

Curve Table			
Curve #	Length	Radius	Delta
C1	25.25'	180.00'	8° 02' 15"
C2	93.84'	180.00'	24° 52' 17"
C3	273.74'	180.00'	87° 08' 00"
C4	24.92'	180.00'	7° 56' 01"
C5	30.25'	180.00'	9° 37' 43"
C6	28.13'	25.00'	64° 28' 34"
C7	44.34'	65.00'	39° 05' 01"
C8	83.42'	65.00'	73° 31' 53"
C9	83.54'	65.00'	73° 38' 24"
C10	95.59'	65.00'	84° 15' 49"
C11	353.21'	120.00'	168° 38' 42"
C12	44.151'	150.00'	168° 38' 44"

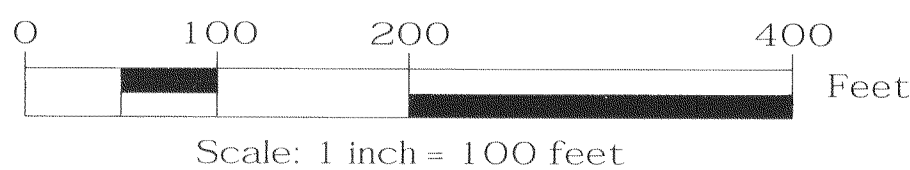
Legend:

- Found 3 1/4" Aluminum Cap, PLS 6812
- Found 2" Aluminum Cap, PLS 6812
- Found 2" Aluminum Cap, PE & LS 3864
- Set 2" Aluminum Cap on 5/8" Rebar, LS 15031



Bearings shown hereon are based upon the NAD83 Wyoming East Central Zone (4902), by which the South line of the SW 1/4 SE 1/4 of Section 13 Bears N89°31'01"E as monumented.

Distances shown hereon are adjusted to ground elevation using a combined scale factor of 0.99976019. The Plane-rectangular coordinates shown at the South 1/4 Corner of Section 13 are unadjusted State Plane Grid coordinates.



Notes:

- NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
- AS REQUIRED BY THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF WYOMING, WILL DESIGN THE INDIVIDUAL ON-SITE SEPTIC TANKS AND LEACH FIELDS (SEPTIC SYSTEMS) FOR THE SUBDIVISION. THE SEPTIC SYSTEMS WILL BE PERMITTED BY SHERIDAN COUNTY AND CONSTRUCTED TO SHERIDAN COUNTY RULES AND REGULATIONS, AND CHAPTER 25 OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WATER QUALITY RULES AND REGULATIONS.
- LEACH FIELD LOCATIONS WILL BE CAREFULLY SELECTED IN ORDER TO HAVE ACCEPTABLE PERCOLATION RATES.
- A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
- 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.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

Final Plat
Of
TR Valley Ranch Subdivision
A SUBDIVISION OF 43.24 ACRES± WITHIN THE SW 1/4 OF THE SE 1/4,
AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13
TOWNSHIP 57 NORTH, RANGE 86 WEST SHERIDAN COUNTY, WYOMING,
and being more particularly described by metes and bounds as follows: to wit:
Commencing at the southwest corner of said SW 1/4 SE 1/4 of Section 13, said point and corner being marked by a 3 1/4 inch aluminum cap, stamped PLS 6812 being the southwest corner of herein described parcel and the True Point of Beginning:
Thence from said True Point of Beginning and along the west line of said SW 1/4 SE 1/4, North 0° 16' 22" West, 1,319.42 feet to the northwest corner of said SW 1/4 SE 1/4 of Section 13 and the northwest corner of herein described parcel, said point being marked by a 3 1/4 inch aluminum cap stamped PLS 6812;
Thence along the north line of said SW 1/4 SE 1/4 of Section 13 and herein described parcel, North 89° 24' 09" East, 1,368.39 feet to the northeast corner of said SW 1/4 SE 1/4 of Section 13 and the northwest corner of a parcel of land described in the Personal Representative's Deed recorded in Book 554, Page 578 in the office of the Sheridan County Clerk, said point being marked by a 3 1/4 inch aluminum cap stamped PLS 6812;
Thence along the north line of said SE 1/4 SE 1/4 of Section 13, the north line of said parcel of land described in the Personal Representative's Deed and herein described parcel, North 89° 24' 09" East, 1,368.39 feet to a point on the south line of said SE 1/4 SE 1/4 of Section 13, to the southeast corner of said parcel of land described in the Personal Representative's Deed and herein described parcel, said point being marked by a 2 inch aluminum cap stamped PE & LS 3864;
Thence along the east line of said parcel of land described in the Personal Representative's Deed and herein described parcel, South 0° 21' 23" East, 1,145.52 feet to a point, said point being marked by a 3 1/4 inch aluminum cap stamped PLS 6812;
Thence continuing along the east line of said parcel of land described in the Personal Representative's Deed and herein described parcel, South 0° 21' 02" West, 1,76.69 feet to a point on the south line of said SE 1/4 SE 1/4 of Section 13, to the southeast corner of said parcel of land described in the Personal Representative's Deed and herein described parcel, said point being marked by a 2 inch aluminum cap stamped PLS 6812;
Thence along the south line of said SE 1/4 SE 1/4 of Section 13, said parcel of land described in the Personal Representative's Deed, and herein described parcel, South 89° 31' 01" West, 57.86 feet to the southwest corner of the Personal Representative's Deed, said point being marked by a 3 1/4 inch aluminum cap stamped PLS 6812;
Thence along the south line of said SW 1/4 SE 1/4 of Section 13, and continuing along the south line of herein described parcel, South 89° 31' 01" West, 1,367.92 feet to the true point of beginning.
Said parcel herein described contains 43.24 acres of land more or less.

Said parcel herein described is encumbered by an easement of right-of-way. Said easement being the West 60 feet of said SW 1/4 SE 1/4 of Section 13 as recorded in an Easement agreement in Book 485, Page 233, in the office of the Sheridan County Clerk.
Total area of lands subdivided: 43.24 acres more or less.
The 16 residential lots and 1 outlet contain a total 40.13 acres more or less.

CERTIFICATE OF DEDICATION
The above or foregoing subdivision being the SW 1/4 of the SE 1/4, and part of the SE 1/4 of the SE 1/4 of Section 13, Township 57 North, Range 86 West Sheridan County, Wyoming

as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors; containing 43.24 acres more or less, have by these present laid out, and surveyed as TR Valley Ranch Subdivision 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 do also 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.

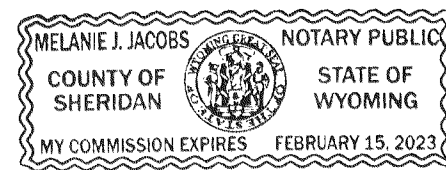
Executed this 26th day of November 2019, by

Todd Greig, Registered Agent of LATR, LLC.

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing CERTIFICATE OF DEDICATION was acknowledged before this 24th day of November, 2019, by Todd Greig

Witness my hand and official seal.

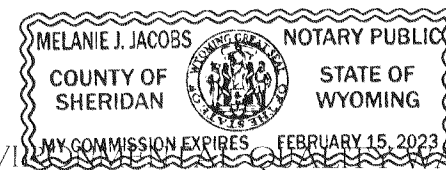


Notary Public
My Commission Expires 2-15-2023

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing CERTIFICATE OF DEDICATION was acknowledged before this 24th day of November, 2019, by Chris Herbert

Witness my hand and official seal.



Notary Public
My Commission Expires 2-15-2023

- All new construction, remodeling, additions or repairs to any public or private buildings within the subdivision shall be constructed in accordance with the Sheridan County Building Standards Regulations and building permits and inspections are required.
- Outlet 'A' to be reserved for private access to public lands by landowners within the TR Valley Ranch Subdivision and for the installation & maintenance of a pipeline to supply irrigation water to said subdivision.
- Areas within lot 8 having greater than 30% grade shall remain undisturbed as per the Sheridan County Zoning Rules and Regulations.
- Domestic potable water line to be maintained by the Homeowners Association.
- No public maintenance of specified streets or roads.
- Lots 1 & 14 shall have driveway access to TR Lane.
- The Town of Ranchester water supply is subject to a water use agreement and that water supply shall be for domestic use only and shall not be used for irrigation.

CERTIFICATES OF APPROVAL

~~RANCHESTER PLANNING COMMISSION~~

~~The Ranchester Planning and Zoning Commission herewith recommends the approval of the foregoing plat this _____ day of _____.~~

~~Chairman~~ _____
~~Secretary~~ _____
RANCHESTER TOWN COUNCIL
The foregoing plat, having been approved by the town council at it's _____
October 1, 2019 meeting, is hereby approved for filing by the undersigned Mayor and Town Clerk in and for the Town of Ranchester, County of Sheridan, State of Wyoming, on this 26 day of November, 2019

Attest:
Mayor

Town Clerk

BOARD OF COUNTY COMMISSIONERS
Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 19th day of November, 2019
Attest:
County Clerk

Chairman

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION
Reviewed by the Sheridan County Planning and Zoning Commission
this 7th day of November, 2019

Attest:
Clerk

Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

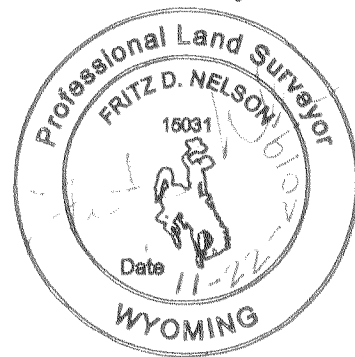
I hereby certify that this plat was filed for record in my office
at 3:14 PM o'clock this 3 day of December 2019, and recorded in
Plat Book T on page 34

County Clerk
Stamp Receiving Number: 2019-154432

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF WASHAKIE) ss.

I, Fritz Nelson, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of TR Valley Ranch Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.



Wyoming PLS
Registration No. 15031

NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

Final Plat
of
TR Valley Ranch Subdivision
Sheridan County, Wyoming

OWNER: LATR, LLC.
c/o TODD GREIG, REGISTERED AGENT
PO BOX 358
SHERIDAN, WY. 82801

Wyoming Water Rights Consulting, Inc.		Date:
Worland, Wyoming (307) 347-8329 www.wywaterights.com		11/22/2019
Account: LATR, LLC.	Drawn By: S. Hall	Sheet: 1 of 1
Project: TR Valley Ranch Subdivision	Drawing: TRValleyRanchSubFinal_04042019.dwg	