DECLARATION OF VACATING PREVIOUS PLATTING

THIS PLAT IS A SUBDIVISION OF TRACT 1, BAILEY - CAMPBELL BOUNDARY LINE ADJUSTMENT, RECORDED AS SURVEY "A", NUMBER 632, RECEIVING NUMBER 2021-770185, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

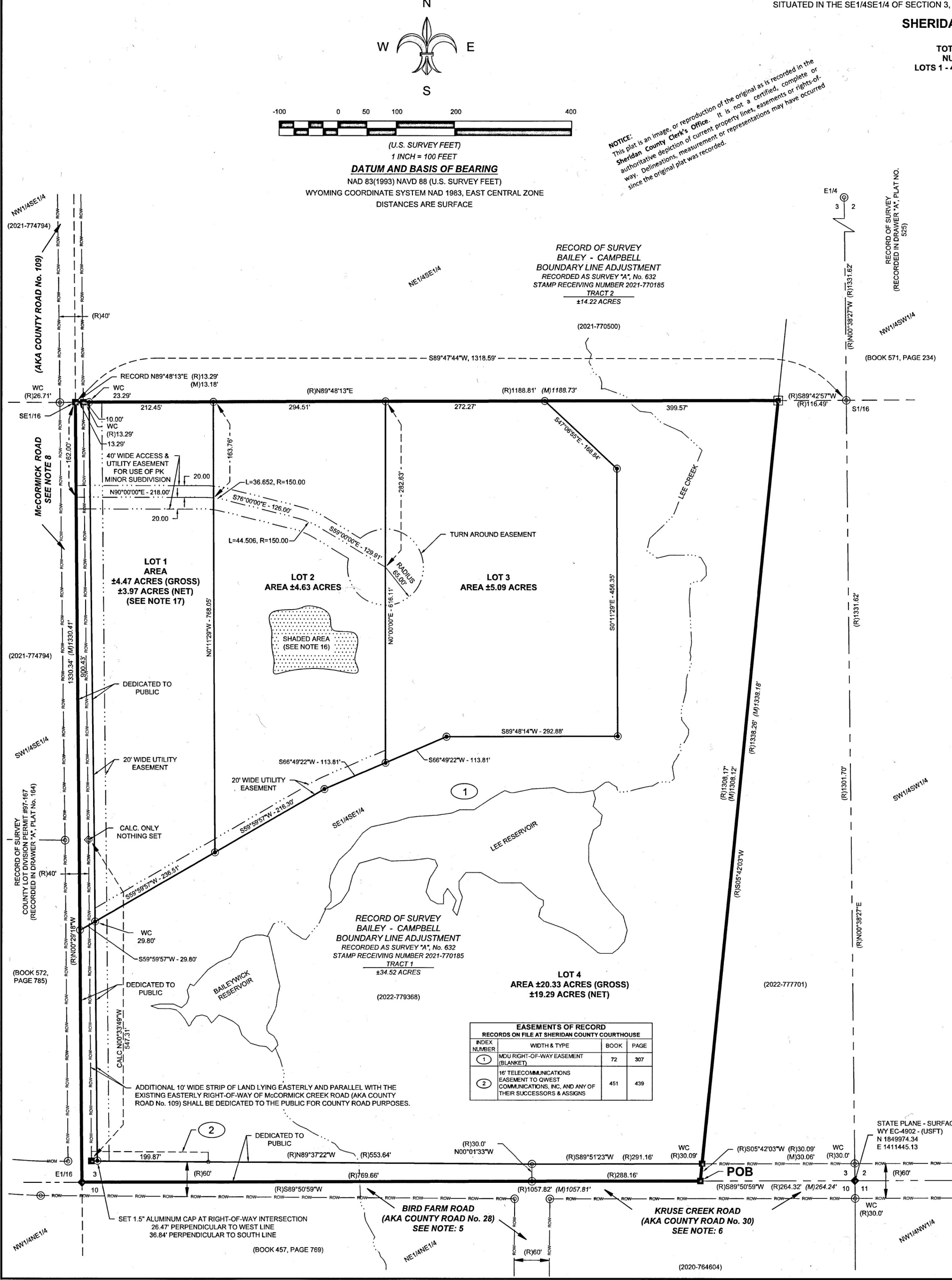
FINAL PLAT

PK MINOR SUBDIVISION

A SUBDIVISION OF TRACT 1, BAILEY - CAMPBELL, BOUNDARY LINE ADJUSTMENT
SURVEY "A", No. 632 OF THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SHERIDAN COUNTY, WYOMING
SITUATED IN THE SE1/4SE1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN

SHERIDAN COUNTY, WYOMING

TOTAL AREA = ±34.52 ACRES
NUMBER OF LOTS 4 EACH
LOTS 1 - 4 ZONED: RURAL RESIDENTIAL



EASEMENTS OF RECORD RECORDS ON FILE AT SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	WIDTH & TYPE	BOOK	PAGE
1	MDU RIGHT-OF-WAY EASEMENT (BLANKET)	72	307
2	16' TELECOMMUNICATIONS EASEMENT TO QWEST COMMUNICATIONS, INC, AND ANY OF THEIR SUCCESSORS & ASSIGNS	451	439

CERTIFICATE OF OWNERS:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MEMBER OF BIG HORN KENNELS, LLC AND BURNS INDUSTRIES, INC., BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **PK MINOR SUBDIVISION**, BEING A SUBDIVISION OF TRACT 1, BAILEY - CAMPBELL BOUNDARY LINE ADJUSTMENT, DULY RECORDED AS SURVEY "A", NUMBER 632, OF THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SHERIDAN COUNTY, WYOMING, AS SITUATED IN THE SE¼ SE¼ OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PARTICULAR PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2022-779368 OF THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SHERIDAN COUNTY, WYOMING ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S89°50'59"W, 264.32 FEET ALONG THE SOUTH LINE OF SAID SE¼SE¼ TO THE **POINT OF BEGINNING** OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 535 OF DEEDS, PAGE 168; THENCE, CONTINUE S89°50'59"W, 1057.82 **FEET** ALONG SAID SOUTH LINE OF THE SE¼SE¼ TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SE¼SE¼; THENCE N00°29'18"W, 1330.34 FEET ALONG THE WEST LINE OF SAID SE¼SE¼ TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SE¼SE¼; THENCE N89°48'13"E, 13.29 FEET TO A POINT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 109); THENCE, CONTINUE N89°48'13"E, 1188.81 FEET TO A POINT, SAID POINT BEING AN ANGLE POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234, AND BEING S89°42'57"W, 116.49 FEET FROM THE NORTHEAST CORNER OF SAID SE¼SE¼; THENCE S05°42'03"W, 1308.17 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 535 OF DEEDS, PAGE 168 TO A POINT, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF KRUSE CREEK ROAD (AKA COUNTY ROAD NO. 30); THENCE, CONTINUE S05°42'03"W, 30.09 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 535 OF DEEDS, PAGE 168 TO THE **POINT OF BEGINNING** OF SAID TRACT.

SAID SUBDIVISION CONTAINS 34.52 ACRES OF LAND, MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

THAT THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS;
THAT THIS IS A CORRECT PLAT OF THE AREAS AS IT IS DIVIDED INTO LOTS, RIGHT-OF-WAYS AND EASEMENTS AS SHOWN;

THAT PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, PRIVATE INGRESS AND EGRESS, AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT AND DEDICATED TO ENTITIES AND USES AS IDENTIFIED HEREON, AND THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 7th DAY OF January, 2025, BY:

[signature]
BIG HORN KENNELS, LLC (BY MANAGING MEMBER)

[signature]
BURNS INDUSTRIES, INC. (BY PRESIDENT)

[signature]
Haley King, Member of Big Horn Kennels, LLC

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY D. Bruce Burns, President of Burn Industries, Inc.

ON THIS 7th DAY OF January, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 3/2/30

[signature]
NOTARY PUBLIC

CLOIE GOSS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 163784
MY COMMISSION EXPIRES: 03/02/2030

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Gary T. Haydon, Managing Member of Big Horn Kennels, LLC

ON THIS 7th DAY OF January, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 3/2/30

[signature]
NOTARY PUBLIC

CLOIE GOSS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 163784
MY COMMISSION EXPIRES: 03/02/2030

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE
2. PK MINOR SUBDIVISION = ±34.52 ACRES OF LAND, MORE OR LESS, BROKE OUT INTO 4 EACH LOTS.
   LOT 1 = ±4.47 ACRES OF LAND, MORE OR LESS, ±3.97 ACRES OF LAND, MORE OR LESS NOT WITHIN PUBLIC RIGHT-OF-WAY
   LOT 2 = ±4.63 ACRES OF LAND, MORE OR LESS
   LOT 3 = ±5.09 ACRES OF LAND, MORE OR LESS
   LOT 4 = ±20.33 ACRES OF LAND, MORE OR LESS, ±19.29 ACRES OF LAND, MORE OR LESS NOT WITHIN PUBLIC RIGHT-OF-WAY
3. EASEMENTS OF RECORD OBTAINED FROM TITLE COMMITMENT # 53007 PREPARED MAY 28, 2021 BY FIRST AMERICAN TITLE INSURANCE COMPANY, EXCEPTIONS ARE CONTAINED IN SCHEDULE B, PART II.
4. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
5. SEE RECORD OF SURVEY: SHERIDAN COUNTY ROAD # 28, RIGHT-OF-WAY 60' WIDE, (AKA BIRD FARM ROAD) RECORDED IN DRAWER "A", PLAT No. 391.
6. SEE RECORD OF SURVEY: SHERIDAN COUNTY ROAD # 30, RIGHT-OF-WAY 60' WIDTH, (AKA KRUSE CREEK ROAD) RECORDED IN DRAWER "A", PLAT No. 392.
7. SEE RECORD OF SURVEY: SHERIDAN COUNTY ROAD # 109, RIGHT-OF-WAY 40' WIDE, (AKA McCORMICK ROAD) RECORDED IN DRAWER "A", PLAT No. 164.
8. ALONG SHERIDAN COUNTY ROAD # 109 (AKA McCORMICK CREEK ROAD) A 10.00' STRIP OF LAND LYING EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY SHALL BE DEDICATED TO THE PUBLIC FOR COUNTY ROAD PURPOSES, AND TO INCLUDE ALL EXISTING RIGHT-OF-WAY FOR COUNTY ROADS No. 28, 30 AND 109.
9. **NO PROPOSED CENTRALIZED SEWAGE SYSTEM**
10. **NO PROPOSED CENTRAL WATER SUPPLY SYSTEM**
11. **NO PUBLIC MAINTENANCE OF STREETS OR ROADS**
12. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
13. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
14. NO WATER RIGHTS ARE ATTACHED TO LOT 1, LOT 2 OR LOT 3 AND ACCESS TO THE PERMITTED RESERVOIRS WITH IN LOT 4 WILL NOT BE CONVEYED WITH THE SALE OF LOT 1, LOT 2 OR LOT 3, WITHIN THE PK MINOR SUBDIVISION. BUILDING NEAR ANY IRRIGATION DITCH OR WATER COURSE MAY BE RESTRICTED.
15. AN AREA OF GROUNDWATER PROTECTION EXISTS IN THE SOUTHWESTERN CORNER OF LOT 4 LYING WEST OF LEE CREEK AND SOUTH OF BAILEYWICK RESERVOIR, REFER TO SHERIDAN COUNTY GIS (GROUNDWATER PROTECTION AREAS).
16. BUILDING SHALL BE RESTRICTED UPON SLOPES EXCEEDING 20%. SEE LOT 2 SHADED AREA.
17. LOT 1 SHALL USE ACCESS EASEMENT FOR ACCESS TO MCKORMICK ROAD. A SEPARATE DRIVEWAY EASEMENT WILL NOT BE GRANTED.
18. STRUCTURES TO BE BUILT IN THE VICINITY OF LEE CREEK SHALL ADHERE TO SETBACK REQUIREMENTS SET FORTH BY SHERIDAN COUNTY RULES & REGULATIONS.

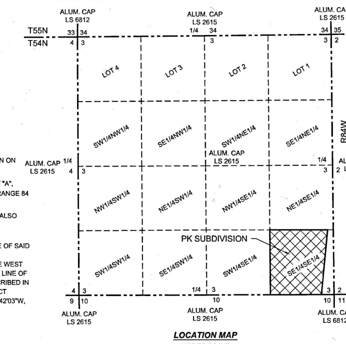
SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

I, JEREMY R. QUIST, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **PK 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, EASEMENTS AND PRIVATE ACCESS ROADS OF SAID SUBDIVISION IN COMPLIANCE WITH THE COUNTY OF SHERIDAN REGULATION GOVERNING THE SUBDIVISION OF LAND.

Professional Engineer & Land Surveyor
JEREMY R. QUIST
14933
[signature]
Date 05/14/2024
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE SIGNED AND DATED"



LOCATION MAP
NOT TO SCALE

LEGEND

- ■ FOUND 2" ALUM. CAP PER PLS 6812
- ◆ FOUND 3 1/4"" ALUM. CAP PER PLS 6812
- ▣ FOUND 2" ALUM. CAP PER PE-LS 3864
- ◎ MONUMENT PER PLAT RECORD OF SURVEY "A" No. 632
- ⦿ SET ALUM. CAP PER PE-LS 14933
- CALCULATED POINT NOTHING FOUND/SET
- WC WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- POB POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- ROW EXISTING OR NEW COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT OF RECORD
- NEW ACCESS OR UTILITY EASEMENT

CERTIFICATE MORTGAGE

THE UNDERSIGNED First Federal Bank + Trust, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS ~~IN BOOK ____ OF MORTGAGES, AT PAGE ____~~ Doc# 2021-772736, MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE PUBLIC, AS LISTED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

[signature] EVP, First Federal Bank + Trust
MORTGAGEE MORTGAGEE

CERTIFICATE OF APPROVAL
THE SHERIDAN COUNTY BOARD OF COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 8th DAY OF May, 2024.

ATTEST:

Kimberly Hein chief deputy [signature]
COUNTY CLERK CHAIRMAN

CERTIFICATE OF RECORD

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:49 O'CLOCK P .M.

THIS 15, DAY OF January, 2025, AND IS DULY RECORDED IN PLAT BOOK P, PAGE 133.

(OR RECEIVING NUMBER 2025-796838)

Kimberly Hein chief deputy STAMP RECEIVING NUMBER ________
COUNTY CLERK

COUNTY SEAL SHERIDAN COUNTY WYOMING

State of Wyoming } :SS
County of Sheridan }
The foregoing instrument was acknowledged before me by Haley King, Member of Big Horn Kennels LLC.
on this 13th day of January, 2025.
Witness my hand and official seal. my commission expires: 3/2/30

[signature]
Notary Public

CLOIE GOSS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 163784
MY COMMISSION EXPIRES: 03/02/2030

FINAL PLAT

PK MINOR SUBDIVISION

TRACT 1, BAILEY - CAMPBELL BOUNDARY LINE ADJUSTMENT
SITUATED IN THE SE1/2SE1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
MAY 2024

FDL
Architecture • Engineering • Surveying
www.fdlconsultingwyo.com • info@fdlconsulting.net
307-675-6225 • P.O. Box 7158, Sheridan, WY 82801

CLIENT:
BIG HORN KENNELS, LLC & BURNS INDUSTRIES, INC.
185 BIRD FARM ROAD
SHERIDAN, WYOMING 82801

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