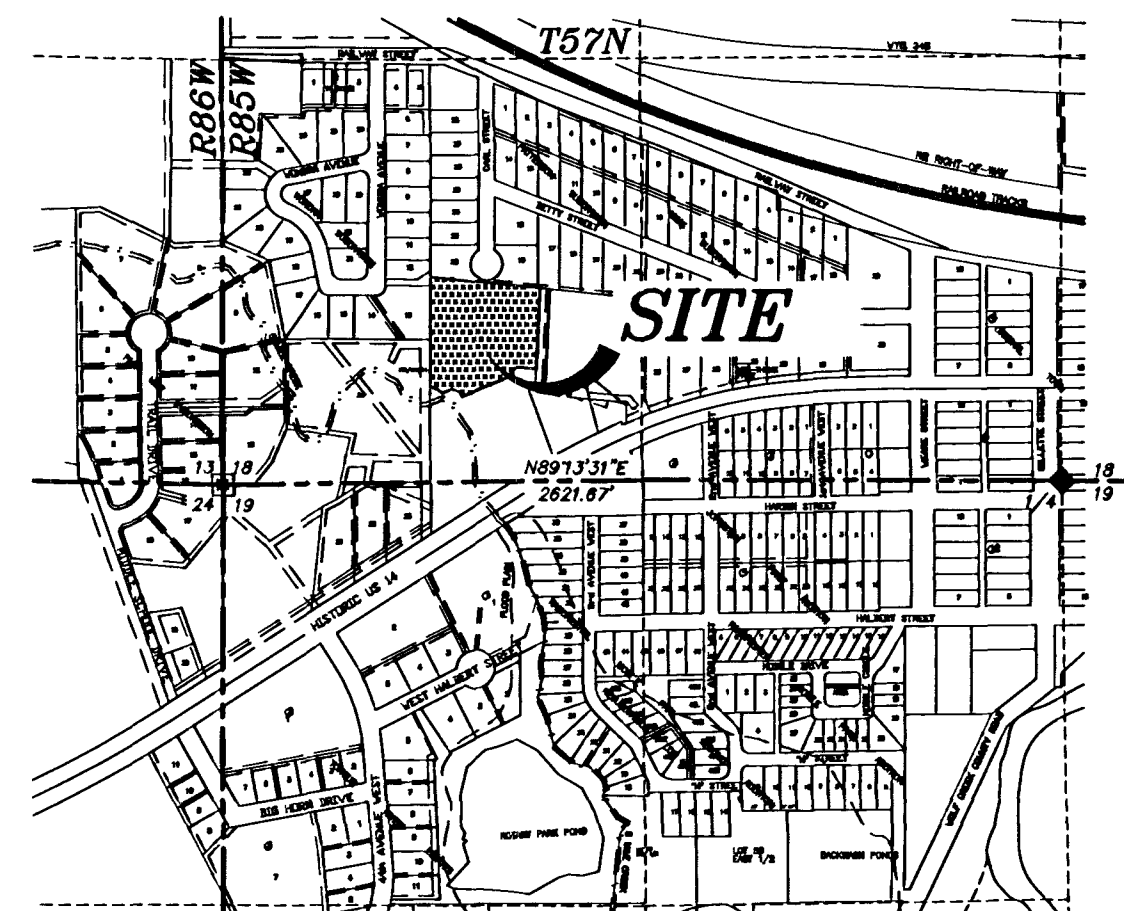


CW PATTERSON SOUTH SUBDIVISION

A RESUBDIVISION OF LOT 1, ABNEY SUBDIVISION,
TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING.
FOUR (4) LOTS, CONTAINING ±2.89 ACRES.

TOWN OF RANCHESTER

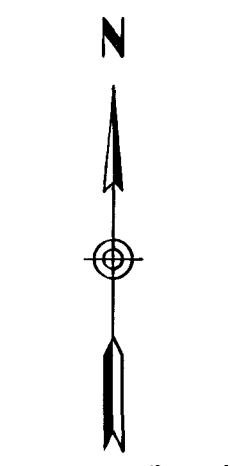


LOCATION MAP

SCALE: 1"=600'

NOTES:

1. ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
2. 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.
3. THERE ARE NO WATER RIGHTS ATTACHED TO THIS PROPERTY.
4. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE TOWN OF RANCHESTER.
5. A PORTION OF LOT 2 IS WITHIN THE FLOOD ZONE PER COMMUNITY PANEL NUMBER 560046 001 C (JANUARY 20, 1999), NGVD-29 ELEVATION 3773; NAVD-88 ELEVATION 3775.8.
6. ZONED: R1 RESIDENCE; BUILDING SETBACKS FOR DWELLINGS SHALL BE NO LESS THAN TWENTY (20) FEET IN THE FRONT AND REAR YARDS AND FIVE (5) FEET IN SIDE YARDS AS SHOWN. THE B1 BUSINESS AREA SHALL NOT BE UTILIZED WITHIN SAID SUBDIVISION BOUNDARY AND SHALL BE RESTRICTED TO R1 RESIDENCE REQUIREMENTS.



SCALE: 1"=30'

BASIS OF BEARINGS IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	78°37'46"	60.00'	82.34'	S201°4'29"W	76.03'
C2	71°22'14"	60.00'	74.74'	S54°45'31"E	70.00'
C3	71°22'14"	60.00'	74.74'	N53°32'15"E	70.00'
C4	78°37'46"	60.00'	82.34'	N21°07'45"W	76.03'

ZONED: R1 RESIDENTIAL
ZONED: B1 BUSINESS
(SEE NOTE: 6)

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A RESUBDIVISION OF LOT 1, ABNEY SUBDIVISION, SITUATED IN LOT 4 OF SECTION 18, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 2.89 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS CW PATTERSON SOUTH SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER THE STREET AND ALLEY AS LAID OUT AND DESIGNATED ON THIS PLAT; AND DO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES, AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 29th DAY OF November 2004.

BY: Brad Lanka
(RECORD OWNER) BRAD LANKA

BY: Susan Lanka
(RECORD OWNER) SUSAN LANKA

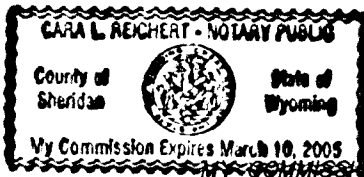
STATE OF WYOMING } SS

COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF November, 2004 BY BRAD LANKA & SUSAN LANKA

WITNESS MY HAND AND OFFICIAL SEAL.

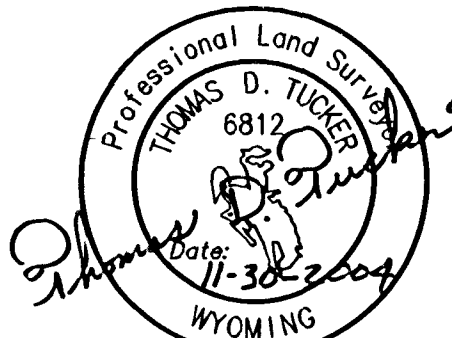
Carla B. Richerl
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF THE CW PATTERSON SOUTH SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS October 19, 2004 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 29th DAY OF November, 2004.

ATTEST:

Chiff Cleary
MAYOR

Don L. Lays
TOWN CLERK

RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 19th DAY OF October, 2004.

ATTEST:

Karen Scott
CHAIRMAN

Kathie Stevens
SECRETARY

CERTIFICATE OF RECORDER

STATE OF WYOMING : SS
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:00 O'CLOCK P.M., THIS 10, DAY OF DECEMBER, 2004, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 56 FEE \$ 50.00

Audrey Heltika
COUNTY CLERK

STAMP RECEIVING NUMBER 494826

FINAL PLAT OF CW PATTERSON SOUTH SUBDIVISION

LOCATION: LOT 1, ABNEY SUBDIVISION, TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING.

RECORD OWNER: BRAD & SUSAN LANKA
P.O. BOX 435
RANCHESTER, WY. 82839



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 24097
OF: 2004/2004097D
PF: 12004097
OCTOBER 22, 2004