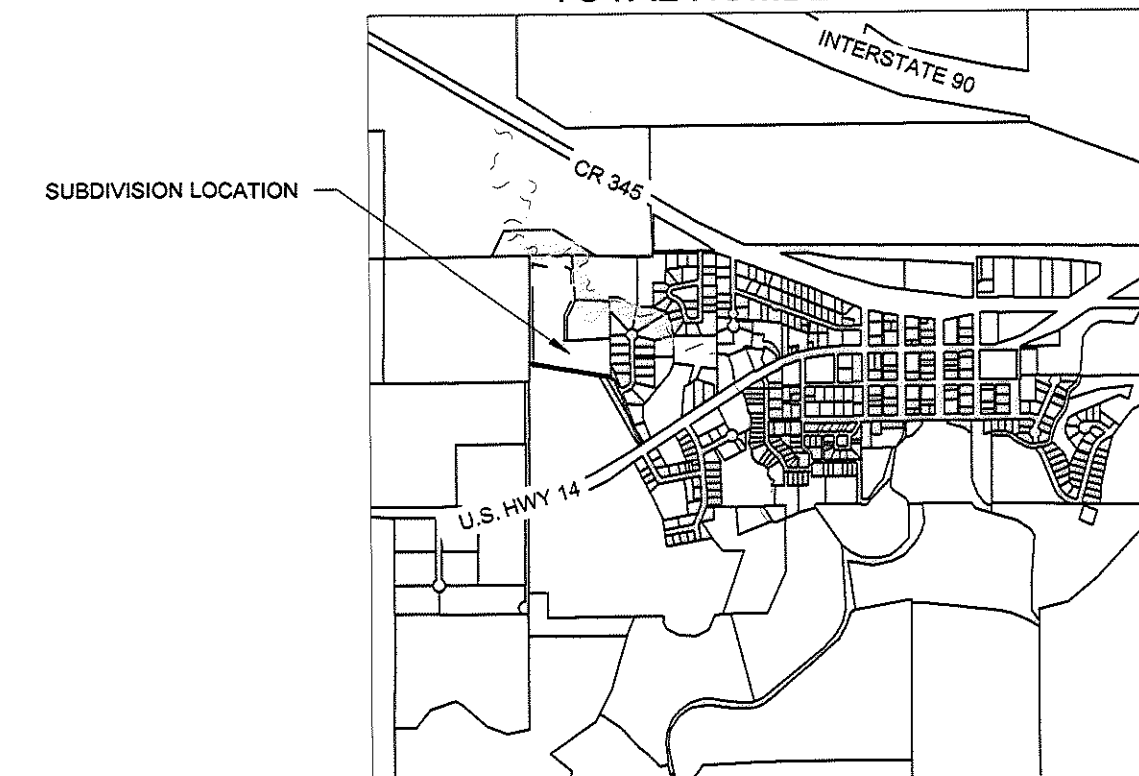


PLAT OF
THE DUNN FARMSTEAD
BEING A SUBDIVISION OF A TRACT OF LAND
LOCATED IN THE SE1/4 SE1/4 OF SECTION 13,
TOWNSHIP 57 NORTH, RANGE 86 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = 15.9 ACRES±
TOTAL NUMBER OF LOTS = 3



VICINITY MAP
1" = 2000'

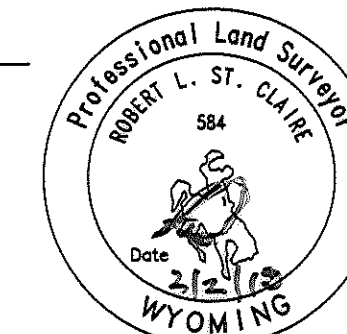
LEGEND

- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH 2" ALUMINUM CAP MARKED PLS 584
- EXISTING PROPERTY LINES
- PROPOSED LOT LINE
- SUBDIVISION BOUNDARY
- EASEMENT
- IRRIGATION EASEMENT
- SECTION LINE
- SIXTEENTH-SECTION LINE
- IRRIGATION FLOWLINE
- EDGE OF TRAVELED WAY
- EDGE OF CONCRETE
- FIVE MILE CREEK
- TOWN LIMITS (TOWN OF RANCHESTER)

CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE DUNN FARMSTEAD, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND 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 DIMENSION OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION.

REGISTERED LAND SURVEYOR
R.L.S. NO. 584



**SHERIDAN COUNTY BOARD OF COMMISSIONERS
CERTIFICATE OF APPROVAL**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 22ND DAY OF January 2018

ATTEST:
Eda Schunk Thompson
COUNTY CLERK

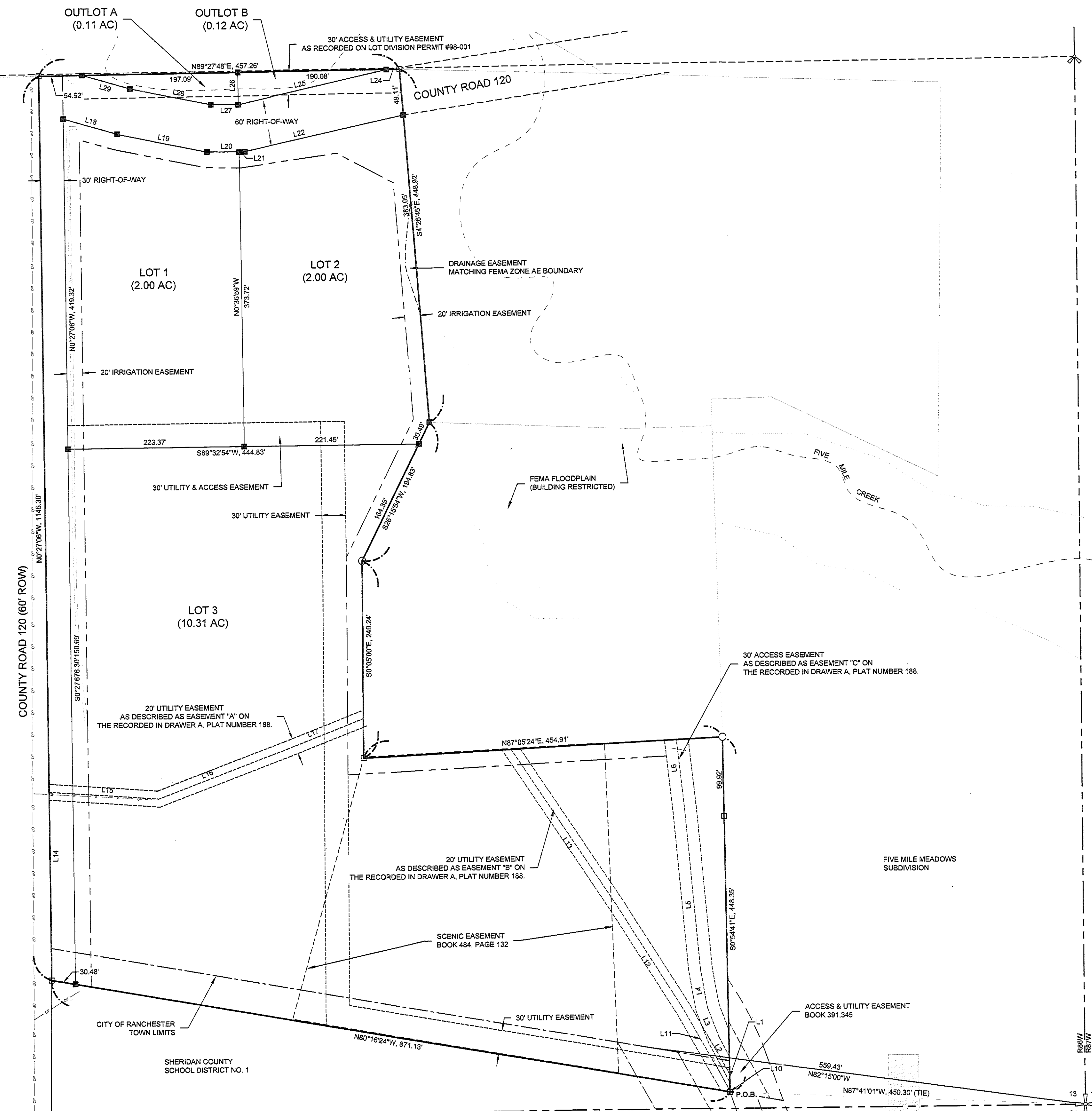
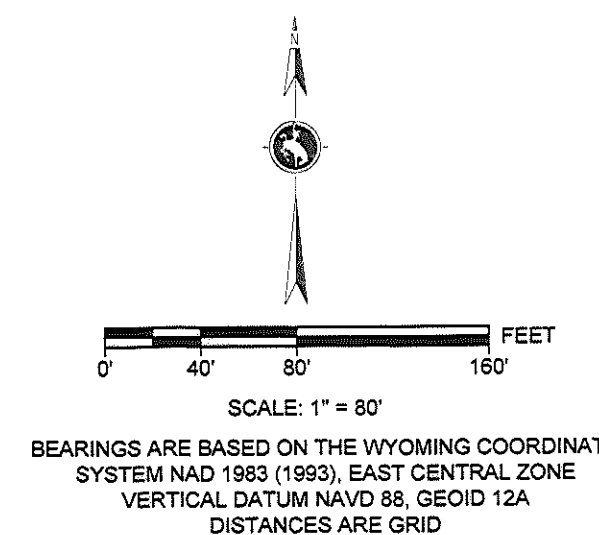
Mike Need
CHAIRMAN

20-FT UTILITY EASEMENT 'A'		
Line	Length	Direction
L14-TIE	237.87	S0° 27' 06.29"E
L15	139.21	S89° 00' 12.00"E
L16	175.55	N69° 15' 38.00"E
L17	103.47	N68° 34' 48.00"E

PARCEL LINE TABLE		
Line	Length	Direction
L18	73.50	S73° 36' 02.44"E
L19	112.58	S78° 18' 50.12"E
L20	41.90	S89° 38' 07.72"E
L21	5.84	S89° 38' 07.72"E
L22	207.68	N77° 28' 51.42"E
L23	65.79	N4° 26' 45.02"W
L24	15.17	N89° 27' 47.53"E
L25	194.40	N77° 18' 45.85"E
L26	41.03	N0° 36' 58.68"W
L27	34.91	S89° 38' 07.72"E
L28	104.18	S78° 18' 50.12"E
L29	63.18	S73° 36' 02.44"E

20-FT UTILITY EASEMENT 'B'		
Line	Length	Direction
L10-TIE	1.54	S1° 01' 20.36"E
L11	118.29	N29° 31' 59.00"W
L12	157.46	N32° 27' 25.00"W
L13	237.43	N33° 46' 08.00"W

30-FT ACCESS EASEMENT 'C'		
Line	Length	Direction
L1-TIE	44.98	N1° 01' 20.36"W
L2	27.20	N28° 02' 18.00"W
L3	40.36	N20° 58' 42.00"W
L4	48.56	N10° 07' 41.00"W
L5	203.12	N5° 17' 39.00"W
L6	90.04	N6° 29' 39.00"W



- NOTES**
- WATER AS SERVED BY THE TOWN OF RANCHESTER SHALL NOT BE USED FOR IRRIGATION PURPOSES.
 - OUTLOTS A AND B SHALL NOT BE DEVELOPED, DEVELOPING NEAR ANY OF THE EXISTING IRRIGATION DITCHES OR FIVE MILE CREEK MAY BE RESTRICTED.
 - WATER RIGHTS APPROPRIATION AS PERMITTED BY THE STATE ENGINEERS OFFICE, A PORTION OF THE J.P. ROBINSON APPROPRIATION, O.R. NO. 2, P.156, PROOF NO. 1967, PERMIT NO. 90 DIVERTING FROM THE TONGUE RIVER, TRIBUTARY YELLOWSTONE RIVE, THROUGH THE HANOVER DITCH, WITH PRIORITY OF JULY 6, 1891.
 - THIS MINOR SUBDIVISION WILL REQUIRE NO EXTENSION OF PUBLIC INFRASTRUCTURE.
 - ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
 - ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
 - CONSTRUCTION OR DEVELOPMENT NEAR AN EXISTING IRRIGATION DITCH OR STREAM MAY BE RESTRICTED.
 - ALL DWELLING UNITS WILL BE REQUIRED TO HAVE WATER AND SEWER SERVICE CONNECTIONS TO THE TOWN OF RANCHESTER SYSTEMS.
 - OUTLOT A AND OUTLOT B WILL BE CONVEYED IN COMBINATION WITH LOT 1 AND LOT 2, RESPECTIVELY.
 - A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEERING AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
 - THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT (BASE FLOOD) SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF FENCE WHICH WOULD INHIBIT DRAINAGE, BUILDING OR OTHER STRUCTURE, NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.

CERTIFICATE OF DEDICATION

THAT THE ABOVE OR FOREGOING SUBDIVISION THAT IS ALSO KNOWN AS TRACT A OF THE COUNTY LOT DIVISION PERMIT #98-001 AS RECORDED IN DRAWER A, PLAT NO. 188, INSTRUMENT NUMBER 282257, SAID TRACT THAT LIES IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T 57 N, R 86 W OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, SAID POINT MONUMENTED BY A 3/4 INCH ALUMINUM CAP, LS-6594; THENCE N. 87° 41' 01" W., 450.30 FEET TO THE POINT OF BEGINNING; THENCE N. 80° 18' 24" W., 871.13 FEET; THENCE N. 00° 27' 05" W., 1,145.30 FEET; THENCE N. 89° 27' 48" E., 457.26 FEET; THENCE S. 04° 28' 45" E., 448.92 FEET; THENCE S. 28° 15' 54" W., 194.83 FEET; THENCE S. 00° 05' 00" E., 249.24 FEET; THENCE N. 87° 05' 24" E., 454.91 FEET; THENCE S. 00° 54' 41" E., 448.35 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 15.935 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF:

THAT THE ABOVE OR FOREGOING SUBDIVISION THE DUNN FARMSTEAD AS APPEARS IN THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 15.93 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS THE DUNN FARMSTEAD, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND ALSO DO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 12TH DAY OF Jan, 2018 BY:

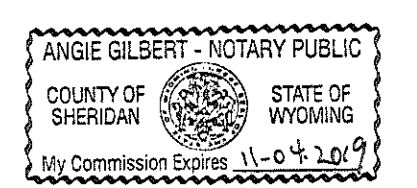
Dennis M. Dunn
EXPANSION DEVELOPMENTS, INC.

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
Dennis M. Dunn THIS 12TH DAY OF Jan, 2018

WITNESS MY HAND AND OFFICIAL

Angie Gilbert
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-04-2019



THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 12TH DAY OF Jan, 2018

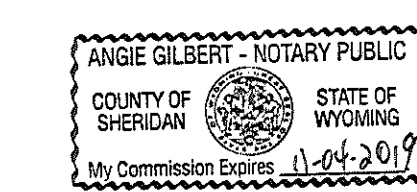
First Interstate Bank, By Shelia E. Doolittle
FIRST INTERSTATE BANK

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
Shelia E. Doolittle THIS 12TH DAY OF Jan, 2018

WITNESS MY HAND AND OFFICIAL

Angie Gilbert
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-04-2019



PLANNING & ZONING COMMISSION ACTION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 1TH DAY OF December, 2017

ATTEST:
Sam L. Kell
CLERK

Gwm. Man
CHAIRMAN

TOWN OF RANCHESTER TOWN COUNCIL APPROVAL

APPROVED BY THE TOWN OF RANCHESTER, WYOMING TOWN COUNCIL THIS 19TH DAY OF December, 2017

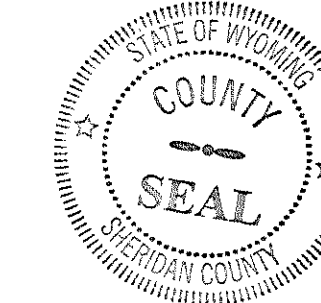
ATTEST: CITY CLERK

Bob Clark
MAYOR

COUNTY CLERK

STATE OF WYOMING
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:32 A.M. ON THE 16TH DAY OF March, 2018 AND RECORDED IN PLAT BOOK D ON PAGE 28.
Eda Schunk Thompson
COUNTY CLERK



STEAMBOAT
TECHNICAL SERVICES

Steamboat Technical Services, LLC
371 Coffeen Ave.
Sheridan, WY 82801
Phone: 307.675.1919

SURVEYOR:
FIELD: CLIFFORD SHARP
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
11.15.2017

Project: 170035

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