

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, Kael Lee Jasperson and Yvonne Jasperson, trustees, or their successors in trust under the Kael and Yvonne Revocable Trust, dated January 30, 2009, being the sole owners of the land shown on this plat, does hereby certify:

That the foregoing plat designated as Sugar Ranch Subdivision, Replat of Lots numbered 6 through 16 of Block 18 and Part of the alley in Block 18 vacated by Quit Claim recorded in Book 1251, Page 5599 and Book 1251, Page 5595 of the Final Plat of Jamestown, is located in the west 1/4 of the NW 1/4 and lot 4, Section 8, Township 18 N, Range 107 W, of the 6th PM, Sweetwater County, Wyoming, and is particularly described as follows:

Beginning at the northeast corner of said block 18, running thence the following seven (7) courses along the boundary thereof:

S 0°07'03" W, 505.00 feet;  
Thence N 64°45'57" W, 176.71 feet;  
Thence N 57°08'57" W, 166.43 feet;  
Thence S 0°07'03" E, 90.00 feet to the Northeast West corner of said Lot 6;  
Thence S 89°52'57" E, 160.00 feet along the north line and easterly prolongation of said lot 6 to the Southwest corner of said lot 12;  
Thence N 0°07'03" E, 250.00 feet along the west lines of said lots 12, 13, 14, 15, and 16 to the north line of said block 18;  
Thence S 89°52'57" E, 140.00 feet along said north line to the Point of Beginning.

and contains an area of 2.036 acres, more or less, 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 owners and proprietors; 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 owners of the land shown and described on this plat 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 virtue of the Homestead Exemption laws of the State of Wyoming are hereby waived and released.

Executed this 8 day of May, 2025, by:

Kael Lee Jasperson, Owner  
(Signature)

Yvonne Jasperson, Owner  
(Signature)

STATE OF WYOMING  
COUNTY OF SWEETWATER ) ss

The foregoing instrument was acknowledged before me this 8 day of May, 2025, by Kael Lee Jasperson, and Yvonne Jasperson, as a free and voluntary act and deed.

Witness my hand and official seal.

(Notary Public)  
My Commission Expires: April 26, 2028

KYU HEE KIM  
Notary Public - State of Wyoming  
Commission ID # 161390  
My Commission Expires  
April 26, 2028

NOTES:

- This property is zoned R-2.
- A Drainage Plan designed by a Wyoming Licensed Professional Engineer will be submitted with the construction/use permit application and the property owner will be responsible for maintaining the drainage as permitted.
- Excavations for footings should be inspected by a Professional Engineer to identify and rectify any potential problems.
- Proposed lots will front on Jefferson and Washington Streets.
- The water system will be provided by the Jamestown Water & Sewer District. Jamestown Rio-Vista Water & Sewer District will own and operate the water system.
- NO PROPOSED CENTRALIZED SEWAGE SYSTEM, individual septic tanks and leach fields shall be permitted by Sweetwater County Health.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

NOTARIAL CERTIFICATE

STATE OF WYOMING  
COUNTY OF SWEETWATER ) ss

The foregoing instrument was acknowledged before me by Kael Lee Jasperson and Yvonne Jasperson this 8 day of May, 2025.

Witness my hand and official seal.

My commission expires: April 26, 2028

Notary Public:

KYU HEE KIM  
Notary Public - State of Wyoming  
Commission ID # 161390  
My Commission Expires  
April 26, 2028

CERTIFICATE OF JOINDER

The undersigned, being an Owner of an Interest in the Land Presently Being Platted as the Sugar Ranch Subdivision, do hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if we had executed the original Certificate of Dedication. We do specifically dedicate the use of the Easement to the General Public.

David Shillcox  
Print Name and Title (Signature)

Notary Public: Dana Flores

STATE OF WYOMING  
COUNTY OF SWEETWATER ) ss

The foregoing Certificate was acknowledged before me by

at 8:20 a.m., 13<sup>th</sup> day of May, 2025, of May

Witness my hand and official seal.

Dana Flores  
Notary Public

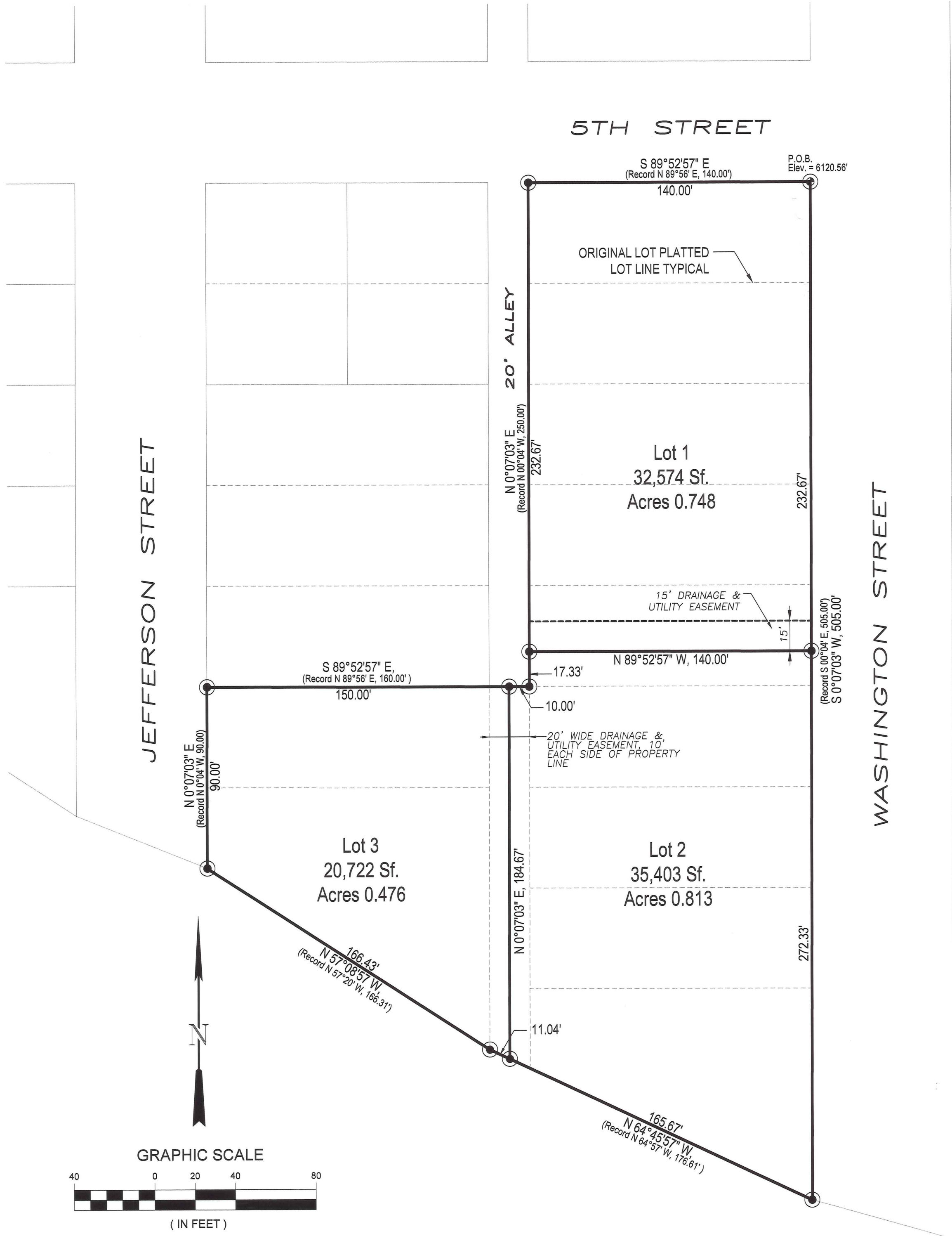
DANNA FLORES  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 163822  
MY COMMISSION EXPIRES: 01/15/2031

APPROVAL - LAND USE DEPARTMENT

Approved this 15<sup>th</sup> day of May, 2025, by the Land Use Director of Sweetwater County, Wyoming

Eric N. Wall  
Sweetwater County Land Use Director

SUGAR RANCH SUBDIVISION  
REPLAT OF LOTS NUMBERED 6 THROUGH 16 OF BLOCK 18 AND PART  
OF THE ALLEY IN BLOCK 18 VACATED BY QUIT CLAIMS RECORDED IN  
BOOK 1251, PAGE 5599 & BOOK 1251, PAGE 5595 OF THE FINAL PLAT OF  
JAMESTOWN  
LOCATED in the W 1/2 NW 1/4 & LOT 4  
SECTION 8, T18N, R107W, 6th P.M.  
SWEETWATER COUNTY, WYOMING



LEGEND

- SET 5/8" X 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP
- INSCRIBED "ERIC N. WALL PLS 15730"
- POINT OF BEGINNING

THIS IS A REPLAT OF LOTS 6 THROUGH 16, BLOCK 18 OF THE ORIGINAL MAP OF THE JAMESTOWN AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 50; AND PART OF THE ALLEY IN BLOCK 18 VACATED BY QUIT CLAIMS RECORDED IN BOOK 1251, PAGE 5599, & BOOK 1251, PAGE 5595 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED. THIS SUBDIVISION SHALL BE 2.036 ACRES AND WILL HAVE 3 LOTS

LAND OWNER/DEVELOPER

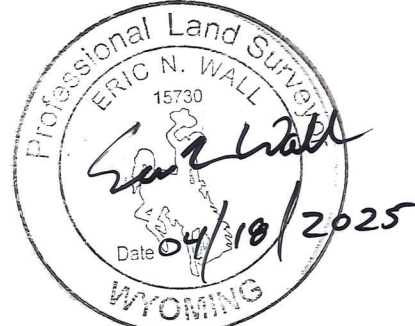
Kael Lee & Yvonne Jasperson  
Trustees of the Revocable Trust  
525 Washington Street  
Green River, WY 82935

RECORDED 7/10/2025 AT 10:28 AM REC # 2708519 BKM PGP  
CYNTHIA LANE, CLERK of SWEETWATER COUNTY, WY Page 1 of 1

STATE OF WYOMING ) ss  
COUNTY OF UINTA ) ss  
SURVEYORS CERTIFICATE

I, Eric N. Wall, 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 Sugar Ranch Subdivision Replat of Lots 6 through 16 of block 18 and part of the alley in block 18 vacated by quit claims recorded in book 1251, page 5599 & book 1251, page 5595 of the Final Plat of Jamestown 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 Sweetwater County regulations governing the subdivision of land.

Eric N. Wall  
(Registered Land Surveyor)  
04/18/2025  
Date  
No. PLS 15730



CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved this 15<sup>th</sup> day of May, 2025, by the County Engineer of Sweetwater County, Wyoming

Dana Flores  
(County Engineer)

CERTIFICATE OF APPROVAL OF  
INCORPORATE MUNICIPALITY WITHIN  
ONE (1) MILE OF SUBDIVISION AS FOLLOWS

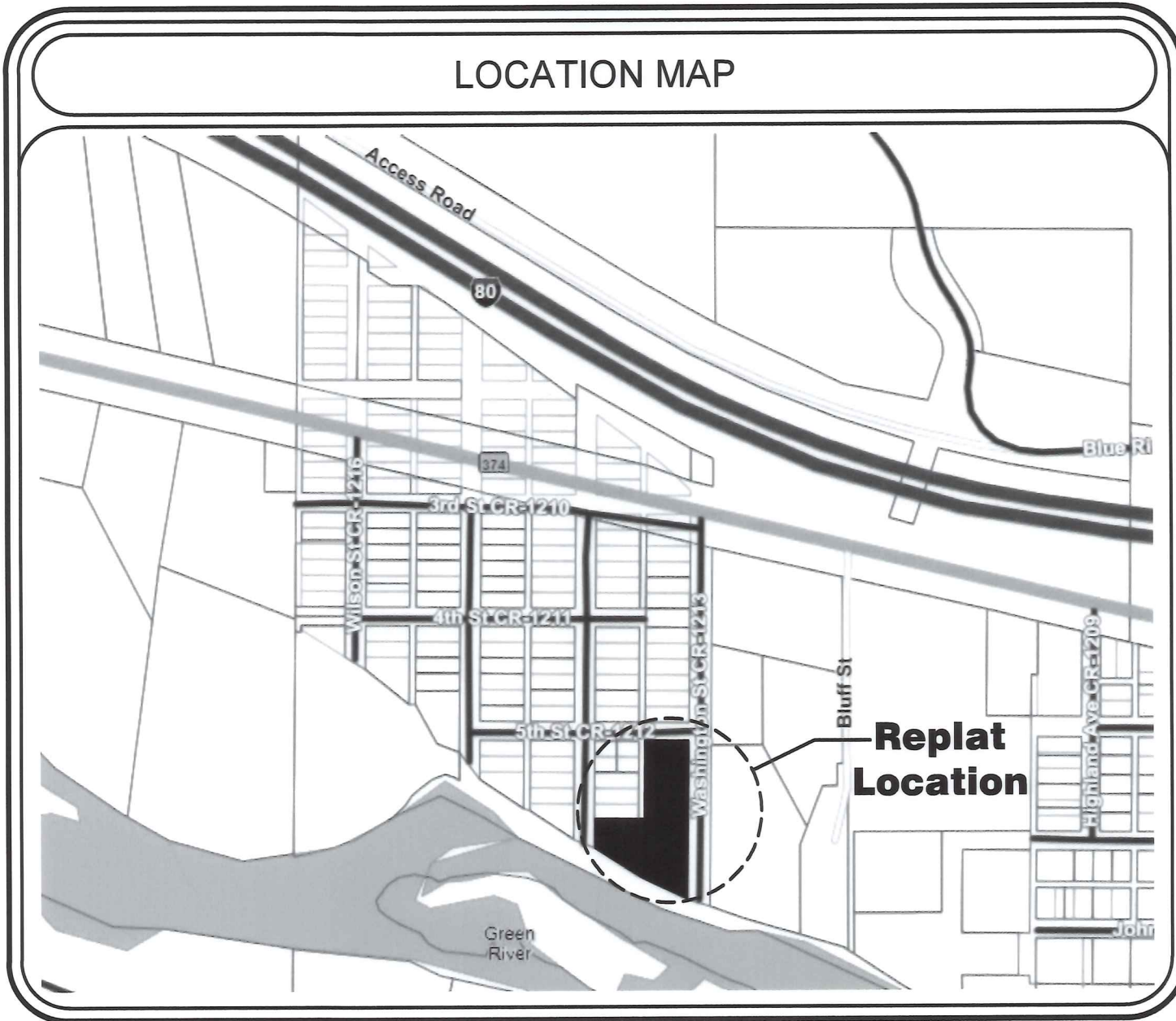
Approved this 15<sup>th</sup> day of April, 2025, by the governing body of Green River, Sweetwater County, Wyoming

Dana Flores  
(Mayor)  
(City Clerk)

CERTIFICATE OF RECORDING

This plat was filed for record in the Office of the County Clerk and Recorder at 10:28 a.m., July 10, 2025, and is duly recorded in Book 2480, Page 625

Dana Flores  
(Clerk and Recorder) Donna Wardell  
By: (Deputy)



SECTION 8 T18N R107W



DATE: 02/07/25 JOB #: 24-80-25 FILE: 24-80-25  
DRAWN BY: Dave Johnson SURVEYOR: Eric Wall