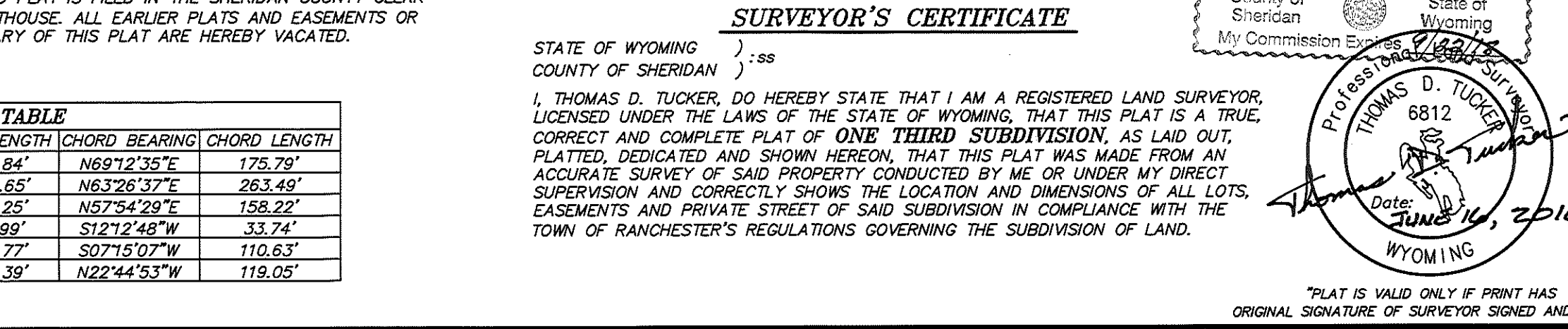
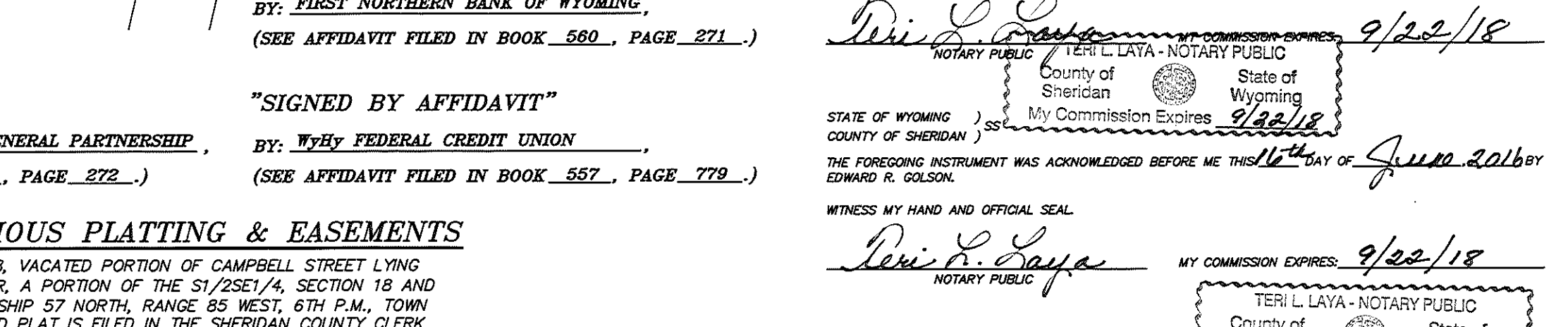
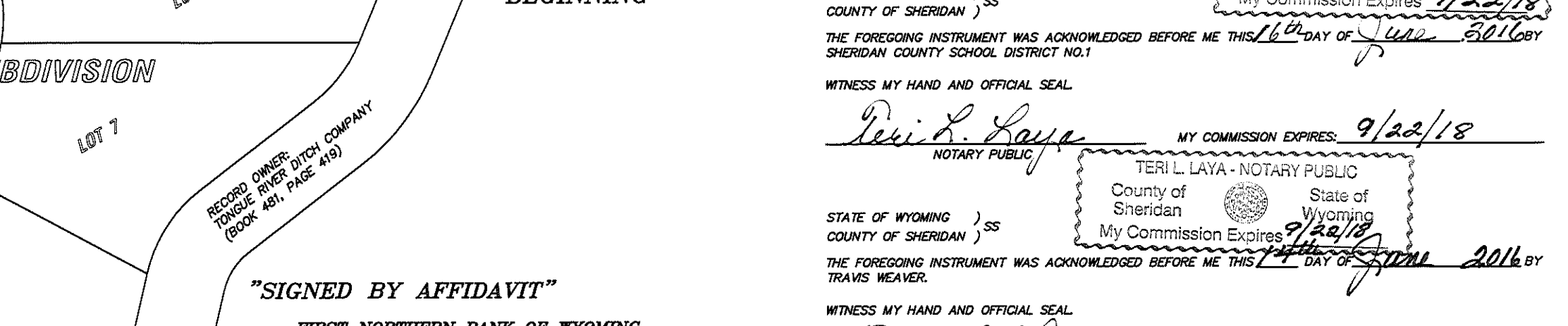
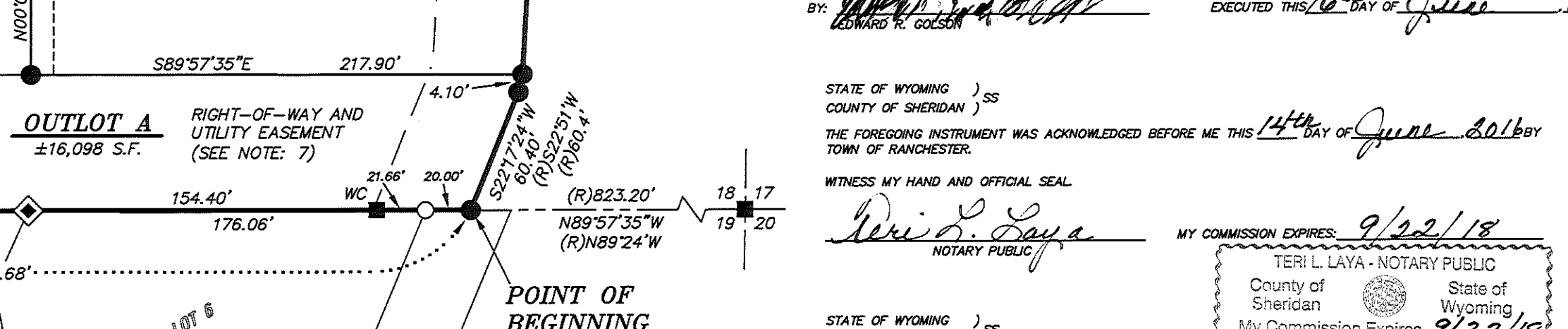
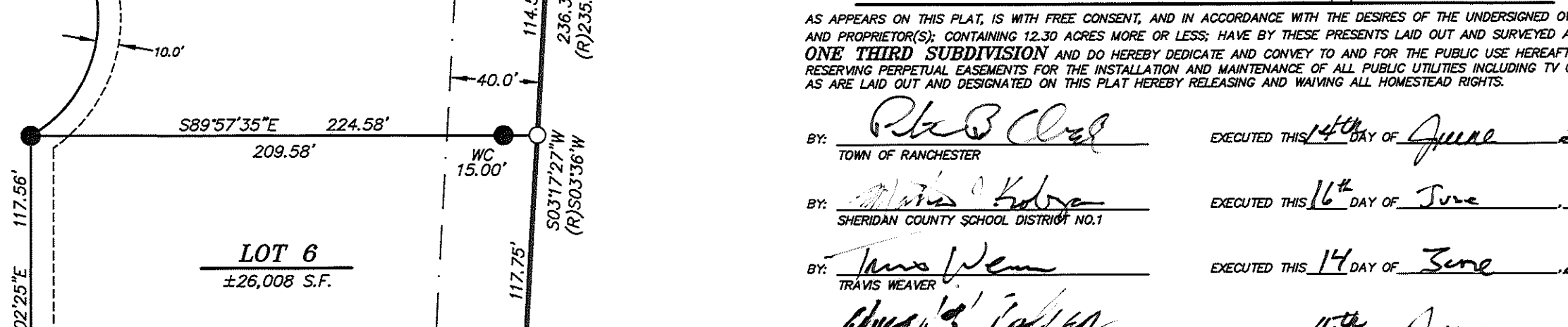
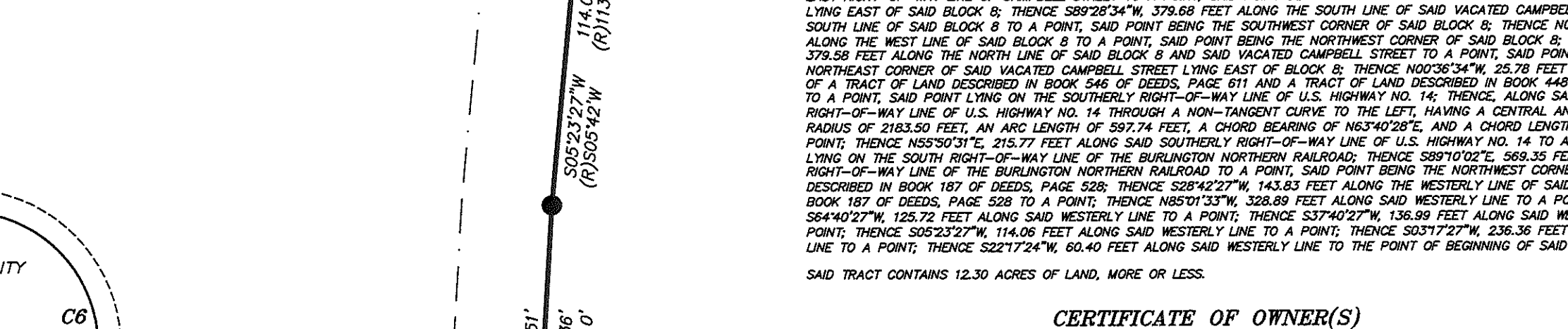
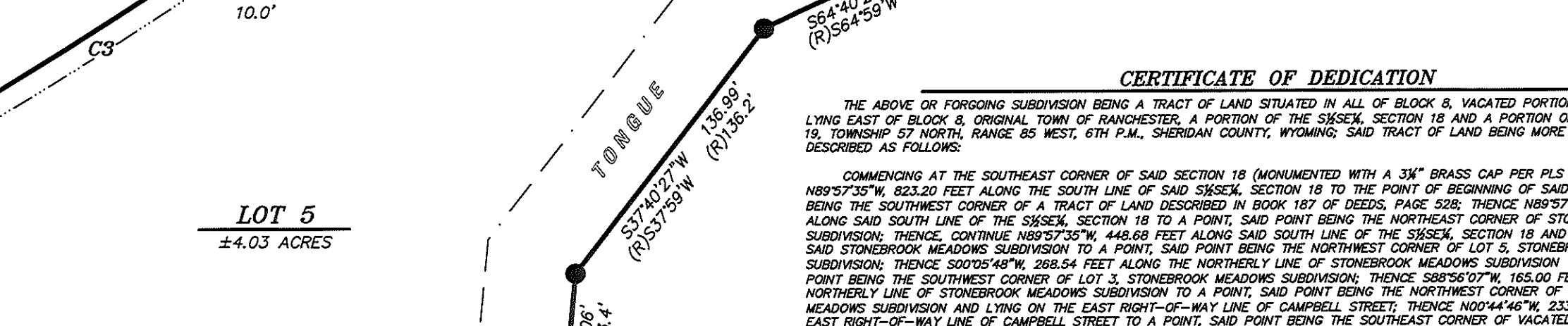
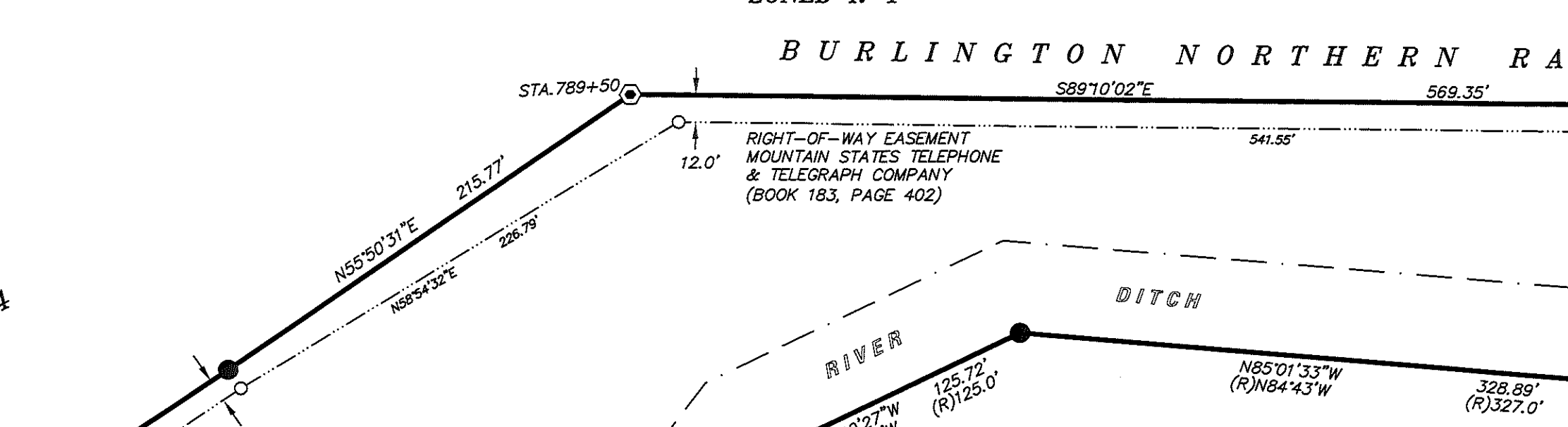
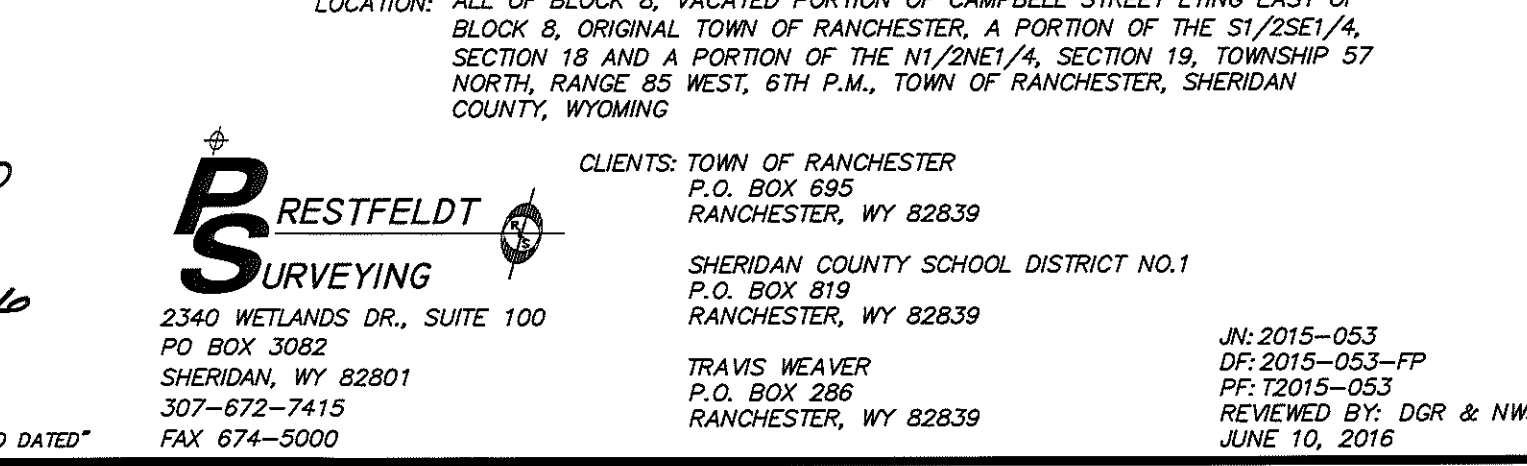
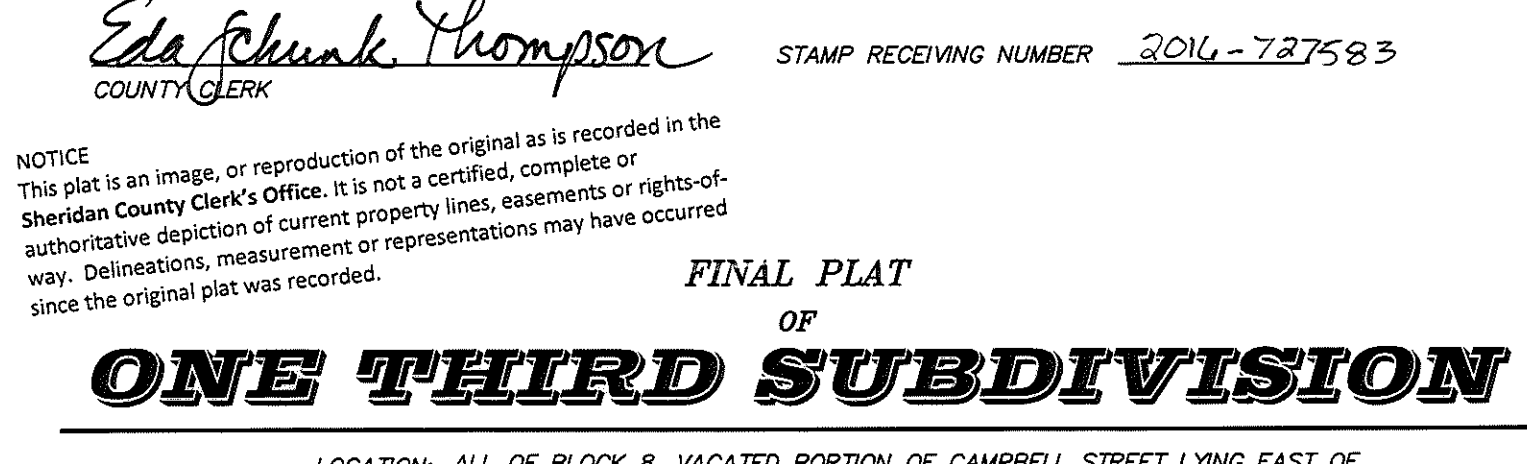
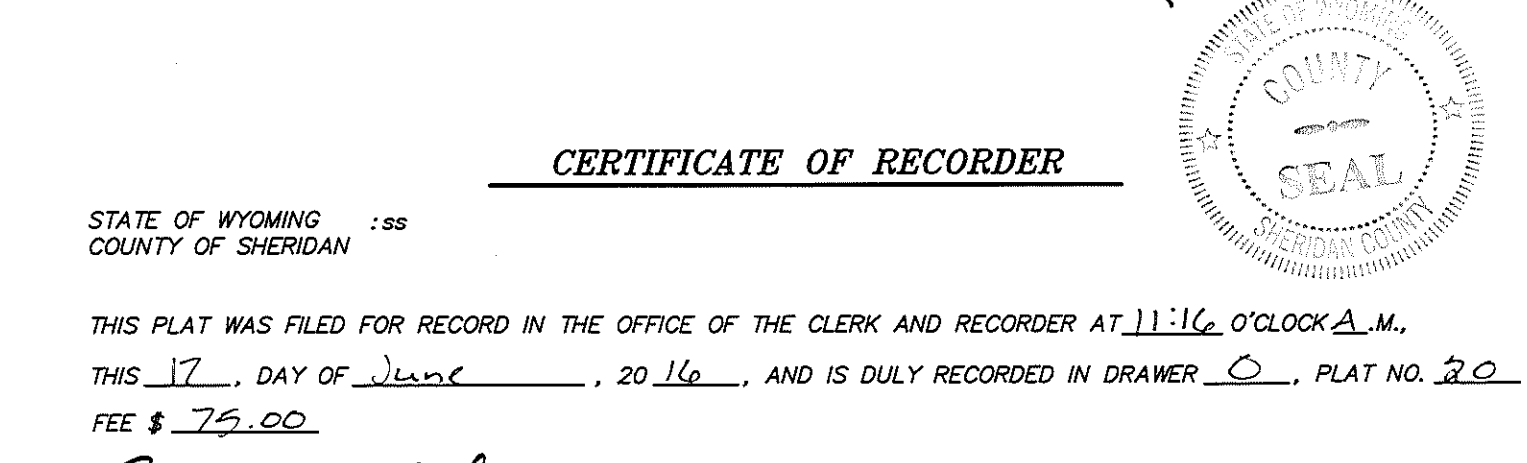
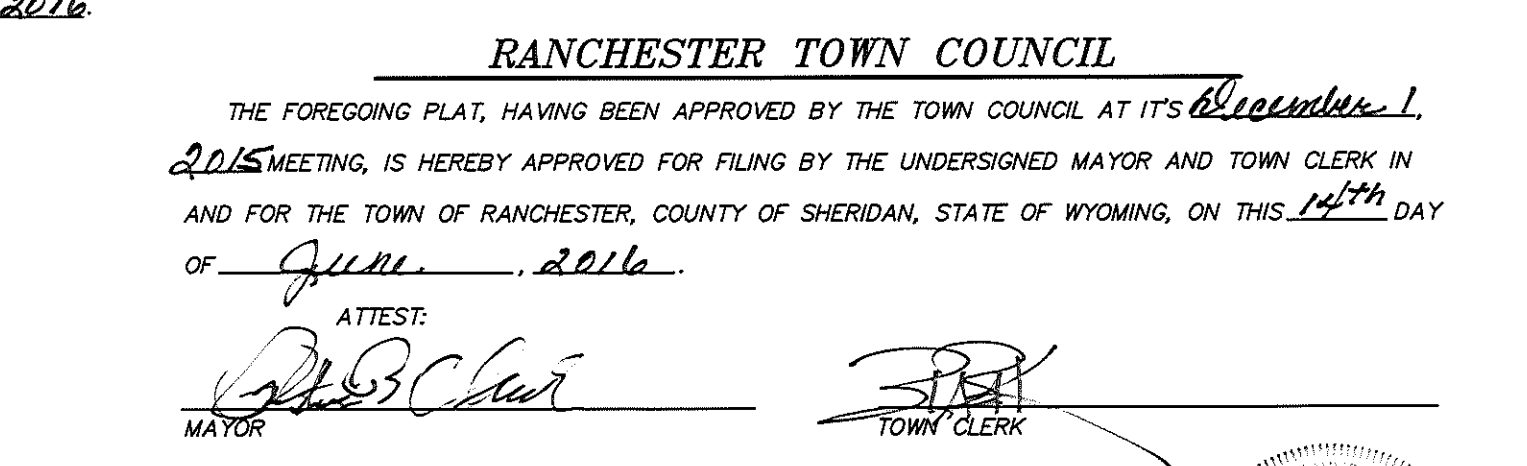
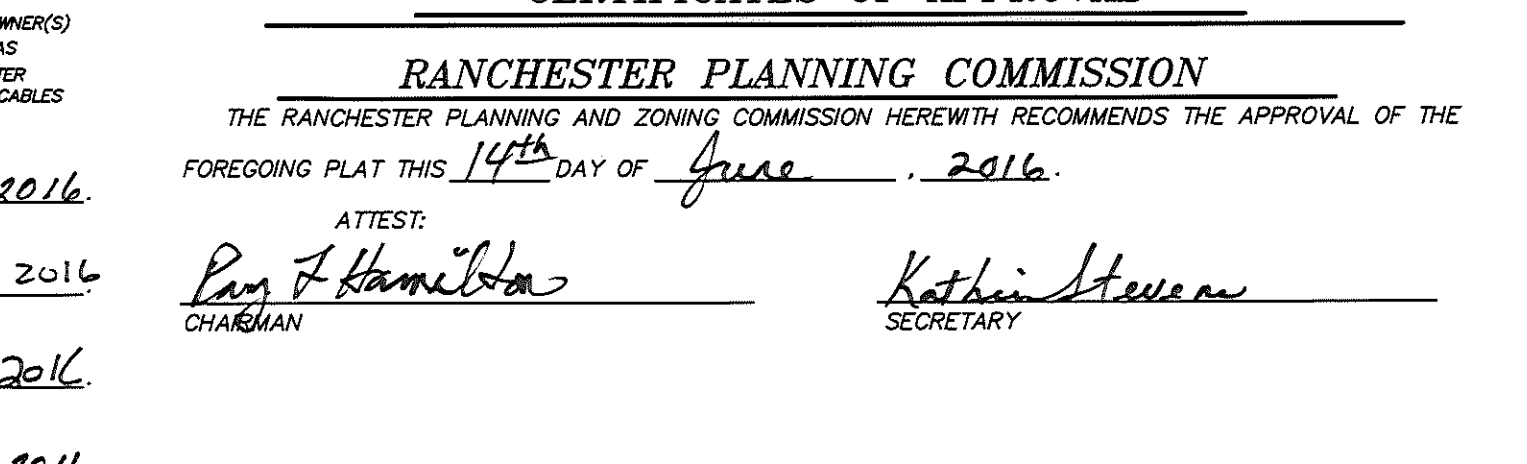
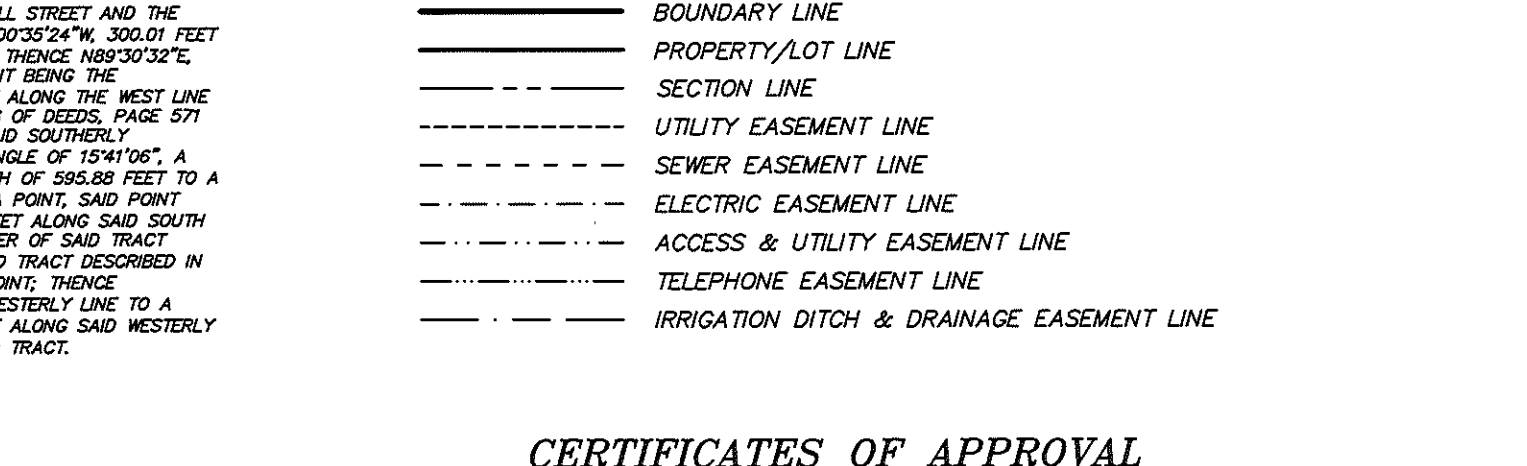
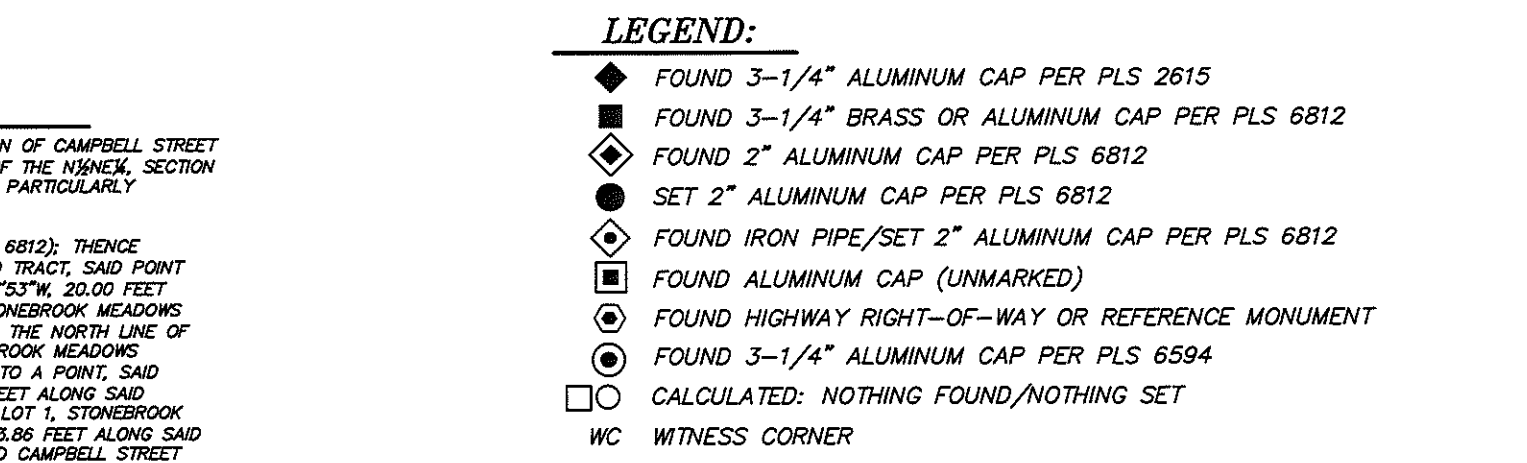
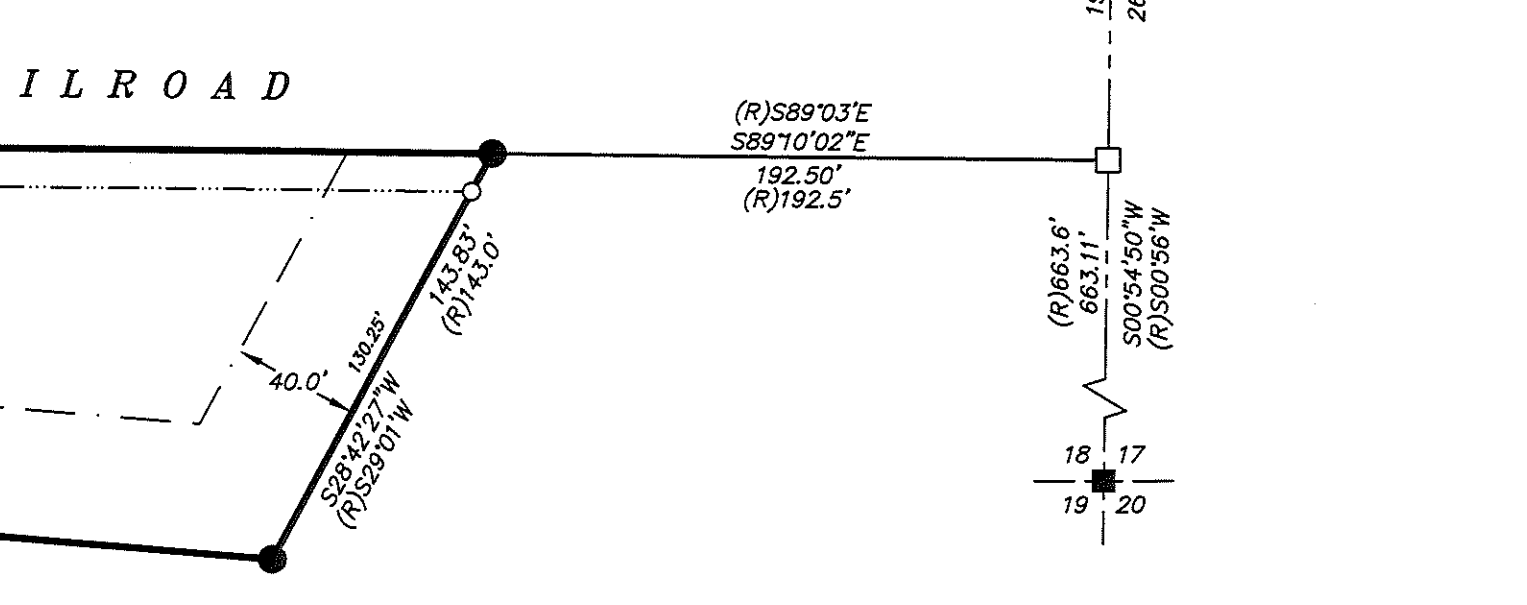


FINAL PLAT OF  
**ONE THIRD SUBDIVISION**  
ALL OF BLOCK 8, VACATED PORTION OF CAMPBELL STREET LYING EAST OF BLOCK 8, ORIGINAL TOWN OF RANCHESTER, A PORTION OF THE S1/2SE1/4, SECTION 18 AND A PORTION OF THE N1/2NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING  
TOTAL = ±12.30 ACRES  
AREA OF PRIVATE STREET = ±0.42 ACRES  
AREA OF SIX (6) LOTS = ±11.51 ACRES  
AREA OF OUTLOT = ±16,098 SQUARE FEET  
ZONED R-1



FINAL PLAT OF  
**ONE THIRD SUBDIVISION**  
ALL OF BLOCK 8, VACATED PORTION OF CAMPBELL STREET LYING EAST OF BLOCK 8, ORIGINAL TOWN OF RANCHESTER, A PORTION OF THE S1/2SE1/4, SECTION 18 AND A PORTION OF THE N1/2NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING  
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AREA OF OUTLOT = ±16,098 SQUARE FEET  
ZONED R-1



- LEGEND:**
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - ◆ FOUND 3-1/4" BRASS OR ALUMINUM CAP PER PLS 6812
  - ◆ FOUND 2" ALUMINUM CAP PER PLS 6812
  - ◆ SET 2" ALUMINUM CAP PER PLS 6812
  - ◆ FOUND IRON PIPE/SET 2" ALUMINUM CAP PER PLS 6812
  - FOUND ALUMINUM CAP (UNMARKED)
  - FOUND HIGHWAY RIGHT-OF-WAY OR REFERENCE MONUMENT
  - FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
  - CALCULATED: NOTHING FOUND/NOTHING SET
  - WC WITNESS CORNER
  - BOUNDARY LINE
  - PROPERTY/LOT LINE
  - SECTION LINE
  - UTILITY EASEMENT LINE
  - SEWER EASEMENT LINE
  - ELECTRIC EASEMENT LINE
  - ACCESS & UTILITY EASEMENT LINE
  - TELEPHONE EASEMENT LINE
  - IRRIGATION DITCH & DRAINAGE EASEMENT LINE

**CERTIFICATES OF APPROVAL**

**RANCHESTER PLANNING COMMISSION**

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITHTH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 14th DAY OF June, 2016.

ATTEST:  
Pam F. Hamilton  
CHAIRMAN  
Kathie Newman  
SECRETARY

**RANCHESTER TOWN COUNCIL**

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS 6th 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 14th DAY OF June, 2016.

ATTEST:  
Pam F. Hamilton  
MAYOR  
Kathie Newman  
TOWN CLERK

**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 11:16 O'CLOCK A.M. THIS 17th DAY OF June, 2016, AND IS DULY RECORDED IN DRAWER 0, PLAT NO. 20. FEE \$ 75.00

Eda Chunk Thompson  
COUNTY CLERK  
STAMP RECEIVING NUMBER 2016-727583

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**

**ONE THIRD SUBDIVISION**

LOCATION: ALL OF BLOCK 8, VACATED PORTION OF CAMPBELL STREET LYING EAST OF BLOCK 8, ORIGINAL TOWN OF RANCHESTER, A PORTION OF THE S1/2SE1/4, SECTION 18 AND A PORTION OF THE N1/2NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

CLIENTS: TOWN OF RANCHESTER  
P.O. BOX 695  
RANCHESTER, WY 82839  
SHERIDAN COUNTY SCHOOL DISTRICT NO.1  
P.O. BOX 819  
RANCHESTER, WY 82839  
TRAWS WEAVER  
P.O. BOX 286  
RANCHESTER, WY 82839  
JN:2015-053  
DF:2015-053-PP  
PF:2015-053  
REVIEWED BY: DGR & NWS  
JUNE 10, 2016

- 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. 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.
  4. EXISTING WATERLINES, TELEPHONE LINES AND UNDERGROUND ELECTRIC LINES WITHIN SAID SUBDIVISION SHALL BE ABANDONED AND RELOCATED WITHIN THE PLATTED EASEMENTS TO FACILITATE ADJOINING LAND OWNERS.
  5. SITE SPECIFIC SOIL CONDITIONS SHOULD BE VERIFIED PRIOR TO FOUNDATION CONSTRUCTION. A GEOTECHNICAL STUDY IS RECOMMENDED BY ALL LOT OWNERS TO DETERMINE SOIL AND GROUND WATER CONDITIONS PRIOR TO CONSTRUCTION. A COPY OF THE GEOTECHNICAL REPORT FROM NEIGHBORING SUBDIVISIONS IS AVAILABLE AT THE RANCHESTER TOWN HALL.
  6. THE "PRIVATE ACCESS" SHALL BENEFIT THE OWNERS OF LOTS 2, 3, 4, 5 & 6. THE OWNERS OF LOTS 2, 3, 4, 5 & 6 SHALL ALLOW AND PROVIDE ADEQUATE ACCESS FOR GARBAGE TRUCKS, SNOW REMOVAL AND EMERGENCY SERVICES. THE TOWN OF RANCHESTER IS ALLOWING SAID "PRIVATE ACCESS" TO BE CONSTRUCTED AS A GRAVEL ROAD. THE TOWN OF RANCHESTER WILL FLOW SNOW AND PICKUP GARBAGE AS LONG AS THE GRAVELED ROAD ALLOWS REASONABLE ACCESS AND DOES NOT ALLOW SURFACE MATERIAL TO BE TRANSFERRED ONTO ADJOINING PAVED STREETS.
  7. OUTLOT A: SHALL BE OWNED AND MAINTAINED BY THE TOWN OF RANCHESTER AS A RIGHT-OF-WAY AND UTILITY EASEMENT FOR INGRESS AND EGRESS AND DO ALSO RESERVE AS A PERPETUAL EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES INCLUDING TV CABLES.

**"SIGNED BY AFFIDAVIT"**

BY: EG PARTNERSHIP, A WYOMING GENERAL PARTNERSHIP  
(SEE AFFIDAVIT FILED IN BOOK 560, PAGE 272.)

**"SIGNED BY AFFIDAVIT"**

BY: WYH FEDERAL CREDIT UNION  
(SEE AFFIDAVIT FILED IN BOOK 557, PAGE 779.)

**DECLARATION VACATING PREVIOUS PLATTING & EASEMENTS**

THIS PLAT IS A RESUBDIVISION OF ALL OF BLOCK 8, VACATED PORTION OF CAMPBELL STREET LYING EAST OF BLOCK 8, ORIGINAL TOWN OF RANCHESTER, A PORTION OF THE S1/2SE1/4, SECTION 18 AND A PORTION OF THE N1/2NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	04°36'51"	2183.50'	175.84'	N68°12'35"E	175.79'
C2	06°35'06"	2183.50'	263.65'	N63°26'37"E	263.49'
C3	04°09'08"	2183.50'	158.25'	N57°34'29"E	158.22'
C4	24°20'46"	80.00'	33.99'	S121°24'09"W	33.74'
C5	134°25'25"	60.00'	140.77'	S07°15'07"W	110.63'
C6	165°34'35"	60.00'	173.39'	N22°44'53"W	119.05'

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE 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 ONE THIRD SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON. THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND PRIVATE STREET OF SAID SUBDIVISION IN COMPLIANCE WITH THE TOWN OF RANCHESTER'S REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

**SURVEYOR'S CERTIFICATE**

THOMAS D. TUCKER  
6812  
JUNE 10, 2016  
WYOMING

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