

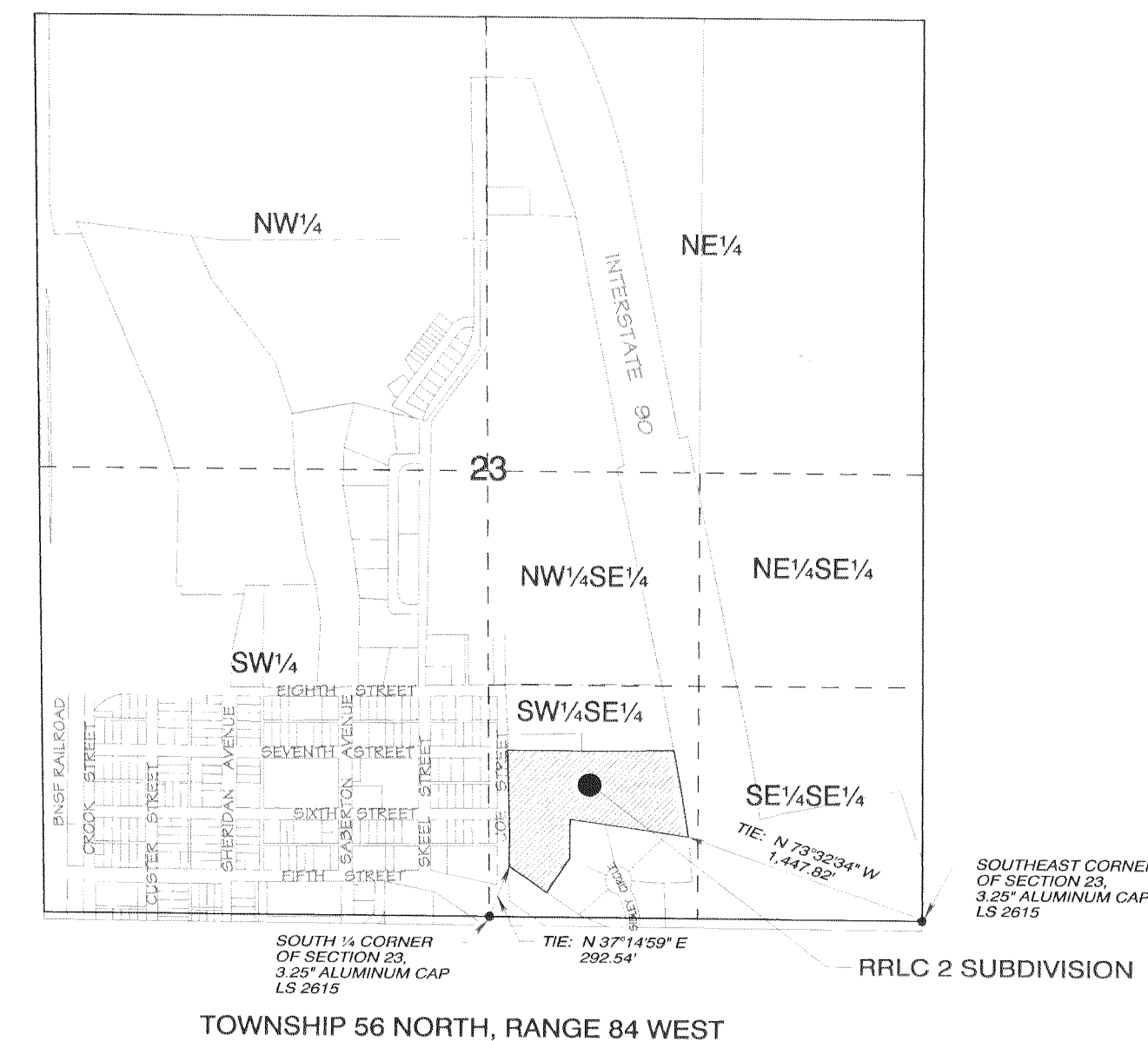
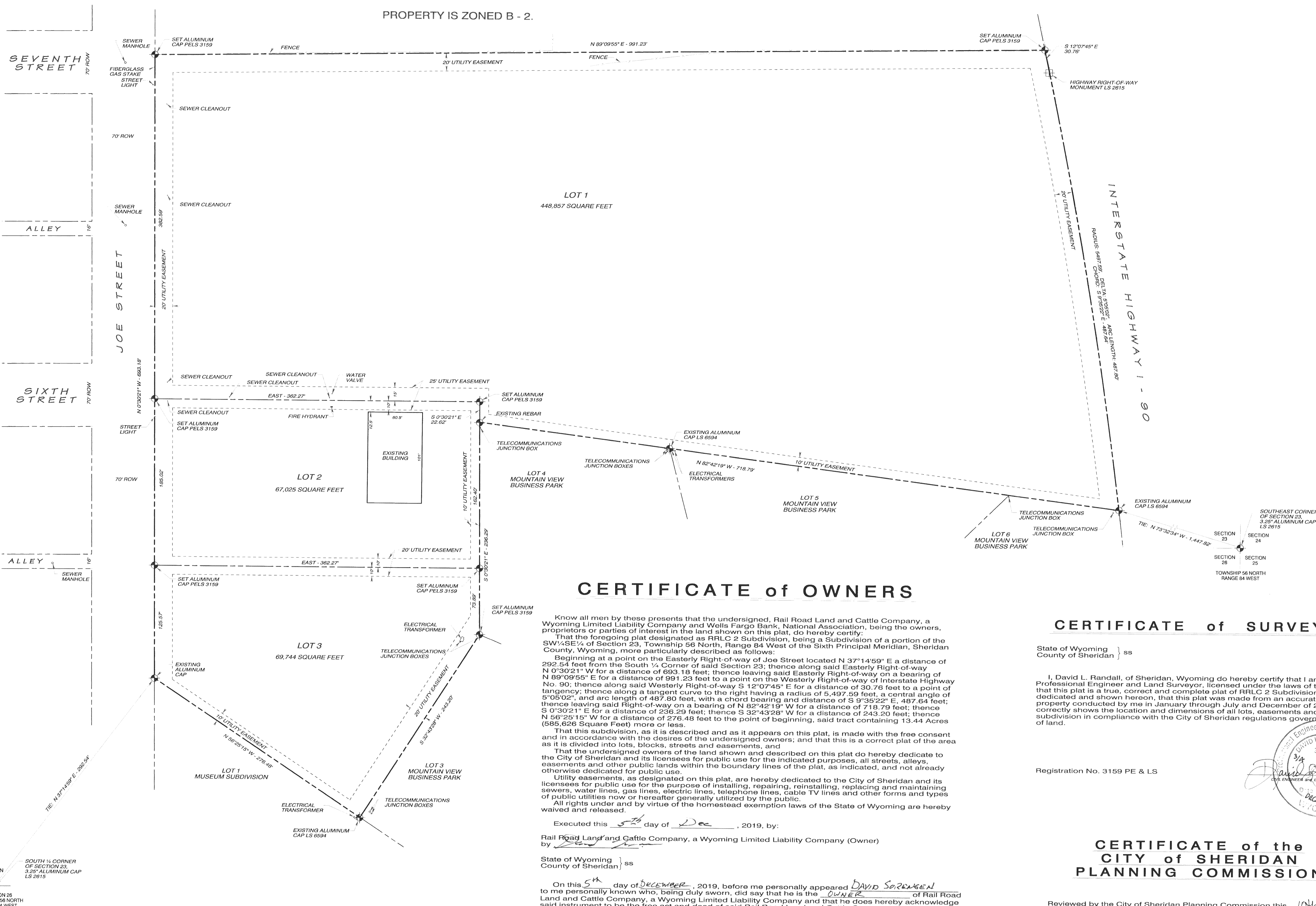
# DETAIL

# RRLC 2 SUBDIVISION

LOCATION  
SCALE: 1" = 1000'



PROPERTY IS ZONED B - 2.



## CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Rail Road Land and Cattle Company, a Wyoming Limited Liability Company and Wells Fargo Bank, National Association, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as RRLC 2 Subdivision, being a Subdivision of a portion of the SW 1/4 SE 1/4 of Section 23, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the Easterly Right-of-way of Joe Street located N 37°14'59" E a distance of 292.54 feet from the South 1/4 Corner of said Section 23; thence along said Easterly Right-of-way N 0°30'21" W for a distance of 683.18 feet; thence leaving said Easterly Right-of-way on a bearing of N 89°09'55" E for a distance of 991.23 feet to a point on the Westerly Right-of-way of Interstate Highway No. 90; thence along said Westerly Right-of-way S 12°07'45" E for a distance of 30.76 feet to a point of tangency; thence along a tangent curve to the right having a radius of 5,497.59 feet, a central angle of 5°05'02", and arc length of 487.80 feet, with a chord bearing and distance of S 9°35'22" E, 487.64 feet; thence leaving said Right-of-way on a bearing of N 82°42'19" W for a distance of 718.79 feet; thence S 0°30'21" E for a distance of 236.29 feet; thence S 32°43'28" W for a distance of 243.20 feet; thence N 58°25'15" W for a distance of 276.48 feet to the point of beginning, said tract containing 13.44 Acres (595,626 Square Feet) more or less.

That this 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 that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 5th day of December, 2019, by:

Rail Road Land and Cattle Company, a Wyoming Limited Liability Company (Owner)

State of Wyoming } ss  
County of Sheridan }

On this 5th day of December, 2019, before me personally appeared DAVID SORREGEN to me personally known who, being duly sworn, did say that he is the OWNER of Rail Road Land and Cattle Company, a Wyoming Limited Liability Company and that he does hereby acknowledge said instrument to be the free act and deed of said Rail Road Land and Cattle Company, a Wyoming Limited Liability Company.

Given under my notarial seal this 5th day of December, 2019.

My commission expires: 9/23/2023

Also executed this 5th day of December, 2019, by:

Wells Fargo Bank, National Association (Mortgagee)

State of Wyoming } ss  
County of Sheridan }

On this 5th day of December, 2019, before me personally appeared ANTHONY TAYLOR to me personally known who, being duly sworn, did say that he is the SECRETARY of Wells Fargo Bank, National Association and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said ANTHONY TAYLOR acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this 5th day of December, 2019.

My commission expires: 9/23/2023

## CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of RRLC 2 Subdivision as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in January through July and December of 2019 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

## CERTIFICATE of the CITY of SHERIDAN PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this 10th day of October, 2019.

M. Windm  
VICE CHAIRMAN

Michael R. Giorgio  
CHAIRMAN

## CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 2nd day of December, 2019.

Eda Schunk Thompson  
MAYOR

Ryan Cimbala  
MAYOR

## DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming and certified this 10th day of December, 2019 by the Director of Public Works of Sheridan, Wyoming.

Eda Schunk Thompson  
DIRECTOR of PUBLIC WORKS

## CERTIFICATE of RECORDER

State of Wyoming } ss  
County of Sheridan }

#2019-754566

This plat was filed for record in the Office of the Clerk and Recorder at 11:43 O'clock A.M., this 11th day of December, 2019, and is duly recorded in Book 8, Page No. 45.

Eda Schunk Thompson  
COUNTY CLERK

## PLAT

## RRLC 2 SUBDIVISION

being a SUBDIVISION of a  
PORTION of the SW 1/4 SE 1/4 of SECTION 23  
TOWNSHIP 56 NORTH, RANGE 84 WEST  
of the  
SIXTH PRINCIPAL MERIDIAN  
in the  
CITY of SHERIDAN,  
SHERIDAN COUNTY, WYOMING  
for

RAIL ROAD LAND and CATTLE COMPANY  
a WYOMING LIMITED LIABILITY COMPANY

1851 N. MAIN STREET  
SHERIDAN, WYOMING 82801