### OUTLOT A OUTLOT B (0.09 AC) 30' ACCESS & UTILITY EASEMENT AS RECORDED ON LOT DIVISION PERMIT #98-001 \_\_\_\_\_\_ 60' RIGHT-OF-WAY - 130' RIGHT-OF-WAY SUBDIVISION LOCATION DRAINAGE EASEMENT LOT 1 MATCHING FEMA ZONE AE BOUNDARY (2.02 AC) (2.00 AC) - 20' IRRIGATION EASEMENT - 20' IRRIGATION EASEMENT S89°32'54"W, 444.83' FEMA FLOODPLAIN 30' UTILITY & ACCESS EASEMENT (BUILDING RESTRICTED) 30' UTILITY EASEMENT (10.31 AC) 30' ACCESS EASEMENT - AS DESCRIBED AS EASEMENT "C" ON THE RECORDED IN DRAWER A, PLAT NUMBER 188. 20' UTILITY EASEMEN AS DESCRIBED AS EASEMENT "A" ON THE RECORDED IN DRAWER A, PLAT NUMBER 188. N87°05'24"E, 454.91" 20' UTILITY EASEMENT FIVE MILE MEADOWS AS DESCRIBED AS EASEMENT "B" ON -SUBDIVISION THE RECORDED IN DRAWER A, PLAT NUMBER 188. SCENIC EASEMENT **BOOK 484, PAGE 132** ACCESS & UTILITY EASEMENT BOOK 391,345 CITY OF RANCHESTER TOWN LIMITS SHERIDAN COUNTY SCHOOL DISTRICT NO. N87°41'01"W, 450,30' (TIE) CITY OF RANCHESTER MIDDLE SCHOOL DRIVE TOWN LIMITS 1. WATER AS SERVED BY THE TOWN OF RANCHESTER SHALL NOT BE USED FOR ACCESS EASEMENT BOOK 299, PAGE 201 ALL DWELLING UNITS WILL BE REQUIRED TO HAVE WATER SERVICE CONNECTIONS TO THE 2. OUTLOTS A AND B SHALL NOT BE DEVELOPED. DEVELOPING NEAR ANY OF THE TOWN OF RANCHESTER SYSTEMS AND PRIVATE SEPTIC SYSTEMS AS APPROVED BY SHERIDAN EXISTING IRRIGATION DITCHES OR FIVE MILE CREEK MAY BE RESTRICTED. WATER RIGHTS APPROPRIATION AS PERMITTED BY THE STATE ENGINEERS OFFICE, A 10. OUTLOT A AND OUTLOT B WILL BE CONVEYED IN COMBINATION WITH LOT 1 AND LOT 2, PORTION OF THE J.P. ROBINSON APPROPRIATION, O.R. NO. 2, P.166, PROOF NO. 1967, PERMIT NO. 90 DIVERTING FROM THE TONGUE RIVER, TRIBUTARY YELLOWSTONE RIVE, THROUGH THE HANOVER DITCH, WITH PRIORITY OF JULY 6, 1891. 11. 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, 4. THIS MINOR SUBDIVISION WILL REQUIRE NO EXTENSION OF PUBLIC INFRASTRUCTURE. 5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY PRIVATE BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT (BASE INSPECTIONS ARE REQUIRED. FLOOD) SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL 6. "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND SCALE: 1" = 80' FLOW OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE." BEARINGS ARE BASED ON THE WYOMING COORDINATE ANY TYPE OF FENCE WHICH WOULD INHIBIT DRAINAGE, BUILDING OR OTHER STRUCTURE; NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD SYSTEM NAD 1983 (1993), EAST CENTRAL ZONE . ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE VERTICAL DATUM NAVD 88, GEOID 12A STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND DISTANCES ARE GRID ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER. 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 8. CONSTRUCTION OR DEVELOPMENT NEAR AN EXISTING IRRIGATION DITCH OR STREAM DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.

# PLAT OF THE DUNN FARMSTEAD

CORRECTED PLAT

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

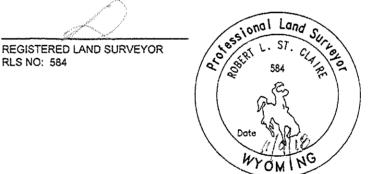
## **VICINITY MAP**

1" = 2000' FOUND 5/8" REBAR SET 5/8" REBAR WITH 2" ALUMINUM CAP MARKED PLS 584 FOUND 5/8" REBAR WITH 2" ALUMINUM CAP FOUND 5/8" REBAR WITH 1.5" ALUMINUM CAP PE/LS 3864 CALCULATED POINT

**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.



### 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 4th DAY OF Dec. 2017.2018

PARCEL LINE TABLE

Eda Schunk Thompso

20-FT UTILITY EASEMENT 'A'



|                            |        |                  | 1        | , |        |                   |
|----------------------------|--------|------------------|----------|---|--------|-------------------|
| Line                       | Length | Direction        | -        | Line                                    | Length | Direction         |
| L14-TIE                    | 237.87 | S0° 27' 06.29"E  | -        |   |        |                   |
| L15                        | 139.21 | S86" 00' 12.00"E | <u>L</u> | L18                                     | 73.50  | S73" 36' 02.44"E  |
| L16                        | 175.55 | N69° 15' 38.00"E |          | L19                                     | 112.58 | S78° 18' 50.12"E  |
| L17                        | 103.47 | N68° 34' 48.00"E |          | L20                                     | 41,90  | \$89° 36' 07.72"E |
|                            |        | <u></u>          |          | L21                                     | 5.84   | S89° 36' 07.72"E  |
|                            |        |                  |          | L22                                     | 207.71 | N77° 26' 30.32"E  |
| 20-FT UTILITY EASEMENT 'B' |        |                  |          | L23                                     | 65.79  | N4° 26' 45.02"W   |
| Line                       | Length | Direction        |          | L24                                     | 16.47  | N89° 00' 06.51"E  |
| 10-TIE                     | 1.54   | S1° 01' 20.36"E  |          | L25                                     | 193.10 | N77° 14' 10.94"E  |
| L11                        | 118.29 | N29° 31' 59.00"W |          | L26                                     | 41.03  | N0° 36' 58.68"W   |
| L12                        | 157.46 | N32° 27' 25.00"W |          | L27                                     | 34.91  | S89° 36' 07.72"E  |
| L13                        | 237.43 | N33° 46' 08.00"W |          | L28                                     | 104.18 | S78° 18' 50.12"E  |
|                            | - '    |                  | -        | L29                                     | 63.18  | S73° 36' 02.44"E  |

| 30-    | FT ACCES | SS EASEMENT 'C'  |
|--------|----------|------------------|
| Line   | Length   | Direction        |
| L1-TIE | 44.98    | N1° 01' 20.36"W  |
| L2     | 27.20    | N28° 02' 18.00"W |
| L3     | 40.38    | N20" 59' 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  |

# **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:

DRAWER D, PLAT NO. 28.

CORRECTED PLAT

CORRECTIONS TO THIS PLAT OF THE DUNN FARMSTEAD WERE

MADE TO SHOW THE CORRECTED DISTANCES AND PARCEL

ACREAGE. THE DUNN FARMSTEAD PLAT CAN BE FOUND IN

ACREAGE, LOT 2, OUTLOT A, AND OUTLOT B HAVE BEEN UPDATED TO SHOW THE CORRECTED MONUMENTATION AND

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, SAID POINT MONUMENTED BY A 31/4 INCH ALUMINUM CAP, LS-6594; THENCE N, 87° 41' 01" W., 450.30 FEET TO THE POINT OF BEGINNING: THENCE N. 80° 16' 24" W., 871,13 FEET: THENCE N. 00° 27' 06" W., 1,145.30 FEET; THENCE N. 89° 27' 48" E., 197.09 FEET; THENCE N. 89° 30' 12" E., 188.78' FEET; THENCE S. 04° 22' 25" E., 58.00 FEET; THENCE S. 04°27' 24" E., 390.92 FEET; THENCE S. 26° 15' 54" W., 194.84 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 15.39 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS <u>THE DUNN FARMESTEAD,</u> 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 HEREB RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 28 DAY OF 120/28 BY STATE OF WYOMING COUNTY OF SHERIDAN THE FOREGOING INSTRUMENT/WAS ACKNOWLEDGED

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS LEDAY OF COURSE 20 18

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS AND OF NOTICE AND ADDRESS TO STATE OF THE SIGNED THESE PRESENTS TO

NICOLE R. ROSICS STATE OF WYOMING COUNTY OF SHERIDAN SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TO BE THIS 28 DAY OF TOUR THIS 28 DAY OF

WITNESS MY HAND AND OFFICIAL. MY COMMISSION EXPIRES: 10 -25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF THE 20/15

| FUSIO<br>State of<br>Available<br>5-2-2 | DANA R. PREHEMO  AMY L. PREHEMO  STATE OF WYOMING COUNTY OF SHERIDAN | MATRIE STEVENCE NOTAR  County of Shardon  Shardon Contract  Ss Marcheniston Contract  March |  |
|---|--|--|--|
|   | THE FOREGOING INSTRUME! BEFORE ME BY Dana Pare Parenter 2018         | NT WAS ACKNOWLEDGED<br>M, THIS ACKNOWLEDGED<br>MEANS   |  |
|   | WITNESS MY HAND AND OFF  NOTARY PUBLIC MY COMMISSION EXPIRES: _      | av   |  |
| E                                       | THE UNDERSIGNED HAVE CA  |  |  |

25-22

### PLANNING & ZONING COMMISSION ACTION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS \_\_\_\_

ATTEST:

TOWN OF RANCHESTER TOWN COUNCIL APPROVAL

APPROVED BY THE TOWN OF RANCHESTER, WYOMING TOWN COUNCIL THIS 10 DAY OF December , 2017

### COUNTY CLERK

DATE DRAWN:

DATE REVISED:

11.15.2017

11.06.2018

STATE OF WYOMING

COUNTY OF SHERIDAN HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 13:54 PMO'CLOCK THIS 4 DAY OF December 20 18 AND RECORDED IN PLAT BOOK D ON PAGE 30

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

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

www.steamboattech.com

Project: 170035