

3/21/2023 2:40:53 PM  
KENTFELDERMAN\\Data\\10354-2023\\490 Recor\\Jamestown\\Jag\\10354\_LINCOLN\_REPLAT.dwg

## CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, Jack E. Bryant and Anita L. Bryant, husband and wife, being sole owner(s) of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the BRYANT RIVERSIDE SUBDIVISION, is situate in the West Half of the West Half (W2W2), Section 8, Resurvey Township 18 North, Range 107 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

A tract of land comprising all of Lots 4, 5, and 6 in Block 9 of the Jamestown Subdivision, as shown and described on the official plat thereof, being duly recorded in the Office of the Sweetwater County Clerk on Page 50 in the Book of Plats, the retracement of perimeter boundaries of said lots collectively being particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said Lot 6;  
Thence South 00°04'00" East on the east boundary of said Block 9 for a distance of 250.00 feet to the most southerly corner thereof;  
Thence North 69°33'07" West on the southwesterly boundary of said Block 9 for a distance of 77.10 feet;  
Thence North 29°02'38" West on the southwesterly boundary of said Block 9 for a distance of 140.69 feet to the southwest corner of said Lot 5;  
Thence North 00°04'42" East on the west boundary of said Lot 5 and said Lot 6 for a distance of 100.00 feet to the northwest corner of said Lot 5;  
Thence North 89°58'17" East on the north boundary of said Lot 6 for a distance of 140.23 feet to the point of beginning.


Said parcel contains an area of 28,080.25 Square Feet, 0.645 Acres, more or less.

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, blocks, streets, and utility easements, and;

That the undersigned owner(s) of the land shown and described on this plat does/do hereby dedicate to the public use all streets, alleys, easements, and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use.

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

Executed this 28<sup>th</sup> day of MARCH, 20 23, by:

  
Jack E. Bryant

  
Anita L. Bryant

STATE OF WYOMING } SS  
COUNTY OF SWEETWATER }

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of MARCH, 20 23,

by Jack E. Bryant and Anita L. Bryant, husband and wife as a free and voluntary act and deed.

Witness my hand and official seal.

FRAN ROMANGO - NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID #100967  
MY COMMISSION EXPIRES 10/10/2027

  
(Notary Public)

My commission expires: 10-10-2027

## STATEMENT OF SURVEYOR

I, Kent Felderman, do hereby certify that I am a land surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the BRYANT RIVERSIDE SUBDIVISION as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the Sweetwater County regulations governing the subdivision of land.

  
Kent Felderman  
Professional Land Surveyor  
Wyoming Registration No. 6147



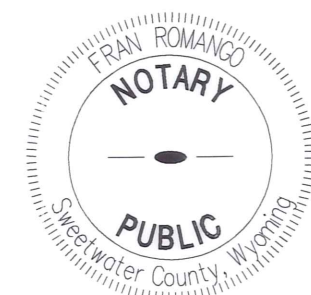
STATE OF WYOMING } SS  
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of MARCH, 20 23, by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

  
(Notary Public)

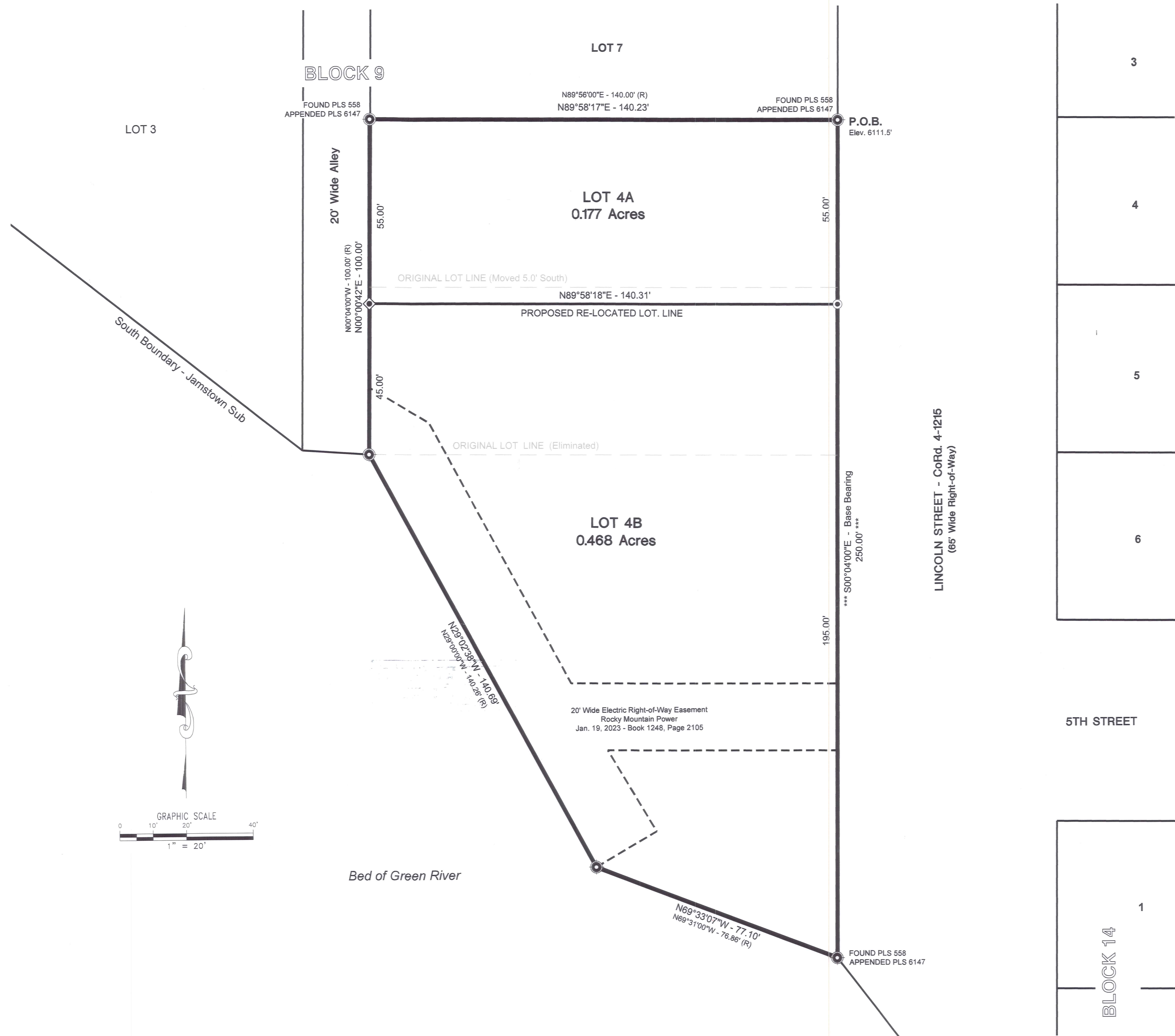
My commission expires: 10-10-2027



# BRYANT RIVERVIEW SUBDIVISION

## A Replat of Lots 4, 5, and 6 of Block 9 in the Jamestown Subdivision

Situate in the West Half of West Half, Section 8, Resurvey Township 18 North, Range 107 West  
6th Principal Meridian, Sweetwater County, Wyoming



## REPLAT STATEMENTS

- THIS IS A REPLAT OF LOTS 4, 5, AND 6 - BLOCK 9 OF THE JAMESTOWN SUBDIVISION AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 50 IN THE OFFICE OF THE SWEETWATER COUNTY CLERK AND RECORDER.
- THE PURPOSE OF THE REPLAT IS TO CONSOLIDATE THE SAID THREE LOTS (4, 5, AND 6) INTO TWO LOTS (4A AND 4B).
- ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

## SURVEY NOTES

All bearings and distances shown hereon are based on measurements observed this survey, referred to the east boundary of Jamestown Subdivision Block 9 - South 0°04'00" East between found monuments at the northeast corner of Lot 6 and the southeast corner of Lot 4 thereof, except for those denoted as follows:

- (R) Indicates courses reported on the Jamestown Subdivision Plat (Page 50, Book of Plats).  
(\*\*\*) Indicates courses where measured and record values are considered identical.

## MONUMENT LEGEND

- 2-1/2 IN Aluminum Cap Subdivision Corner Set This Survey PLS 6147
- 2 IN Aluminum Cap Lot Corner Set This Survey PLS 6147
- Aluminum Cap in Concrete Pedestal Monument Recovered This Survey CCI - PLS 558

## LAND OWNER/DEVELOPER

JACK AND ANITA BRYANT  
450 Lincoln Street  
Green River, Wyoming 82935

## APPROVAL - LAND USE DEPARTMENT

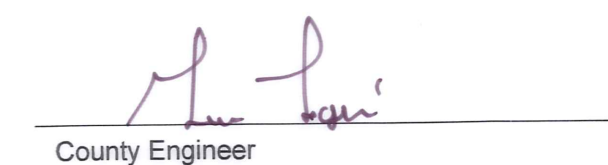
This plat approved by the Land Use Director of Sweetwater County, Wyoming.

this 29<sup>th</sup> day of March, A.D., 20 23.

  
Sweetwater County Land Use Director

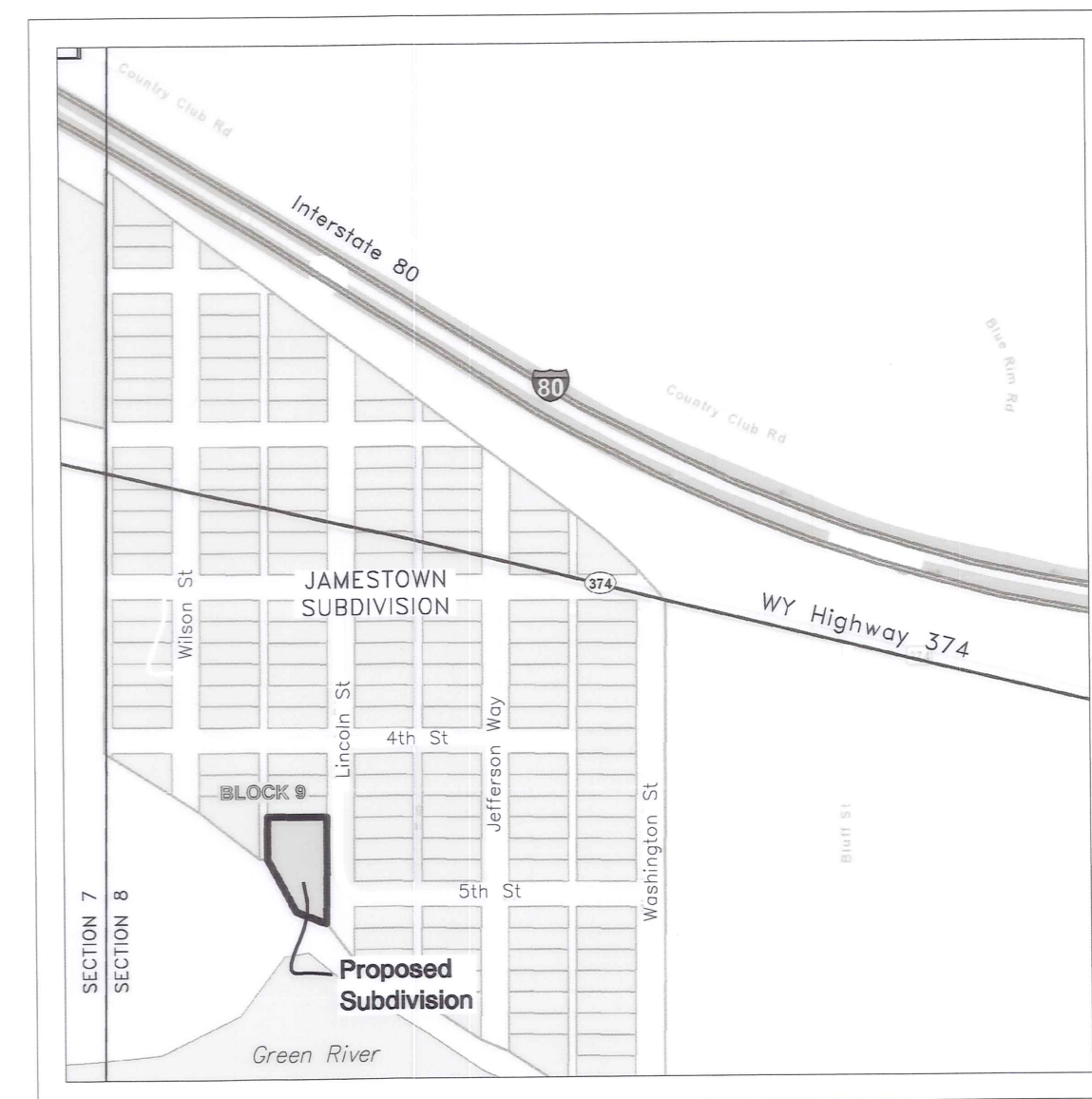
## CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved this 28<sup>th</sup> day of March, 20 23, by the County Engineer of Sweetwater County, Wyoming.

  
County Engineer

## GENERAL NOTES

- This subdivision contains two residential lots, encompassing a total of area of 0.645 acres, more or less.
- The subject property is currently zoned Sweetwater County R-2 - Mixed Residential.
- Individual lot owners are required to submit a Drainage Plan at the time of Application for a Construction/Use Permit for the primary residential permitted use. This Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
- Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils.
- Maintenance and upkeep of drainage easements outside of public rights-of-way will be the responsibility of the individual lot owner. Fences, walls or footings that would impede drainage flows within those drainage easements and re-grading of drainage easements shall not be permitted.
- Jamestown-Rio Vista Water and Sewer District will supply the water for the subdivision.
- NO PROPOSED CENTRALIZED SEWAGE SYSTEM. County-permitted septic systems are present on both of the Lots. Property owner to provide letter of acceptance of septic system on property from SWC Environmental Health Office when submitting a Construction permit.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.



## VICINITY MAP

No Scale

## CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 2:50 o'clock, P. m., March 29, 20 23, and is duly recorded on Page No. 614 in the Book of Plats.

  
(Sweetwater County Clerk)

By: Donna Wardell  
Deputy



RECORDED 3/29/2023 AT 2:50 PM REC.# 109685 B/L# PG#  
CYNTHIA LANE, CLERK of SWEETWATER COUNTY, WY Page 1 of 1

DW 614 MARCH 2023