

10/27/2023 9:18:54 AM

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, Terry G. Fieseler & Valerie A. Fieseler and Arthur W. Jones, being sole owner(s) of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the DOUBLE F SUBDIVISION, is Located in the Southwest Quarter of the Northwest Quarter, Section 28, Resurvey, Township 20 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and consisting of Lot 3 of the Jackman Ranch Subdivision, as shown on the official plat of record in the Office of the Sweetwater County Clerk on Page 318 in the Book of Plats, together with an unplatted parcel being formerly conveyed to Terry G. Fieseler, Et ux., by that Warranty Deed of record in Book 869, Page 122, in said County Clerk's Office, said tract being more particularly described by metes and bounds as follows:

Commencing at the West Quarter Corner of said Section 28; Thence South 89°59'07" East on the center quarter section line of said Section 28 for a distance of 689.68 feet to the southwesterly corner of said Lot 3 - Jackman Ranch Subdivision, the true POINT OF BEGINNING hereof; Thence South 89°59'12" East on the south boundary of said Lot 3, for a distance of 629.90 feet to the southeast corner thereof; Thence North 00°06'29" West on the east boundary of said Lot 3 and the east boundary of said Fieseler parcel, for a distance of 1,315.18 feet to the northeast corner of said Fieseler parcel; Thence South 89°50'57" West on the north boundary of said Fieseler parcel, for a distance of 630.19 feet to the northwest corner thereof; Thence South 00°07'50" East on the west boundary of said Fieseler parcel, for a distance of 630.06 feet to the southwest corner thereof, also being the northwest corner of said Lot 3; Thence South 00°06'42" East on the west boundary of said Lot 3, for a distance of 683.32 feet to the point of beginning.

Said parcel having an area of 827,982.1 Square Feet or 19.008 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, utility easements, and

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

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

Executed this 27 day of December, 2023, by:

Signatures of Terry G. Fieseler and Valerie A. Fieseler.

STATE OF WYOMING } SS SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 27th day of DECEMBER, 2023, by Terry G. Fieseler and Valerie A. Fieseler, 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 #100957 MY COMMISSION EXPIRES 10/10/2027

Signature of Fran Romango (Notary Public)

My commission expires: 10-10-2027

Executed this 27 day of Dec., 2023, by:

Signature of Arthur W. Jones

STATE OF WYOMING } SS SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 27th day of DECEMBER, 2023, by Arthur W. Jones, as a free and voluntary act and deed.

Witness my hand and official seal.

FRAN ROMANGO - NOTARY PUBLIC STATE OF WYOMING COMMISSION ID #100957 MY COMMISSION EXPIRES 10/10/2027

Signature of Fran Romango (Notary Public)

My commission expires: 10-10-2027

CERTIFICATE OF JOINDER

The undersigned United Wholesale Mortgage, being an owner of interest in the land presently being platted as the DOUBLE F SUBDIVISION, does hereby ratify and join in all of the Certificate of Dedication attached to said plat, as fully and completely as if we had executed the original Certificate of Dedication.

Dated this 19 day of December, 2023.

United Wholesale Mortgage Lake Vista 4 800 State Highway 121 Bypass Suite 100 Lewisville, TX 75067

Signature and name of Tereza Alamu, Vice President

STATE OF TEXAS } SS COUNTY OF Denton }

The foregoing Certificate was acknowledged before me this 19 day of December, 2023, by Tereza Alamu as a free and voluntary act and deed.

Witness my hand and official seal.

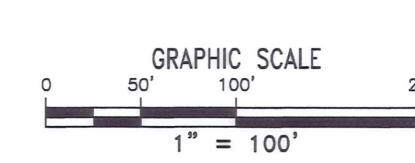
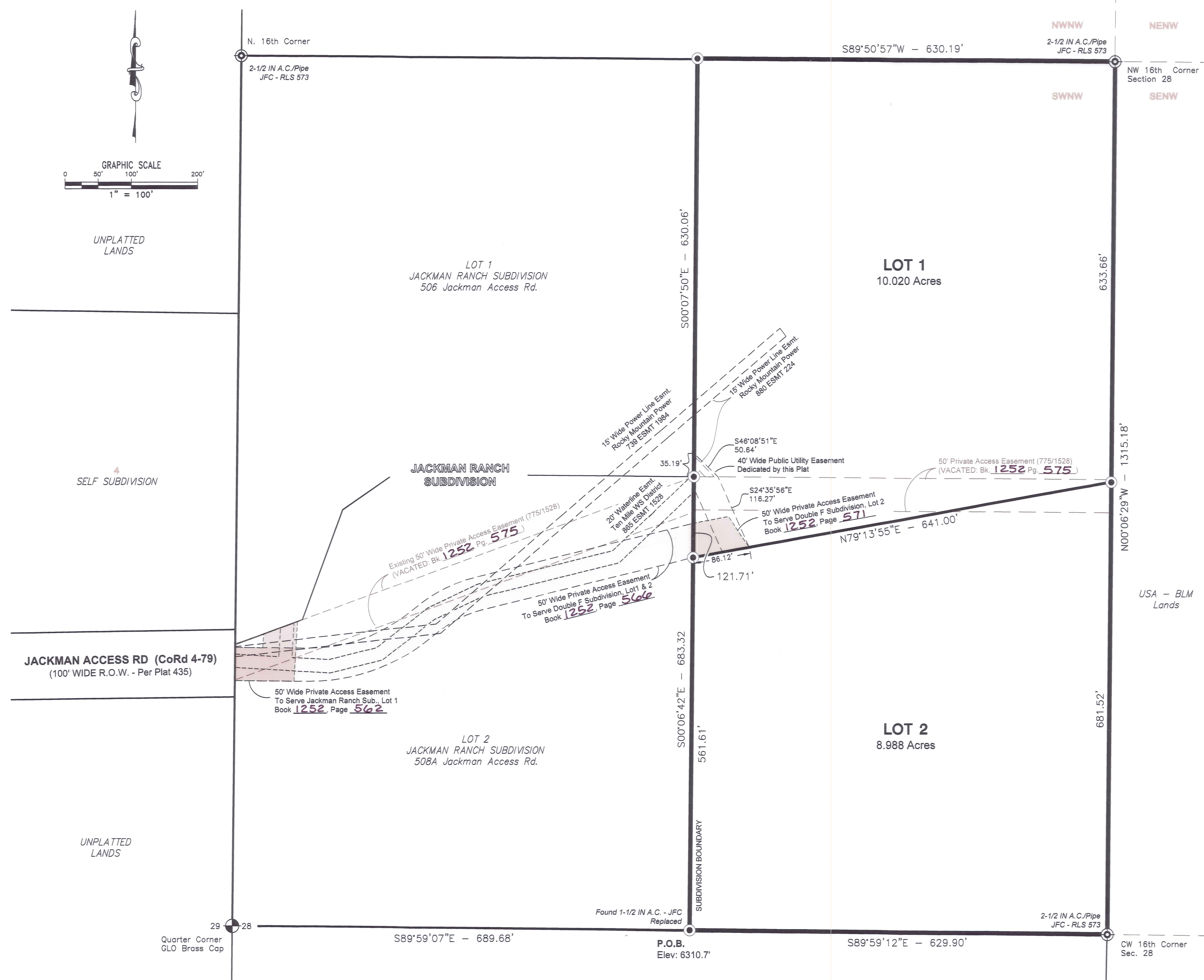
Signature of Sylvia Ramirez (Notary Public)

SYLVIA RAMIREZ Notary Public, State of Texas Comm. Expires 03-19-2027 Notary ID: 131921660

My commission expires: MAR 13 2027

DOUBLE F SUBDIVISION

Situate in the Southwest Quarter of the Northwest Quarter - Section 28 Resurvey Township 20 North, Range 105 West, Sixth Principal Meridian, Sweetwater County, Wyoming



UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

JACKMAN ACCESS RD (CoRd 4-79) (100' WIDE R.O.W. - Per Plat 435)

Quarter Corner GLO Brass Cop

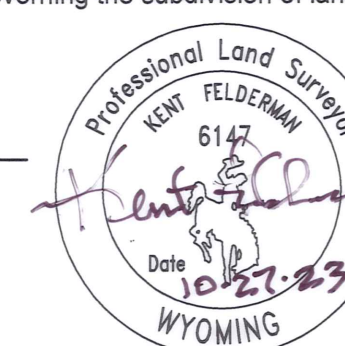
DECLARATION OF VACATING PREVIOUS PLATTING

THIS SUBDIVISION INCLUDES A REPLAT OF LOT 3 OF THE JACKMAN RANCH SUBDIVISION AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 318 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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 DOUBLE F 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.

Signature and name of Kent Felderman, Professional Land Surveyor Wyoming Registration No. 6147



BASE BEARING

All bearings shown hereon are referred to the east boundary of the Double F Subdivision - North 0°06'29" East (per the Jackman Ranch Subdivision record) between found monuments at the southeast corner and the northeast corner thereof.

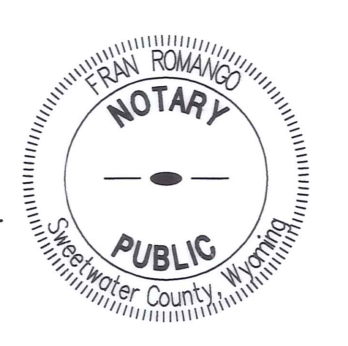
STATE OF WYOMING } SS SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 27th day of OCTOBER, 2023, by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

Signature of Fran Romango (Notary Public)

My commission expires: 10-10-2027



MONUMENT LEGEND

- Aluminum Cap Monument Recovered This Survey Details As Noted
Aluminum Cap Monument Recovered This Survey Details As Noted
2-1/2 IN Aluminum Cap Monument Set This Survey PLS 6147

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 9:50 o'clock A.M., February 21, 2023, and is duly recorded on Page No. 609 in the Book of Plats.

Signature of Cynthia L Lane, Sweetwater County Clerk

Signature of Deputy Clerk

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved this 29th day of December, 2023, by the County Engineer of Sweetwater County, Wyoming.

Signature of Gene Legerski, P.E. - County Engineer

CERTIFICATE OF APPROVAL SWEETWATER COUNTY PLANNING AND ZONING COMMISSION

This plat approved by the Sweetwater County Planning and Zoning Commission, this 3rd day of January, 2023.

Signature of Angela Wilson - Chairman

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY

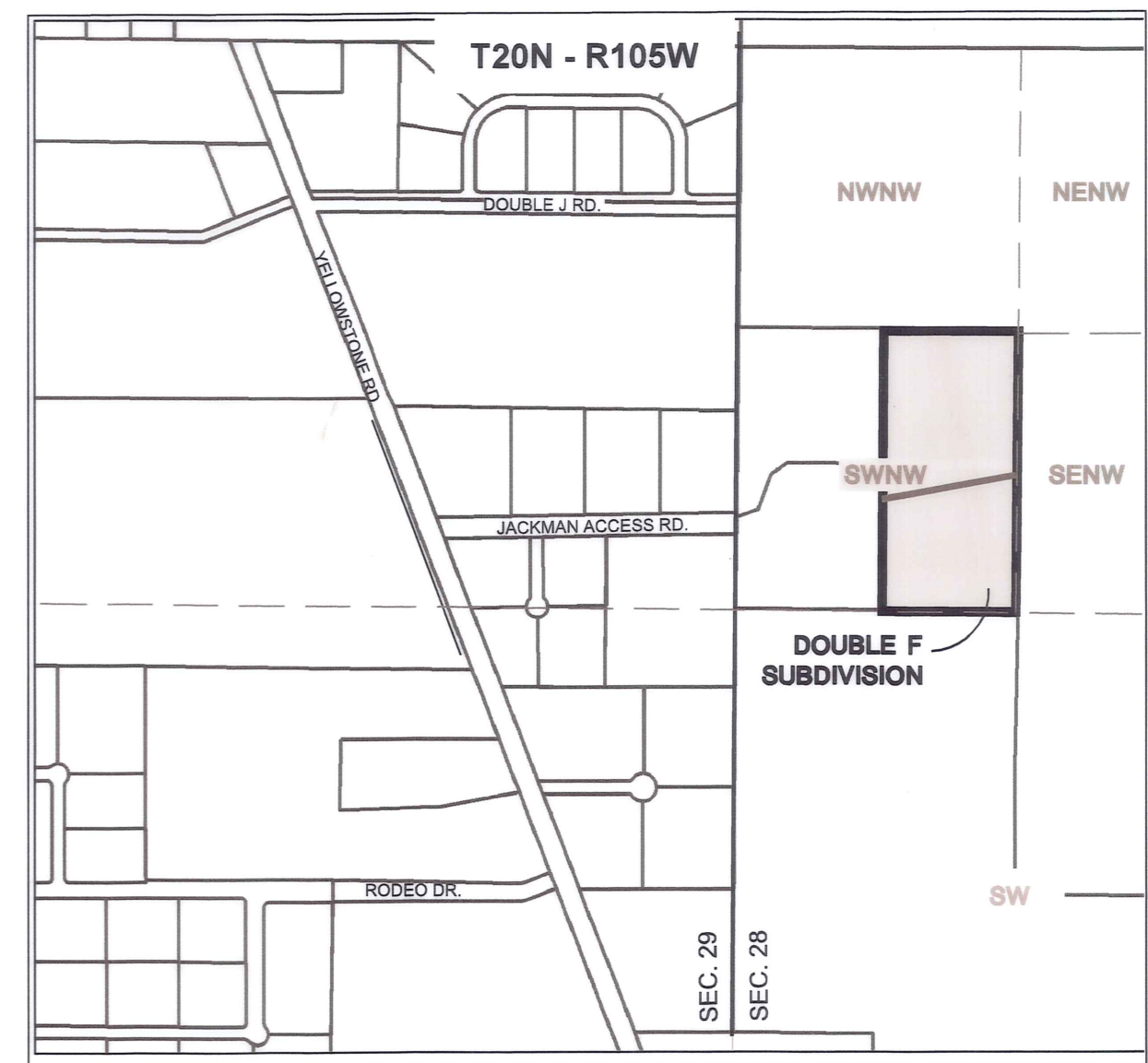
This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this 2nd day of January, 2023, for filing with the Clerk and Recorder of Sweetwater County, and for conveyance to the County of the public dedications shown hereon, subject to the provision that approval in no way obligates Sweetwater County for financing or constructing of improvements on lands, streets, or easements dedicated to the public, except as specifically agreed to by the Board of County Commissioners, and further that said approval shall in no way obligate Sweetwater County for maintenance of streets which are not dedicated to the public nor until all improvements shall have been completed to the satisfaction of the Board of County Commissioners.

Dated this 2nd day of January, 2023.

Signature of Keaton D. West - Chairman

GENERAL NOTES

- 1. This subdivision contains 2 residential lots and includes a total of 19.008 acres.
2. These lots are zoned Rural Residential (RR) and have a Lots Size Overlay of 3 acres.
3. NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
4. Ten Mile Water and Sewer District will supply water service for the subdivision.
5. NO PROPOSED PUBLIC SEWAGE DISPOSAL 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.
6. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. Plat acceptance does not constitute acceptance of roadways as County Roads.
7. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
8. Variance for Private Access Road width to be 50 feet wide - Resolution 23-10-ZO-03, dated October 17, 2023.



VICINITY MAP

No Scale

DEVELOPER/LAND OWNER Terry G. Fieseler P.O. Box 2081 Rock Springs, Wyoming 82902

