LOCATION MAP (NO TRUE SCALE)

CERTIFICATE OF DEDICATION

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

THAT THE FOREGOING PLAT DESIGNATED AS TJS2 MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1SW1), SECTION 23, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING LOT 1, TJS MINOR SUBDIVISION, CITY OF SHERIDAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF TJS SUBDIVISION, BEING MONUMENTED WITH A REBAR; THENCE N 00°06'11" W, 50.59 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF CUSTER STREET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID TJS MINOR SUBDIVISION; THENCE N 89°51'31" E, 99.71 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 00°31'05" E, 50.47 FEET ALONG THE WEST LINE OF LOT 2 OF TK SUBDIVISION TO THE NORTH RIGHT-OF-WAY LINE OF 17TH STREET; THENCE S 89°47'30" W, 100.08 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING CONTAINING AN AREA OF ±5047.57 SQUARE FEET.

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

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 6th DAY OF OCTOBER , 2021

ANDREW CAMERON

STATE OF WYOMING):ss COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE 6th DAY OF Oct. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: (7) (1) 332-7 .

NOTARY PUBLIC

JAMES MORTON MOTARY PUBLIC STATE OF WYOMENS COMMISSION ID: 16046 MY COMMISSION EXPIRES: 07/11/2021

(FIRST INTERSTATE BANK)

STATE OF WYOMING):ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS WHAT DAY OF OCT. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 0 1 3027 .

NOTARY PUBLIC

NOTARY PUBLIC STATE OF WYOMING COMMISSION ID: 16044 MY COMMISSION EXPIRES: 07/11/2017

CERTIFICATE OF APPROVAL

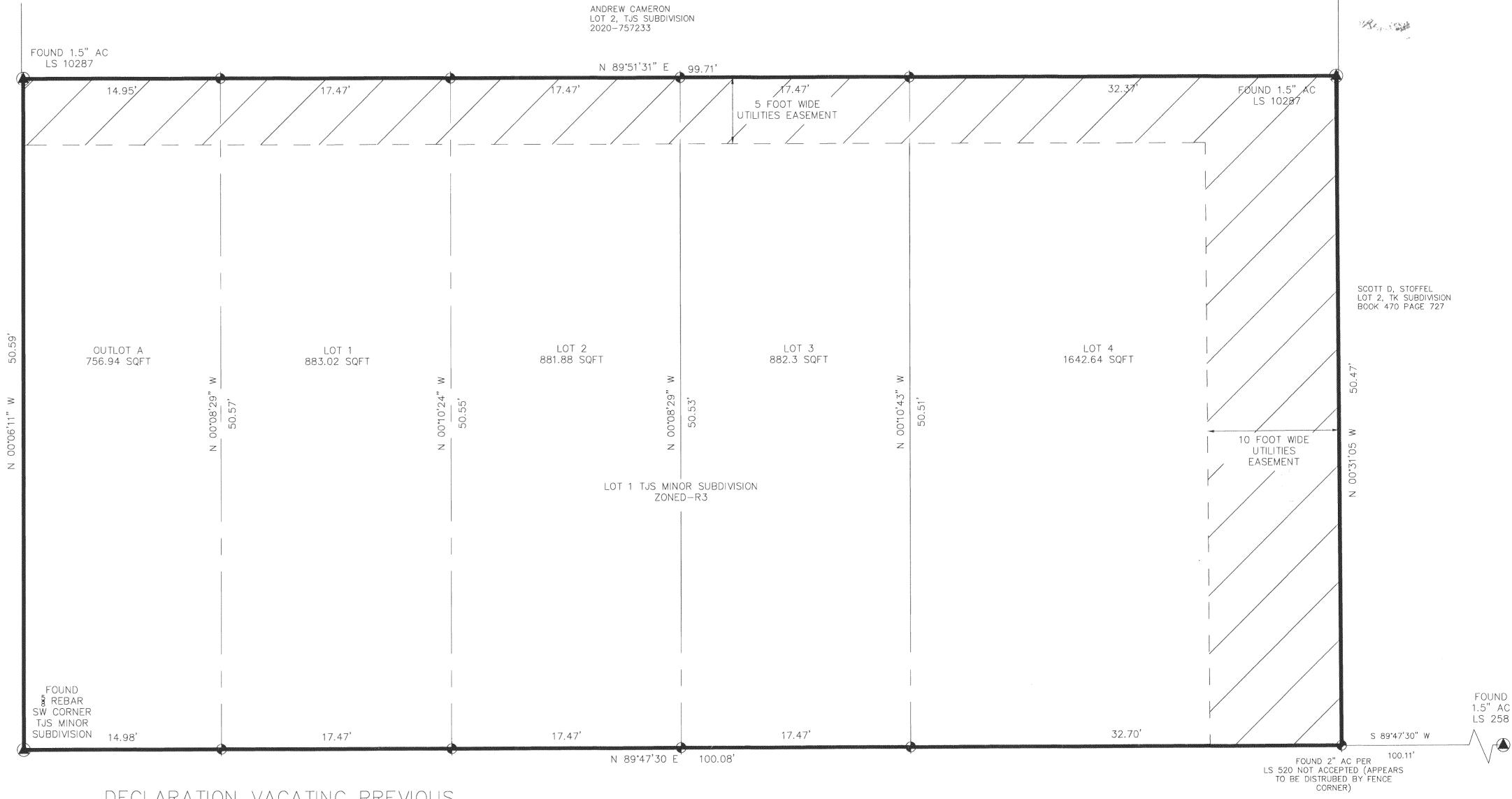
BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS THOMAY OF SEPT ,2021

TJS2 MINOR SUBDIVISION

OF LOT 1. TJS MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY. LOCATED IN SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW4SW4), SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING TOTAL AREA: ±5047.57 SQFT



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1, TJS MINOR SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER T PAGE NO: 35 ID NO; 2020-755259, 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 APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS 33 DAY OF August, 2021. MWinden ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING):ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:46 O'CLOCK THIS 14^{th} DAY OF October

, 2021

AND IS DULY RECORDED IN PLAT BOOK TON PAGE.

Thomason 2021-713270

CTAMP RECEIVING COUNTY CLERK

NUMBER

SEVENTH STREET (70' RIGHT OF WAY)

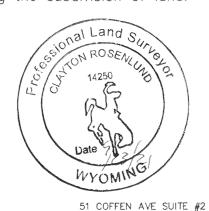
THE UNDERSIGNED FIRST INTERSTATE BANK OF SUGERLAND, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED 2020-762277, AND 2021-765802. MORTGAGEE, BY SIGNATURE 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.

STATE OF WYOMING COUNTY OF SHERIDAN)

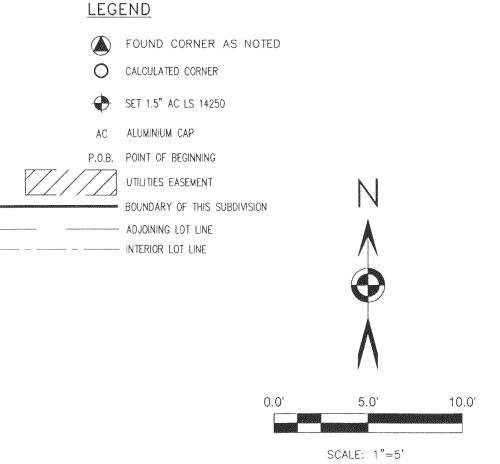
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Scot Campton First Interstate this 7 Day of October 2021 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: May 14 2033

HEATHER HEILING - NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYCMANS My Commission Expires May 14, 2029

I, CLAYTON ROSENLUND , 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 TJS2 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 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.



RÉGISTERED LAND SURVEYOR 14250



US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE DISTANCES ARE GROUND (US SURVEY FEET)

TJS2 MINOR SUBDIVISION

CITY OF SHERIDAN, WYOMING

DATE OF PREPARATION: JULY 1, 2021

RECORD OWNER: ANDREW CAMERON 1820 GABRIELLE CT, SHERIDAN WY

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