



## CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED JACOB & TRICIA LINDBERG, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LINDBERG MINOR SUBDIVISION, BEING THE RE-SUBDIVISION OF LOT 6 OF BLOCK 10 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND

THAT THIS 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 PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

JACOB LINDBERG

TRICIA LINDBERG

THE UNDERSIGNED THE FIRST FEDERAL BANK AND 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 FILED AS DOCUMENT # 2023-784388 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 CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST FEDERAL BANK AND TRUST

## CERTIFICATE OF APPROVAL

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 26 DAY OF August, 2025, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

HANS MERCER  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 4th DAY OF August, 2025.

ATTEST: CITY CLERK

MAYOR

## CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 28 DAY OF July, 2025.

CHAIRMAN

ATTEST: VICE CHAIRMAN

## CERTIFICATE OF RECORDER

STATE OF WYOMING } :SS  
COUNTY OF SHERIDAN }

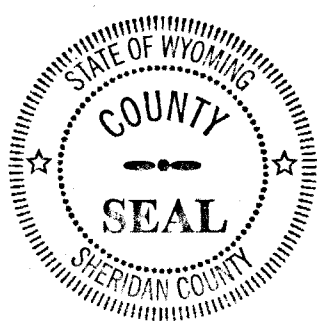
I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:17

O'CLOCK THIS 29 DAY OF August, 2025

AND IS DULY RECORDED AS PLAT BOOK 41 PAGE 41

COUNTY CLERK

2025-801745  
STAMP RECEIVING  
NUMBER



L-41

# LINDBERG MINOR SUBDIVISION

THE RE-SUBDIVISION OF LOTS 6 OF BLOCK 10 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4), OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING  
TOTAL AREA: ±9794 SQ. FT. (±0.22 ACRES)  
TOTAL LOTS 4

5TH STREET (80' RIGHT-OF-WAY)

SITE  
LOCATION

SHERIDAN LAND CO'S 1ST  
ADDITION BLOCK 10 LOT 6  
(NO SUBDIVISION)

DANIEL KOPMAN  
Notary Public - State of Wyoming  
Commission ID 168111  
My Commission Expires 02/06/2029

DANIEL KOPMAN  
Notary Public - State of Wyoming  
Commission ID 168111  
My Commission Expires 02/06/2029

SHERIDAN LAND CO'S 1ST  
ADDITION BLOCK 10 LOT 4  
(NO SUBDIVISION)

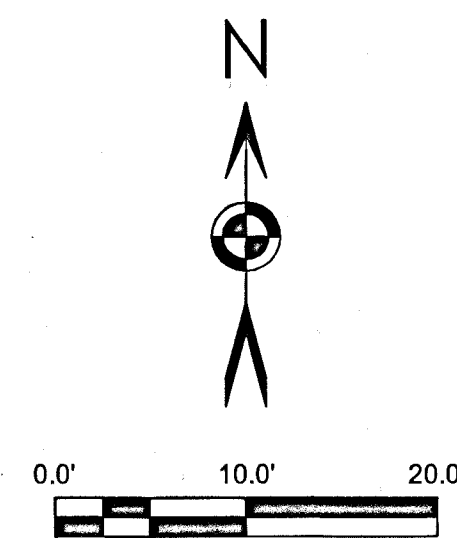
STATE OF WYOMING } :SS  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 15th DAY OF August, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6/25/2030

NOTARY PUBLIC

NICOLE PLARCE  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 170050  
MY COMMISSION EXPIRES: 06/25/2030



NOTICE  
This plat is an image or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified copy, and it is not a true and correct copy of the original. Dimensions, measurements, or representations may have occurred since the original plat was recorded.

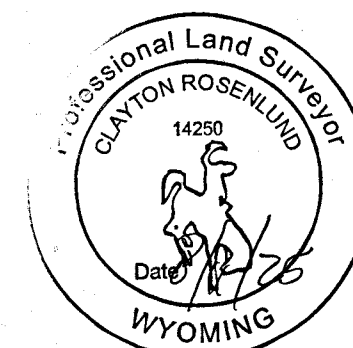
## DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 6 OF SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE TOWN NOW THE CITY OF SHERIDAN RECORDED ON MAP 1 POCKET NO. 3, FOLDER NO. 4, IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

## CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, do hereby certify 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 LINDBERG MINOR SUBDIVISION, as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

REGISTERED LAND SURVEYOR  
NO. 14250



## LEGEND

- FOUND CORNER AS NOTED
- FOUND 2" AC LS 3159
- SET 1.5" AC LS 14250
- ALUMINUM CAP
- P.O.B. POINT OF BEGINNING
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- EXISTING FENCE



51 COFFEN AVE SUITE #2 SHERIDAN, WYOMING 82801

DATE OF PREPARATION: JULY 14, 2025

RECORD OWNER: JACOB AND TRICIA LINDBERG  
1814 KROE LN SHERIDAN, WY