

LOT DIVISION AFFIDAVIT

COMES NOW, **Edwin W. Gibson and Cynthia L. Gibson, husband and wife**, who being first duly sworn upon oath, do depose and state as follows:

1. Edwin W. Gibson and Cynthia L. Gibson, husband and wife, are the owners in fee simple absolute of the following described real property which is situated in Sheridan County, Wyoming, to-wit:

Lots 2 and 3 of Block 4 of the Town of Ranchester, Sheridan County, Wyoming.

Said ownership being derived from that Warranty Deed recorded September 9, 2002, in Book 437 of Deeds, at Page 420, in the office of the Sheridan County Clerk, Sheridan County, Wyoming.

2. Subject property is situated within the Town of Ranchester and is subject to the enacted subdivision regulations and the zoning regulations of the Town of Ranchester. Said subdivision regulations are contained in Title 14, Chapter 15 of the regulations of the Town of Ranchester, and Zoning regulations are contained in Title 15, Chapter 35 of the Town of Ranchester.

3. The undersigned affiants, in their capacity as owners of the above referenced property, made application to the Ranchester Planning Commission to relocate the lot line in Lots 2 and 3 of Block 4, thereby dividing said lots.

The Ranchester Planning Commission reviewed the request and unanimously agreed to recommend to the Ranchester Town Council that the relocation be allowed.

On February 5, 2002, the Ranchester Town Council reviewed the Ranchester Planning Commission's recommendation and unanimously approved the relocation of the lot line. Said approval was dated February 19, 2002.

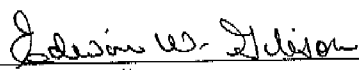
The undersigned affiants have caused David L. Randall, a Wyoming licensed professional Engineer and land Surveyor to survey the subject property and prepare a Surveyor's Certificate of the same.


Attached hereto is the original letter from Teri L. Laya, Clerk-Treasurer of the Town of Ranchester reciting the actions of the Ranchester Planning Commission and the Ranchester Town Council.

Attached hereto is the original Surveyor's Certificate prepared by David L. Randall showing the division line as effecting Lots 2 and 3, Block 4, Town of Ranchester.

The foregoing Affidavit has been prepared and recorded in the office of the Sheridan County Clerk for the purpose of placing of record the authorization by the Town of Ranchester to the undersigned owners to divide the subject property as shown on the attached Surveyor's Certificate.

Further these affiants sayeth naught.


Edwin W. Gibson


Cynthia L. Gibson

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Edwin W. Gibson and
Cynthia L. Gibson, this 18th day of September, 2002.

Witness my hand and official seal.



Carolyn A. Byrd
Notary Public

My Commission Expires: 7-25-03

TOWN OF RANCHESTER
P. O. Box 666
145 Coffeen Street
Ranchester, WY 82839
307-655-2283

March 26, 2002

To Whom It May Concern:

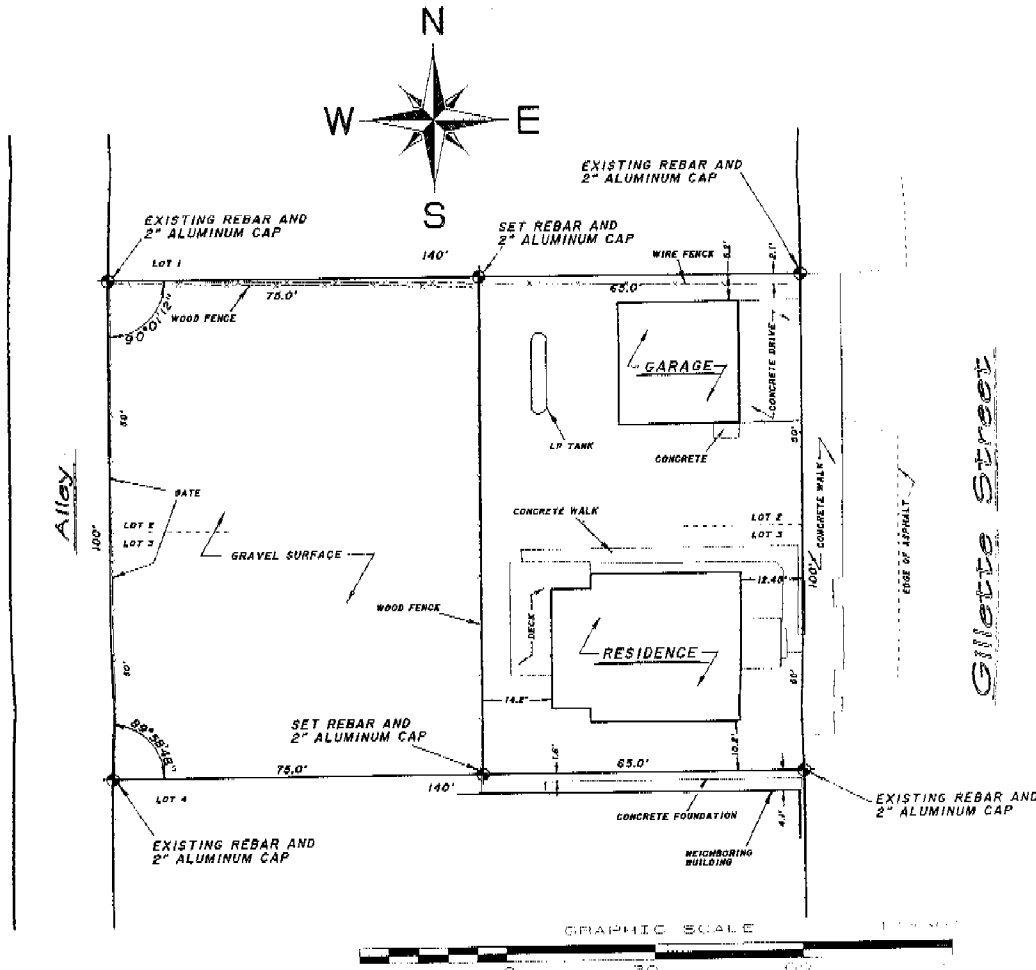
A formal request was submitted to the Ranchester Planning Commission by Ed and Cindee Gibson asking to relocate the lot line on Lots 2 and 3 of Block 4 of the Town of Ranchester at 130 Gillette Street. The Planning Commission reviewed the request and unanimously agreed to recommend to the Ranchester Town Council that this relocation be allowed.

On February 5, 2002 the Ranchester Town Council reviewed the Planning Commission's recommendation and unanimously approved the relocation of said lot line. Minutes from the February 5th meeting were read and approved on February 19, 2002.


Teri L. Laya, Clerk-Treasurer
Town of Ranchester

Surveyor's Certificate

I, David L. Randall, a registered professional engineer and land surveyor in the State of Wyoming, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direction, or from surveys by others duly recorded as public record, or from existing monuments of surveys made by others of the parcel of land in Sheridan County, State of Wyoming, and described as follows: The East 65 Feet of Lots 2 and 3, Block 4, and the West 75 Feet of Lots 2 and 3, Block 4, Town of Ranchester.



Street Number 130 Gillette Street (Existing Residence), this property being situated on the West side of said street.

I further certify as follows:

1. The residence and garage situated upon the above-described property are wholly within the boundary lines of the above-described property.
2. The driveway lies within the said boundary lines.
3. No side line of the residence is less than 10.2 feet from any of the said boundary lines.
4. There are no encroachments upon the lot from any buildings located upon the adjoining lots.
5. The building line restrictions have not been violated.
6. The front wall of the residence is 12.45 feet from the front lot line.
7. (a) This residence is not in the Flood Plain as designated by H.U.D.

OR

(b) This residence does not appear to be within the Flood Plain as designated by H.U.D. for the unincorporated areas of Sheridan County, Wyoming. However, no exact elevations for the Flood Plain in unincorporated areas are known and I disclaim the accuracy of the locations with reference to the Flood Plain in unincorporated areas of Sheridan County, Wyoming.

8. This certificate correctly represents all the data shown hereon

SIGNED AND DATED at 1:00 P.M. this 31st day of August, 2002.



Randall Engineering Surveys

611

Wyoming Registration No. 3159 P.E. and L.S.

