



2024-792659 6/19/2024 11:20 AM PAGE: 1 OF 3
FEES: \$18.00 IH PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CERTIFICATE OF PARTIAL VACATION OF PLAT

WHEREAS, Railroad Properties LLC, a Wyoming limited liability company (herein the "Owner"), is the sole record owner of the following described real property, to wit:

All of Block 4 of Atkinson's Addition to the City of Sheridan, Sheridan County, Wyoming, and the North 14 feet of 13th Street, now vacated, adjoining the southerly portion of Block 4 of the Atkinson Addition to the City of Sheridan, Sheridan County, Wyoming, and lying between the east line of Gould Street and the C.B. & Q right of way;

ALSO

The North Three feet (3') of Block Five (5) of Atkinson's Addition to the Town, now City of Sheridan, and the South Fifty-six feet (56') of that portion of Thirteen Street, vacated, lying east of the east line of Gould Street in said Addition;

EXCEPTING THEREFROM that certain Warranty Deed conveyed to Louie Poulos and Helen Poulos by Warranty Deed recorded July 25, 1985 in Book 295 of Deeds, Page 70.

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 KERR MINOR SUBDIVISION.

Dated this 12 day of June, 2024.



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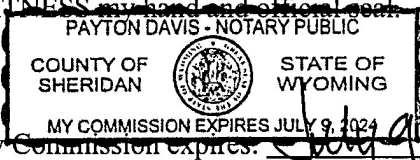
Railroad Properties LLC, a Wyoming limited liability company

[Signature]
By its Member

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 12 day of June, 2024, by Jim Kerr
_____, as member of Railroad Properties LLC, a Wyoming limited liability company

WITNESS my hand and official seal



[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: July 9, 2024

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned
[Signature] of the City of Sheridan, Wyoming, this 17 day of June, 2024.

Attest:

CITY OF SHERIDAN

By: [Signature]
Title: Mercer

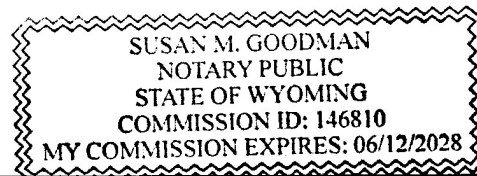
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Richard Bridger, as
Mayor for the City of Sheridan, on the 18th day of June, 2024.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

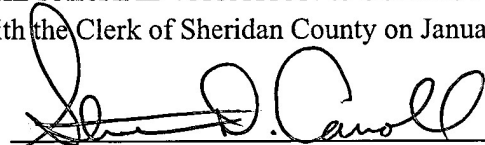
My Commission expires: 6-12-2028





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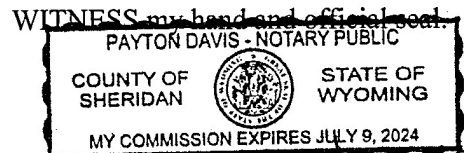
THE PARTIAL VACATION IS SUBJECT TO that Mortgage by First Northern Bank of Wyoming filed with the Clerk of Sheridan County on January 6, 2023, Document #2023-783441.

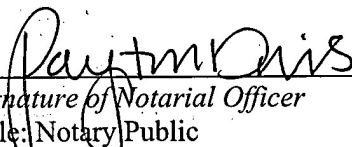


For First Northern Bank of Wyoming

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Steven Carroll, as Vice President
_____, for First Northern Bank of Wyoming, on the 12 day of June, 2024.





Signature of Notarial Officer
Title: Notary Public

My Commission expires July 9 2024

NO. 2024-792659 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801