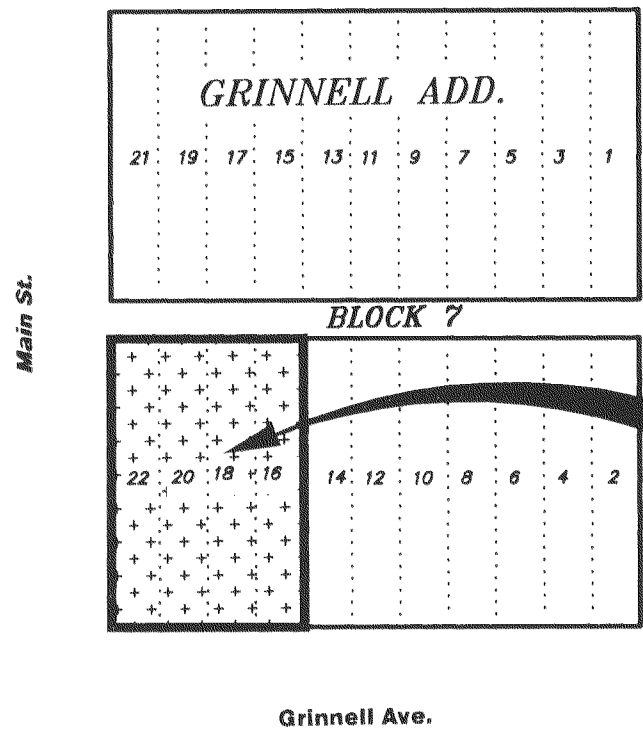


FINAL PLAT
JACOBSON MINOR SUBDIVISION

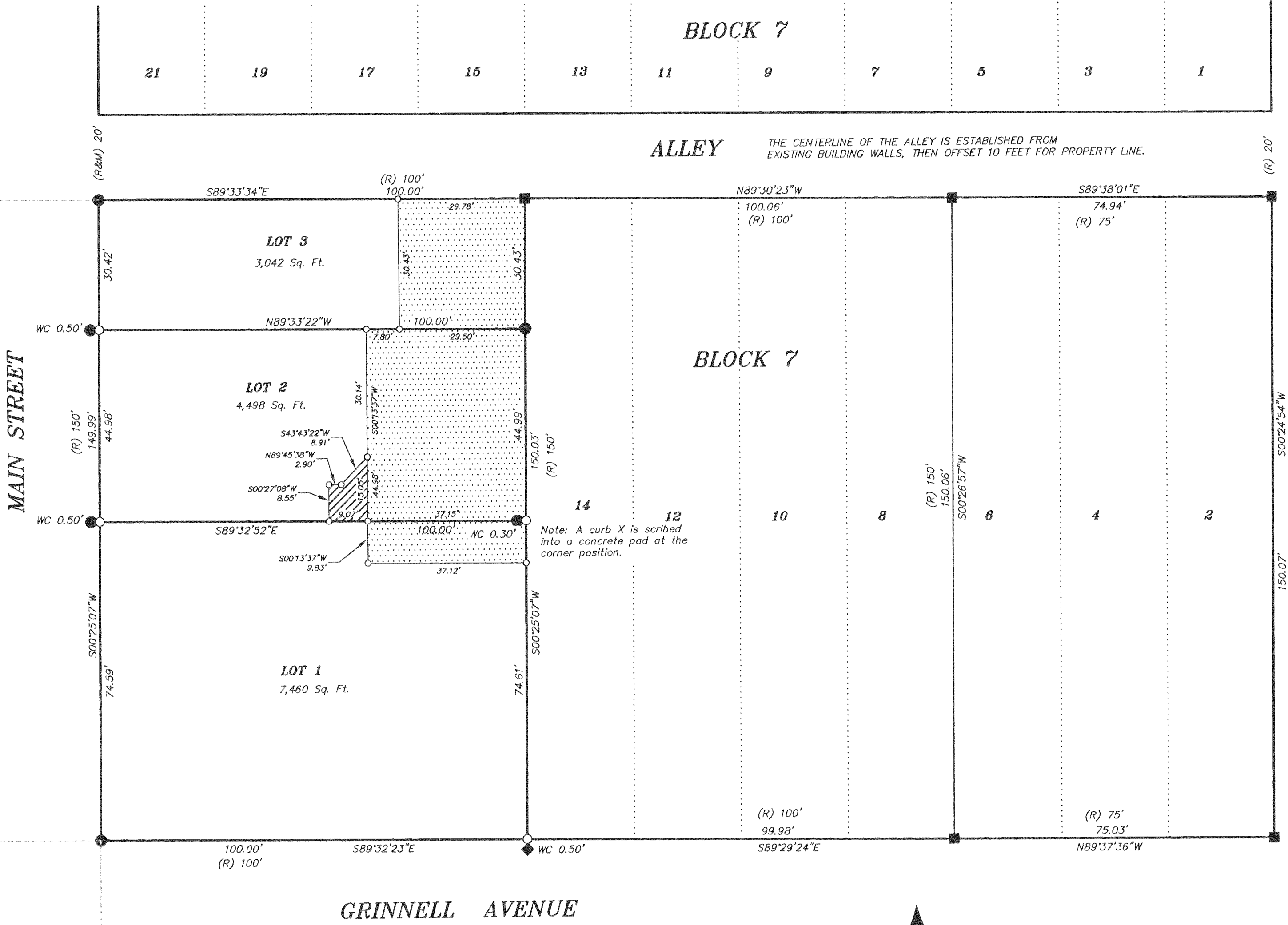
A RESUBDIVISION OF LOTS 16, 18, 20, 22, BLOCK 7, OF THE
CORRECTED PLAT OF GRINNELL ADDITION, CITY OF SHERIDAN, WYOMING
TOTAL AREA = ±0.34 ACRES (15,001 Sq. Ft.)
NUMBER OF LOTS = 3
ZONED: B1



JACOBSON
MINOR
SUBDIVISION

LOCATION MAP
NO TRUE SCALE

SHERIDAN, WY



LEGEND:

- SET 1-1/2" ALUMINUM CAP PER PLS 5369
- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP PER P&LS 3159
- NOT FOUND/NOT SET
- (R) RECORD
- (M) MEASURED
- WC WITNESS CORNER
- PROPERTY/DEED LOT LINE
- ORIGINAL LOT LINE
- PARKING AND UTILITY EASEMENT-SEE OWNER'S CERTIFICATE
- UTILITY EASEMENT

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE MULTIPLIED TO SURFACE BY THE FACTOR OF 1.000235
GRAPHIC SCALE
(U.S. SURVEY FEET)
1 inch = 20'

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 16, 18, 20, & 22, BLOCK 7, OF THE CORRECTED PLAT OF GRINNELL ADDITION TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE, ALL EARLIER EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS 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 11th DAY OF June, 2021.
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 9th DAY OF June, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN
I, THOMAS STEWART, 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 JACOBSON 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 OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE D. JACOBSON AND JOAN C. JACOBSON TRUSTEES OF THE STEVEN AND JOAN JACOBSON TRUST AGREEMENT DATED NOVEMBER 22, 1995, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS JACOBSON - MINOR SUBDIVISION IS A RESUBDIVISION OF LOTS 16, 18, 20, 22, BLOCK 7 of the Corrected Plat of GRINNELL ADDITION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
SAID SUBDIVISION CONTAINS ±.34 ACRES OF LAND, MORE OR LESS.

THE JACOBSON - 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 OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

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 OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS WITHIN THE BOUNDARY LINES, 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, WATERLINES, 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. THE PARKING AREA AS SHOWN ON THE PLAT IS TO BE RESTRICTED TO OWNERS, RENTERS, LEASERS, CUSTOMERS, AND SERVICE VEHICLES AND IS NOT INTENDED FOR LONG TERM OR GENERAL PUBLIC PARKING.

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 1st DAY OF June, 2021.

STEVE D. JACOBSON-Trustee

JOAN C. JACOBSON-Trustee

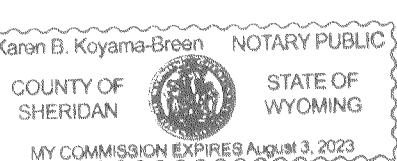
STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY STEVE D. JACOBSON AND JOAN C. JACOBSON AS TRUSTEES OF THE STEVEN AND JOAN JACOBSON TRUST AGREEMENT DATED NOVEMBER 22, 1995.

THIS 1st DAY OF June, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2023

NOTARY PUBLIC



CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:00 O'CLOCK P.M., THIS 11th DAY OF June, 2021, AND IS DULY RECORDED IN PLAT BOOK D, PAGE 15.
FEE \$ 25.00

Colin Schunk Thompson

STAMP RECEIVING NUMBER 2021-767807

COUNTY CLERK

FINAL PLAT
JACOBSON MINOR SUBDIVISION

LOTS 16, 18, 20 AND 22, BLOCK 7, OF THE CORRECTED PLAT OF GRINNELL ADDITION, CITY OF SHERIDAN, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: STEVE JACOBSON
P.O. BOX 6024
SHERIDAN, WY 82801

JN: 2020-079
DN: 2020-079 Plat
TAB: PLAT-BLA
PE: 12020-079
DRAWN BY: TS
REVIEWED BY: CT
DECEMBER 19, 2020