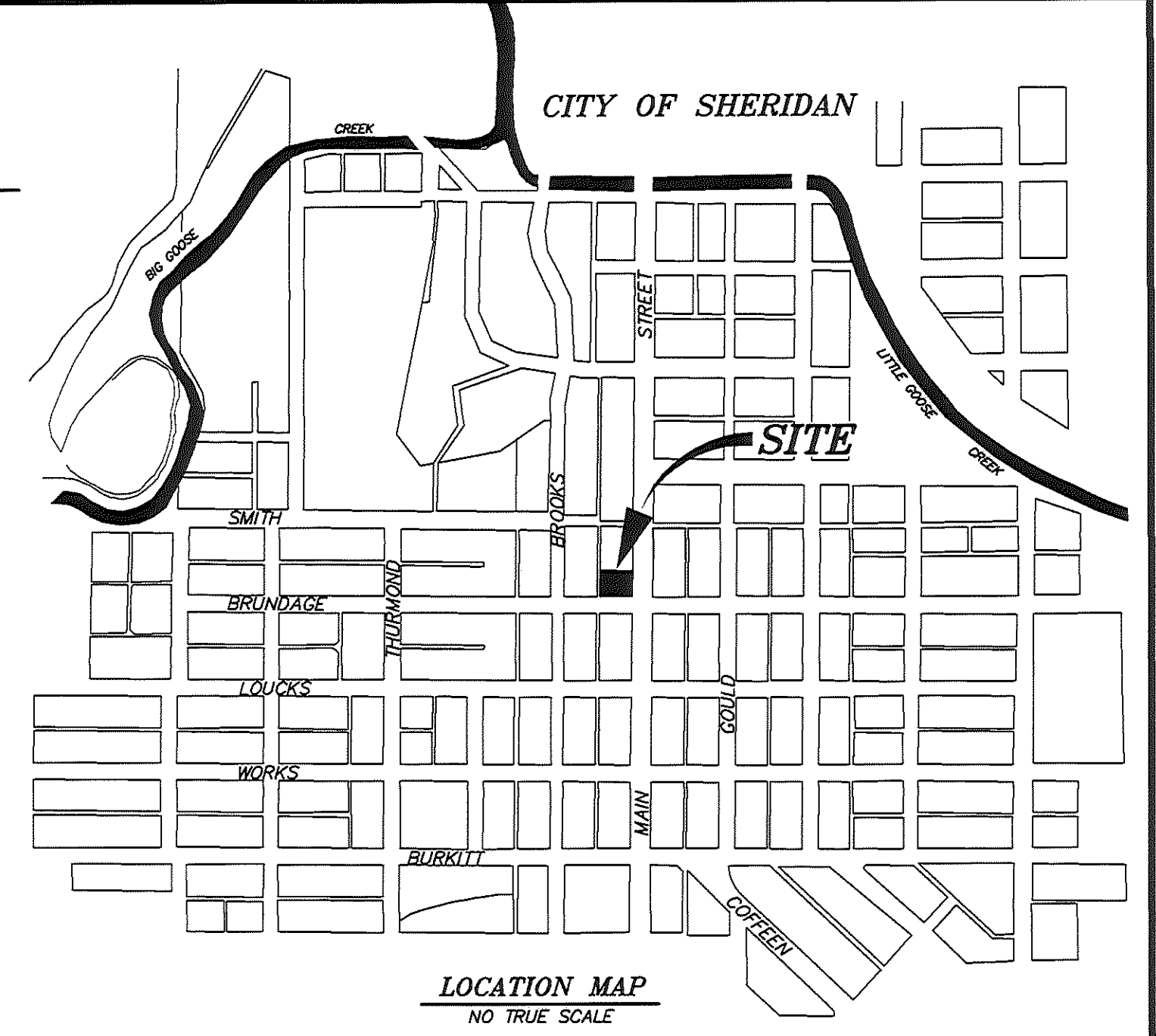
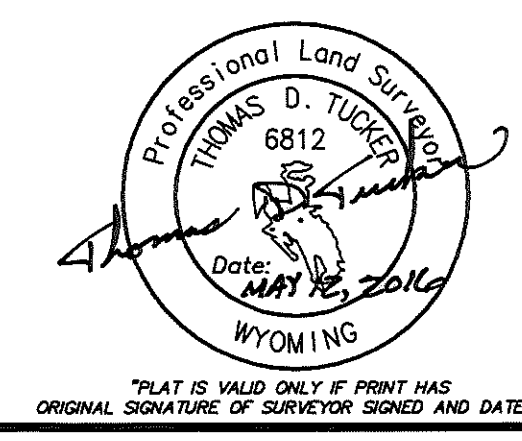
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 2-3-20

Patrick Schilling
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **KENDRICK CREEK MINOR SUBDIVISION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF THE SOUTH FIVE (5) FEET OF LOT 13, LOT 14, LOT 15, & LOT 16, BLOCK 2, ORIGINAL TOWN OF SHERIDAN, NOW THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED EXCEPT AS NOTED (SEE NOTE: 1).

CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 2nd DAY OF May, 2016.

David Williams
ATTEST: CITY CLERK

John J. Jank
MAYOR

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 18 DAY OF May, 2016 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas B. Bove
DIRECTOR OF PUBLIC WORKS

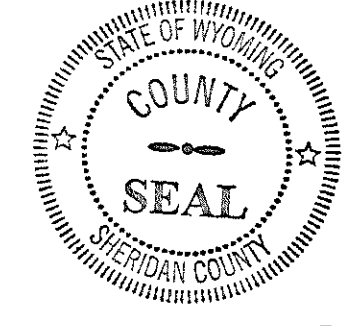
CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:03 O'CLOCK P.M., THIS 19 DAY OF May, 2016, AND IS DULY RECORDED IN DRAWER K, PLAT NO. 216 FEE \$ 75.00

Ede Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2016-726932



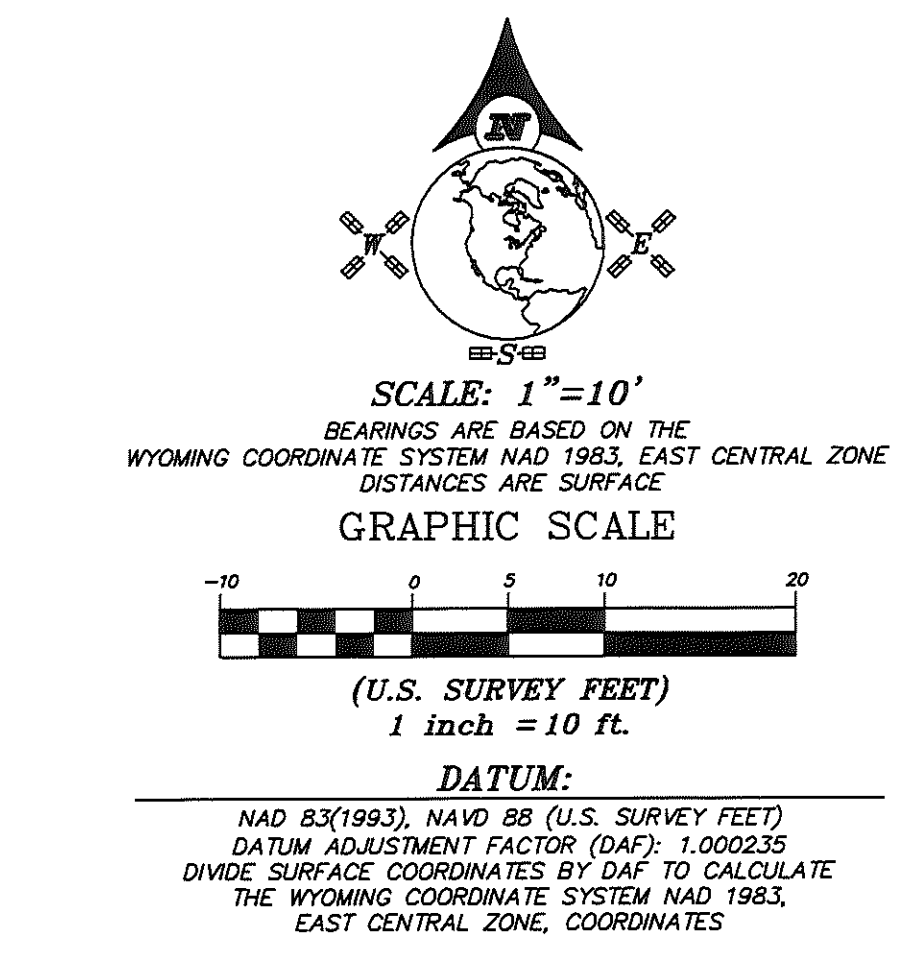
FINAL PLAT
OF THE
KENDRICK CREEK MINOR SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

CLIENT: FIRST INTERSTATE BANK & 104 NORTH MAIN, A WYOMING GENERAL PARTNERSHIP

B. RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

LOCATION: A RESUBDIVISION OF THE SOUTH FIVE (5) FEET OF LOT 13, LOT 14, LOT 15, & LOT 16, BLOCK 2, ORIGINAL TOWN OF SHERIDAN, NOW THE CITY OF SHERIDAN, WYOMING.

JN: 2014-073
DN: 2014-073 SITE
PF: T2014-073
MAY 10, 2016



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- ⊗ SCRIBED "X" ON CONCRETE BOLLARD
- BUILDING CORNER
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD PER THE MONTGOMERY BUILDING-CONDOMINIUM MAP & MONTGOMERY BUILDING-AMENDED/RESTATED CONDOMINIUM MAP
- (M) RECORD PER ORIGINAL TOWN OF SHERIDAN PLAT AND OR DEEDS OF RECORD
- (WC) MEASURED
- WITNESS CORNER
- BOUNDARY LINE
- LOT LINE
- BLOCK LINE
- ORIGINAL LOT LINE
- LOT/PROPERTY LINE TO BE VACATED
- EASEMENT LINE AS NOTED

NOTES:

- 1) THE COMMON LINE BETWEEN LOT B AND LOT C "MONTGOMERY BUILDING - CONDOMINIUM" IS TO DEFINE OWNERSHIP OF THE PROPERTIES. THE BOUNDARY LINE DOES NOT CHANGE THE INTERIOR CONDOMINIUMS AS SHOWN ON AND DESCRIBED IN "THE MONTGOMERY BUILDING - AMENDED/RESTATED CONDOMINIUM MAP" RECORDED AT THE COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE, FILED IN DRAWER "1", PLAT NUMBER "24".
- 2) USE AGREEMENT BETWEEN LOT B AND LOT C FOR AN EXISTING CHIMNEY NOW IN USE BY LOT B IS ACKNOWLEDGED AND AGREED TO BY OWNERS. LOT C MAY USE THE CHIMNEY IF IT CAN DEMONSTRATE THAT IT WILL NOT IMPACT OR RESTRICT CHIMNEY FLOW. IF USE OF THE CHIMNEY IS ABANDONED OR RELOCATED, THE USE AGREEMENT HEREIN GRANTED WILL BE NULL AND VOID.
- 3) EASEMENT GRANTED FOR PUBLIC INGRESS AND EGRESS. THE OWNER OF LOT A IS ALSO GRANTING AN EASEMENT TO THE ADJOINER BUILDING FOR THE USE OF THE EXISTING ENTRANCE AS CONSTRUCTED. IF ACCESS (BUILDING ENTRANCE) TO THE ADJOINER BUILDING IS REMOVED OR RELOCATED THE EASEMENT AS SHOWN AND DEFINED ON THIS PLAT WILL BECOME NULL AND VOID.

K-26