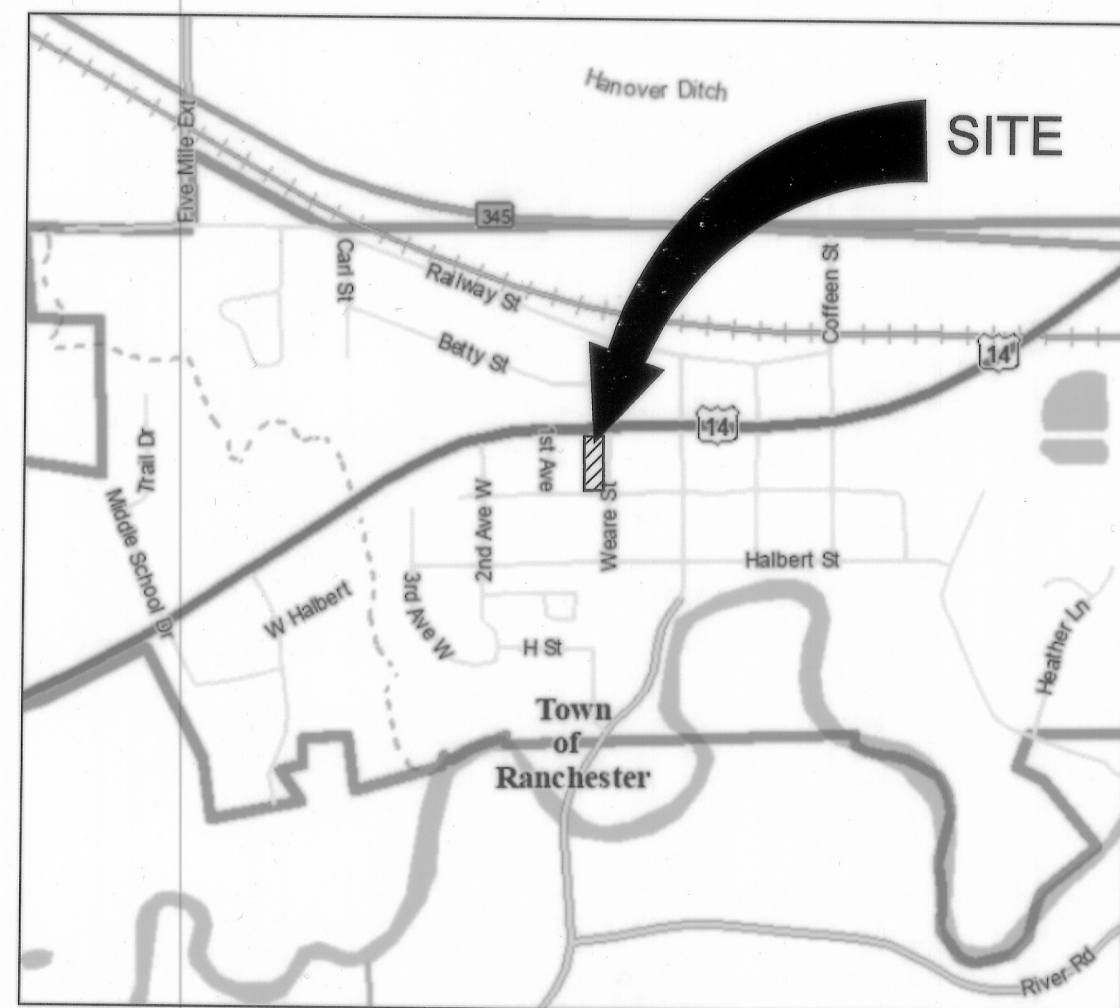


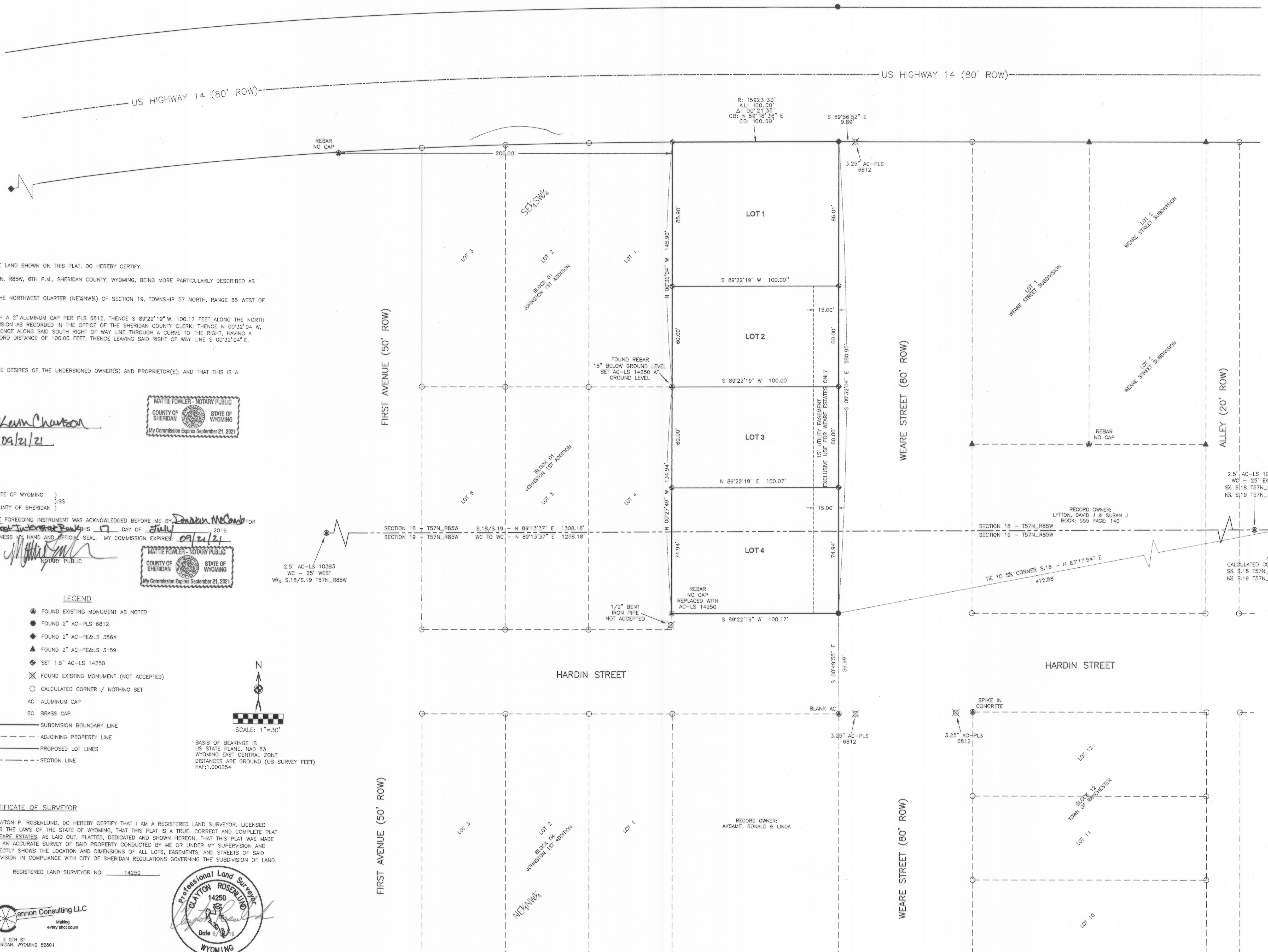
WEARE ESTATES

LOCATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 18, AND IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 19, T57N, R85W, 6TH P.M.,
TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING
AREA: ± 0.65 ACRES ($\pm 28,106$ SF)
NUMBER OF LOTS: 4

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.



LOCATION MAP
SCALE: 1"=1000'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED KEVIN CHARLSON, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS (WEARE ESTATES), LOCATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 18, AND WITHIN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 19, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 18 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF HARDIN AND WEARE STREETS OF THE TOWN OF RANCHESTER, MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812, THENCE S 89°22'19" W, 100.17 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HARDIN STREET; THENCE N 00°27'49" W, 134.94 FEET ALONG THE EAST LINE OF LOT 4, JOHNSON FIRST ADDITION SUBDIVISION AS RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK; THENCE N 00°32'04" W, 145.90 FEET ALONG THE EAST LINE OF LOT 1, JOHNSON FIRST ADDITION SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF US HIGHWAY 14; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 15923.30 FEET, AN ARC LENGTH OF 100.00 FEET, A CENTRAL ANGLE OF 00°21'35", A CHORD BEARING OF N 89°18'36" E, AND A CHORD DISTANCE OF 100.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 00°32'04" E, 280.95 FEET ALONG THE WEST RIGHT OF WAY LINE OF WEARE STREET TO THE POINT OF BEGINNING, CONTAINING 0.65 ACRES MORE LESS.

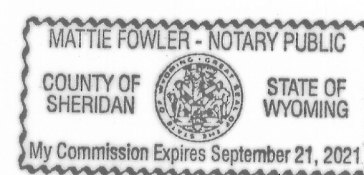
SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

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 OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

EXECUTED THIS 17th DAY OF July, 2019.

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

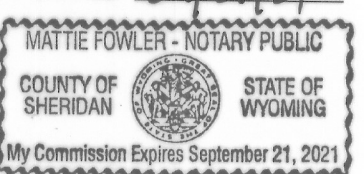
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Kevin Charlson
THIS 17 DAY OF July, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 09/21/21



THE UNDERSIGNED FIRST INTERSTATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 998 OF MORTGAGES, AT PAGE 757. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE TOWN OF RANCHESTER FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Dorian McGowan
THIS 17 DAY OF July, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 09/21/21



RANCHESTER PLANNING AND ZONING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 21 DAY OF May, 2019.

ATTEST:
Ray F. Hamel, Chairman
Kathie Stevan, Secretary

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS May 21, 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 19 DAY OF June, 2019.

ATTEST:
Mayor
Town Clerk

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:49 O'CLOCK PM, THIS 17 DAY OF July, 2019
AND IS DULY RECORDED IN PLAT BOOK W ON PAGE 75.

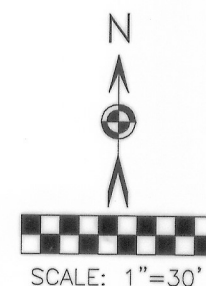
Kimberly Heinich, Deputy Clerk
2019-751216
STAMP RECEIVING NUMBER



RECORD OWNER:

KEVIN CHARLSON
PO BOX 311
RANCHESTER, WYOMING 82839

- LEGEND
- FOUND EXISTING MONUMENT AS NOTED
 - FOUND 2" AC-PLS 6812
 - ◆ FOUND 2" AC-PE&LS 3864
 - ▲ FOUND 2" AC-PE&LS 3159
 - ◆ SET 1.5" AC-LS 14250
 - ⊗ FOUND EXISTING MONUMENT (NOT ACCEPTED)
 - CALCULATED CORNER / NOTHING SET
 - AC ALUMINUM CAP
 - BC BRASS CAP
 - SUBDIVISION BOUNDARY LINE
 - - - ADJOINING PROPERTY LINE
 - - - PROPOSED LOT LINES
 - - - SECTION LINE



SCALE: 1"=30'
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
NAD 83 TO NAD 26
NAD 26 TO NAD 83

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUND, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WEARE ESTATES, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, 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 DIMENSIONS OF ALL LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

REGISTERED LAND SURVEYOR NO: 14250

