P.T. 2047+33 (50'LT) FINAL PLAT KERR MINOR SUBDIVISION PETER DEMPLE SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING ∆=173'13" BLOCK 4, THAT PORTION OF VACATED THIRTEENTH STREET LYING BETWEEN BLOCK 4 AND R=5679.65' BLOCK 5, AND A PORTION OF LOT 1 AND LOT 8, BLOCK 5, ATKINSON ADDITION, - L=120.97' TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING F O U R T E E N T H S T R E E TCB=N08°04'14"W E 14th St CL=120.96' (R)57.7'  $TOTAL AREA = \pm 2.22 ACRES$ SURFACE COORDINATE N 1902042.15 NUMBER OF LOTS = 1 E 1411110.52 ZONED: B2 DATUM: NAD 83(1993) LAT. 44°49'01.47575"N LONG. 106°57'14.22144"W CERTIFICATE OF OWNERS: SCALE: 1"= 30 KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED RAILROAD PROPERTIES LLC, A WYOMING BEARINGS ARE BASED ON THE LIMITED LIABILITY COMPANY BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE DISTANCES ARE SURFACE SHOWN ON THIS PLAT, DOES HEREBY CERTIFY: GRAPHIC SCALE THAT THE FOREGOING PLAT DESIGNATED AS KERR MINOR SUBDIVISION, IS A RE-SUBDIVISION OF ALL OF BLOCK 4 OF ATKINSON'S ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AND THE NORTH FOURTEEN (14) FEET OF THIRTEENTH STREET, NOW VACATED, ADJOINING THE SOUTHERLY (R)70' PORTION OF BLOCK 4 OF THE ATKINSON'S ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AND LYING BETWEEN THE EAST LINE OF GOULD STREET AND THE C. B. & Q RAILROAD RIGHT-OF-WAY. (U.S. SURVEY FEET) 1 INCH = 30 FEET DATUM: THE NORTH THREE (3) FEET OF BLOCK FIVE (5) OF ATKINSON'S ADDITION TO THE TOWN, NOW CITY OF NAD 83(1993), NAVD 88 (U.S. SURVEY FEET) SHERIDAN, AND THE SOUTH FIFTY-SIX (56) FEET OF THAT PORTION OF THIRTEENTH STREET, VACATED, LYING DATUM ADJUSTMENT FACTOR (DAF): 1.000235 EAST OF THE EAST LINE OF GOULD STREET IN SAID ADDITION. DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EXCEPTING THEREFROM: EAST CENTRAL ZONE, COORDINATES 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, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. LOCATION MAP: SAID RE-SUBDIVISION CONTAINS ±2.22 ACRES OF LAND, MORE OR LESS. NO TRUE SCALE KERR MINOR SUBDIVISION AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE ∆=371'02" WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND R=5679.65' PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN. L=315.62' CB=S05°52'06"E THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY GRANT CL=315.57' EASEMENTS AS SHOWN THAT ARE SITUATED WITHIN THE BOUNDARY LINES OF THIS PLAT AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED. DECLARATION EXTINGUISHING PREVIOUS PLATTING THIS PLAT IS THE RE-SUBDIVISION OF A PORTION OF ATKINSON'S ADDITION AND VACATED THIRTEEN STREET SIGNED BY AFFIDAVIT IN TESTIMONY WHEREOF: LYING BETWEEN THE EAST RIGHT-OF-WAY LINE OF GOULD STREET AND THE WEST RIGHT-OF-WAY LINE OF BY: FIRST NORTHERN BANK OF WYOMING. THE RAILROAD RIGHT-OF-WAY, AS RECORDED IN BOOK "A" OF PLATS, PAGE "3" OF THE RECORDS OF THE ("LIEN HOLDER"), SEE AFFIDAVIT FILED ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED ∆=3°44'51" SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES AT THE SHERIDAN COUNTY COURTHOUSE. R=5679.65' THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17th DAY OF JUNE 2024 DOCUMENT NUMBER: 2024-792660 OF THIS PLAT ARE HEREBY VACATED. -L=371.48° CB=S05°35'12"E CL=371.42' S89'37'13"E 120.56 0 CERTIFICATE OF APPROVAL RAILROAD PROPERTIES LLC, A WYOMING LIMITED LIABILITY COMPANY ±2.22 ACRES JAMES A. KERR, OWNER/ORGANIZER THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN ±96,621 S.F. N89°37'13"W CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE TOWN DAY 134.52' STATE OF WYOMING THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAMES A. KERR, OWNER/ORGANIZER OF RAILROAD PROPERTIES LLC, BEFORE ME THIS 17th DAY OF JUNE, 2024 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4-20-2029 ATTEST: CITY CLERK EASEMENT \_\_(R)50' <del>----</del> **CAROL JANE STEWART** NOTARY PUBLIC STATE OF WYOMING *NOTES:* CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS COMMISSION ID: 168405 MY COMMISSION EXPIRES: 4-20-2029 THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES 1) LOT A, ADJOINING GOULD STREET AND FOURTEEN STREET IS RESTRICTED FROM DIRECT ACCESS TO FOURTEENTH STREET AND SHALL OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED NOT BE GRANTED AN ACCESS PERMIT FROM THE CITY OF SHERIDAN, UNLESS FOURTEENTH STREET IS DEVELOPED IN THE FUTURE AT THIS 19th DAY OF JUNE 2024, BY THE DIRECTOR OF PUBLIC WORKS OF WHICH TIME THE CITY OF SHERIDAN MAY GRANT AN ACCESS PERMIT. SHERIDAN, WYOMING 2) A MONUMENT PER PLS 580 WAS FOUND DURING A PREVIOUS SURVEY (OBLITERATED) AT THE INTERSECTION OF THE RAILROAD RIGHT-OF-WAY AND THE NORTH LINE OF BLOCK 5. THE MONUMENT WAS STAMPED PROPERLY AND ALSO INCLUDED P.O.L. SAID MONUMENTS OBLITERATED POSITION WAS ACCEPTED AS THE NORTHEAST CORNER OF LOT 1, BLOCK 5, ATKINSON'S ADDITION. ∆=0°33'49" R=5679.65' L=55.87' ---CB=S03°59'41"E CL=55.87' DECLARATION EXTINGUISHING PREVIOUS EASEMENTS 7 1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED R=5679.65' NW CORNER BLOCK 5 N00°22'05"E - L=0.29' CERTIFICATE OF RECORDER CB=S03'42'41"E 2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS SHOWN ON S89'51'23"N CL=0.29' STATE OF WYOMING (R)S89°30'23"W (R)275.01' COUNTY OF SHERIDAN -SOUTH LINE: (BOOK 295, PAGE 70) 3) RIGHT-OF-WAY EASEMENTS TO SHERIDAN ELECTRIC LIGHT & POWER COMPANY (BOOK X, PAGE 322), SHERIDAN COUNTY ELECTRIC COMPANY (BOOK 1, PAGE 61) BOTH ARE NOW VESTED IN MONTANA-DAKOTA UTILITIES COMPANY. MONTANA-DAKOTA UTILITIES CO., IT'S THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:22 O'CLOCK A.M., ∆=0'37'32**"** THIS 19, DAY OF JUNE, 20 24, AND IS DULY RECORDED IN PLAT BOOK K, PAGE 29 SUCCESSORS AND ASSIGNS (BOOK 101, PAGE 432, BOOK 101, PAGE 433, AND BOOK 101, PAGE 434) HAVE PREPARATORY OR SENIOR R=5679.65' RIGHTS AND PRIVILEGES AS STATED IN SAID DOCUMENTS. THE RIGHT-OF-WAY EASEMENTS ARE NOW RESTRICTED TO A 60.0' WIDE L=62.02' (2023-785477) EASEMENT AS LAID OUT AND SHOWN ON THIS PLAT. CB=S03°23'50"E CL=62.02' 3) EASEMENT GRANTED TO THE CITY OF SHERIDAN, DOCUMENT NUMBER (2021-774216) HAS JUNIOR RIGHTS TO THE AREA DEFINED WITHIN Eda Schurk Thompson STAMP RECEIVING NUMBER 2024-792661 THE 60.0' WIDE MONTANA-DAKOTA UTILITIES COMPANY EASEMENT. (2023-785477) 4) ALL UTILITIES PLACED WITHIN THE RECORDED EASEMENTS AS DEFINED ABOVE ARE SUBSERVIENT TO THE PREVIOUSLY RECORDED ∆=0°33'49" LINUOS . R=5679.65' L=55.87° CB=S03°59'41"E \ CL=55.87' SURVEYOR'S CERTIFICATE NE COR. STATE OF WYOMING :ss COUNTY OF SHERIDAN (BOOK 295, PAGE 70) 113.92' Δ=0°00'11" I, ANDRAYA STAMENKOVIC, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT R=5679.65' LEGEND: FINAL PLAT L=0.29' IS A TRUE, CORRECT AND COMPLETE PLAT OF **KERR MINOR SUBDIVISION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE NORTH LINE, BLOCK 5 CB=S03°42'41"E (SEE NOTE: 2) FOUND 2" ALUMINUM CAP PER PLS 6812 KERR MINOR SUBDIVISION CL=0.29' NE CORNER BLOCK 5 FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY FOUND 1-1/2" ALUMINUM CAP PER PE&LS 3864 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF FOUND 1-1/2" ALUMINUM CAP PER PLS 580 NORTH THREE SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND. TO THE CITY OF SHERIDAN, WYOMING (3') FEET, BLOCK FIVE (5) FOUND 5/8" REBAR ±1.6' SOUTH CALCULATED: NOTHING FOUND/NOTHING SET ∆=0'37'32" BLOCK 4, THAT PORTION OF VACATED THIRTEENTH STREET LYING BETWEEN BLOCK 4 AND RECORD R=5679.65' NOT ACCEPTED BLOCK 5, AND A PORTION OF LOT 1 AND LOT 8, BLOCK 5, ATKINSON ADDITION, L=62.02' BOUNDARY LINE SE COR. : (BOOK 295, PAGE 70) L TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING CB=S03°23'50"E / PROPERTY/LOT/BLOCK LINE CL=62.02' ORIGINAL LOT/OR BLOCK LINE WITHIN RE-SUBDIVISION ----- UTILITY EASEMENT LINE --- ELECTRIC EASEMENT LINE CENTERLINE RAILROAD RIGHT-OF-WAY JN: 2020-066 SJ: 7 -··-· RAILROAD RIGHT-OF-WAY LINE **URVEYING** DN: 2020-066-ADMIN CLIENT: RAILROAD PROPERTIES, LLC 2340 WETLANDS DR., SUITE 100 TAB: MINOR NO TRUE SCALE ATTN: JAMES A. KERR PF: T2020-066 SHERIDAN, WY 82801 "PLAT IS VALID ONLY IF PRINT HAS 13 TIMM STREET REVIEWED BY: JSP-CT ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED" 307-672-7415 SHERIDAN WY, 82801 JUNE 12, 2024