

TJS SUBDIVISION

A REPLAT OF LOT 1 OF THE TK SUBDIVISION BEING PART OF THE SW¹/₄ OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 0.23 ACRES±

DECLARATION VACATING PREVIOUS PLATTING

This plat is a replat of Lot 1 of the TK Subdivision being part of the SW¹/₄ of Section 23, Township 56 North, Range 84 West of the 6th Principal Meridian, City of Sheridan, Sheridan County, Wyoming, as recorded in Drawer "T", Plat No. 18, Instrument No. 939308 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 OWNER

Know all men by these presents that the undersigned, Joe Steger, being the owner, proprietor, or party of interest in the land shown on this plat, does hereby certify that the foregoing plat is designated as TJS Subdivision, being a Replat of Lot 1 of the TK Subdivision being part of the SW¹/₄ of Section 23, Township 56 North, Range 84 West of the 6th Principal Meridian, City of Sheridan, Sheridan County, Wyoming.

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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements; and

That 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 for the indicated purposes all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, 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, water lines, gas lines, electric lines, telephone lines, cable television lines, and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

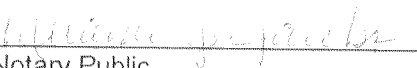
Executed this 12th day of March, 2019 by:

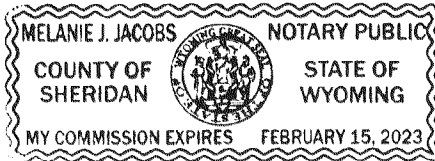

Joe Steger

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

On this, the 12th day of March, 2019, before me, the undersigned officer, personally appeared Joe Steger, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.


Notary Public



The Undersigned First Northern Bank of Wyoming, 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 in Book 604 of Mortgages, at Page 439. 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.

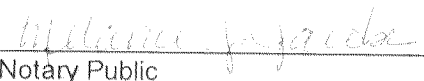
Executed this 12th day of November, 2019 by:

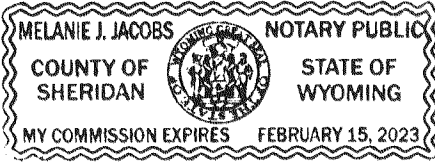


STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

On this, the 12th day of November, 2019, before me, the undersigned officer, personally appeared Notary Public, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.


Notary Public



LEGEND:

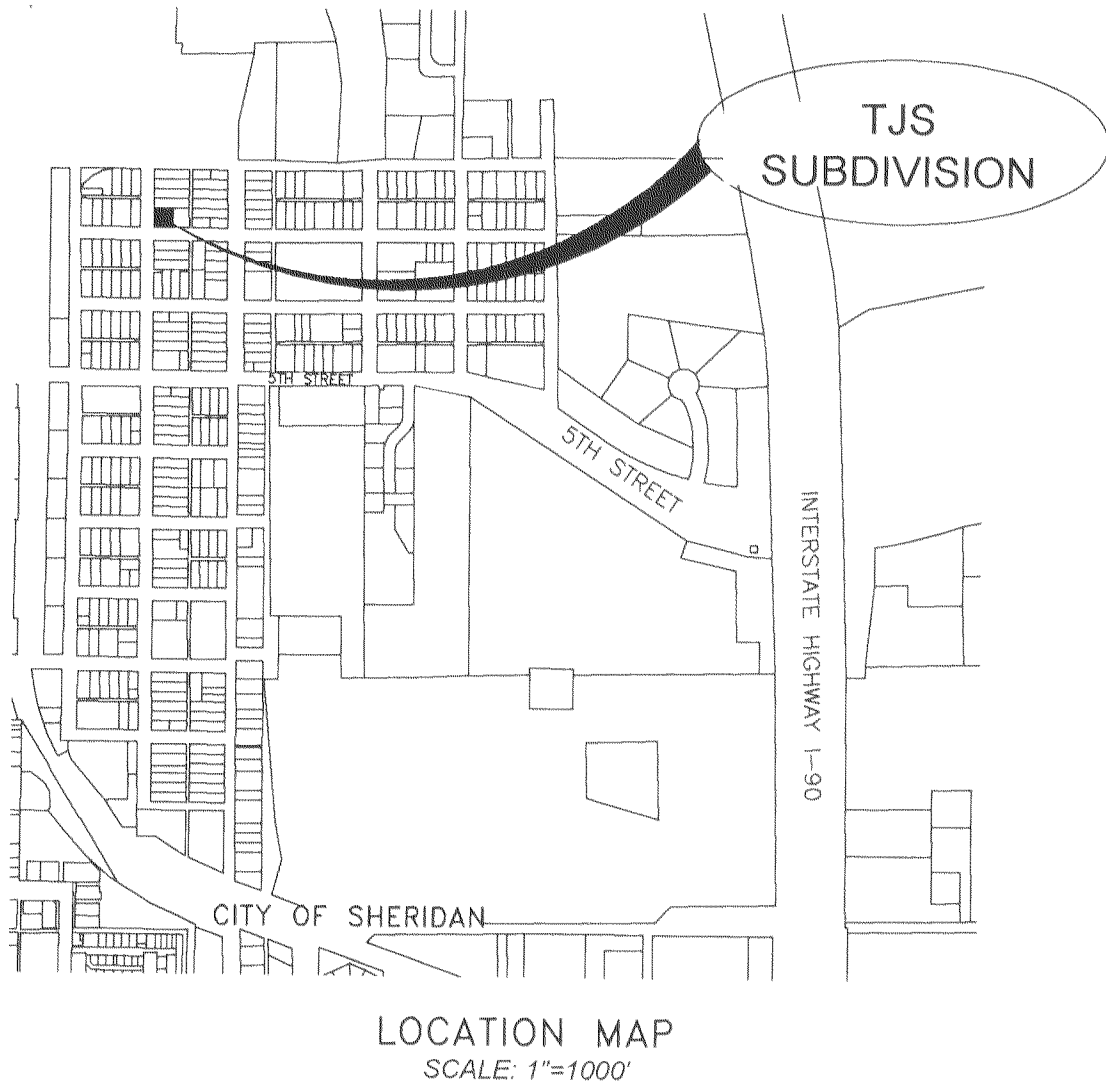
- ◆ - FOUND MONUMENT AS NOTED
- ▲ - SET #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 10287
- (M) - MEASURED
- (R) - RECORD

"THE SHERIDAN LAND CO'S ADDITION"
BLOCK 14, LOT 1

"THE SHERIDAN LAND CO'S ADDITION"
BLOCK 15, LOT 12

NOTES

- BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83
- SEWER WILL BE SERVICED FROM SEVENTH STREET
- WATER WILL BE SERVICED FROM CUSTER STREET
- DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000228)



CITY OF SHERIDAN CITY COUNCIL CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan this 19th day of August, 2019.

Attest: City Clerk

Mayor

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF APPROVAL

Reviewed by the City of Sheridan Planning Commission this 12th day of August, 2019.

Attest: Vice-Chairman

Chairman

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

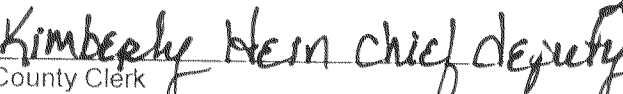
This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming, and certified this 12th day of November, 2019, by the Director of Public Works of Sheridan, Wyoming.


Director of Public Works

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

This plat was filed for record in the Office of the Clerk and Recorder at 4:15 o'clock this 16 day of January, 2020 and is duly recorded in Book 7, Page 35.


Kimberly Kern, Chief Deputy
County Clerk



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, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the TJS Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.



Prepared by JOE STEGER	SHERIDAN, WY 82801
Property by  Survey Group, Inc.	
Prepared by C. ARKON... 18-000-Rpgle	Date: 10/08/2019
Rev	Sheet 1 of 1