

KERR MINOR SUBDIVISION

TO THE CITY OF SHERIDAN, WYOMING

BLOCK 4, THAT PORTION OF VACATED THIRTEENTH STREET LYING BETWEEN BLOCK 4 AND BLOCK 5, AND A PORTION OF LOT 1 AND LOT 8, BLOCK 5, ATKINSON ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = ±2.22 ACRES
NUMBER OF LOTS = 1
ZONED: B2

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED RAILROAD PROPERTIES LLC, A WYOMING LIMITED LIABILITY COMPANY BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

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 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.

ALSO:
THE NORTH THREE (3) FEET OF BLOCK FIVE (5) OF ATKINSON'S ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, AND THE SOUTH FIFTY-SIX (56) FEET OF THAT PORTION OF THIRTEENTH 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, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS ±2.22 ACRES OF LAND, MORE OR LESS.

KERR 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 OWNER(S) AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY GRANT EASEMENTS AS SHOWN THAT ARE SITUATED WITHIN THE BOUNDARY LINES OF THIS PLAT AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED.

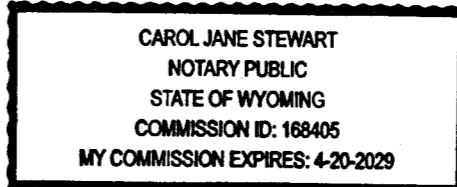
IN TESTIMONY WHEREOF:

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 17th DAY OF June, 2024.

James A. Kerr
RAILROAD PROPERTIES LLC, A WYOMING LIMITED LIABILITY COMPANY
JAMES A. KERR, OWNER/ORGANIZER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss
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
Carol Jane Stewart
NOTARY PUBLIC



NOTES:

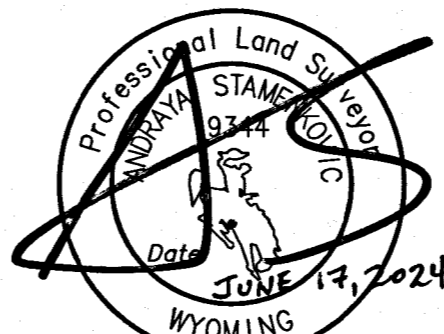
- LOT A, ADJOINING GOULD STREET AND FOURTEEN STREET IS RESTRICTED FROM DIRECT ACCESS TO FOURTEENTH STREET AND SHALL NOT BE GRANTED AN ACCESS PERMIT FROM THE CITY OF SHERIDAN, UNLESS FOURTEENTH STREET IS DEVELOPED IN THE FUTURE AT WHICH TIME THE CITY OF SHERIDAN MAY GRANT AN ACCESS PERMIT.
- A MONUMENT 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.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

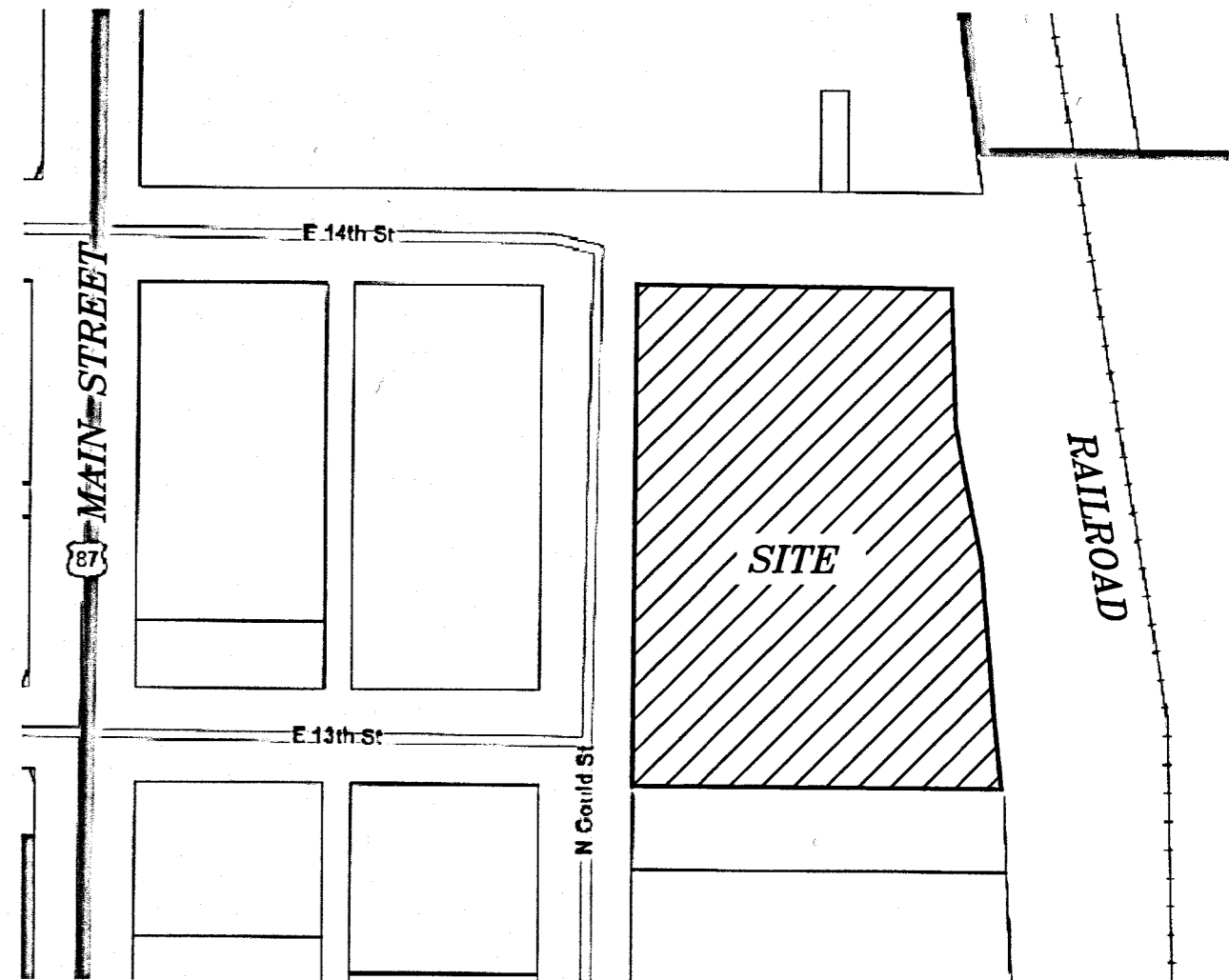
- ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.
- RIGHT-OF-WAY EASEMENTS TO SHERIDAN ELECTRIC 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 SUCCESSORS AND ASSIGNS (BOOK 101, PAGE 432, BOOK 101, PAGE 433, AND BOOK 101, PAGE 434) HAVE PREPARATORY OR SENIOR RIGHTS AND PRIVILEGES AS STATED IN SAID DOCUMENTS. THE RIGHT-OF-WAY EASEMENTS ARE NOW RESTRICTED TO A 60.0' WIDE EASEMENT AS LAID OUT AND SHOWN ON THIS PLAT.
- EASEMENT GRANTED TO THE CITY OF SHERIDAN, DOCUMENT NUMBER (2021-774216) HAS JUNIOR RIGHTS TO THE AREA DEFINED WITHIN THE 60.0' WIDE MONTANA-DAKOTA UTILITIES COMPANY EASEMENT.
- ALL UTILITIES PLACED WITHIN THE RECORDED EASEMENTS AS DEFINED ABOVE ARE SUBSERVIENT TO THE PREVIOUSLY RECORDED EASEMENTS.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss
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 IS A TRUE, CORRECT AND COMPLETE PLAT OF KERR 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.



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



LOCATION MAP:
NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF A PORTION OF ATKINSON'S ADDITION AND VACATED THIRTEENTH STREET LYING BETWEEN THE EAST RIGHT-OF-WAY LINE OF GOULD STREET AND THE WEST RIGHT-OF-WAY LINE OF THE RAILROAD RIGHT-OF-WAY, AS RECORDED IN BOOK "A" OF PLATS, PAGE "3" OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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 17th DAY OF June, 2024.

ATTEST: CITY CLERK

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 19th DAY OF June, 2024, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Alan Mercer
DIRECTOR OF PUBLIC WORKS

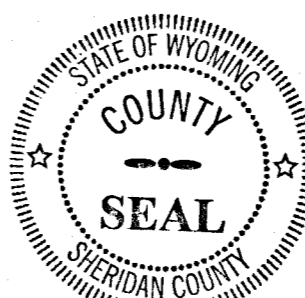
CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:22 O'CLOCK A.M., THIS 19th DAY OF June, 2024, AND IS DULY RECORDED IN PLAT BOOK K, PAGE 29
FEE \$ 75.00

Edda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2024-792661



KERR MINOR SUBDIVISION

TO THE CITY OF SHERIDAN, WYOMING

BLOCK 4, THAT PORTION OF VACATED THIRTEENTH STREET LYING BETWEEN BLOCK 4 AND BLOCK 5, AND A PORTION OF LOT 1 AND LOT 8, BLOCK 5, ATKINSON ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

CLIENT: RAILROAD PROPERTIES, LLC
ATTN: JAMES A. KERR
13 TIMM STREET
SHERIDAN WY, 82801

JN:2020-066 SJ-7
DN:2020-066-ADMIN
TAB: MINOR
PF:12020-066
REVIEWED BY:JSP-GT
JUNE 12, 2024

K-29 20' ALLEY