

LOT 2
ABNEY SUBDIVISION

LOT 1
BUCKHORN SUBDIVISION

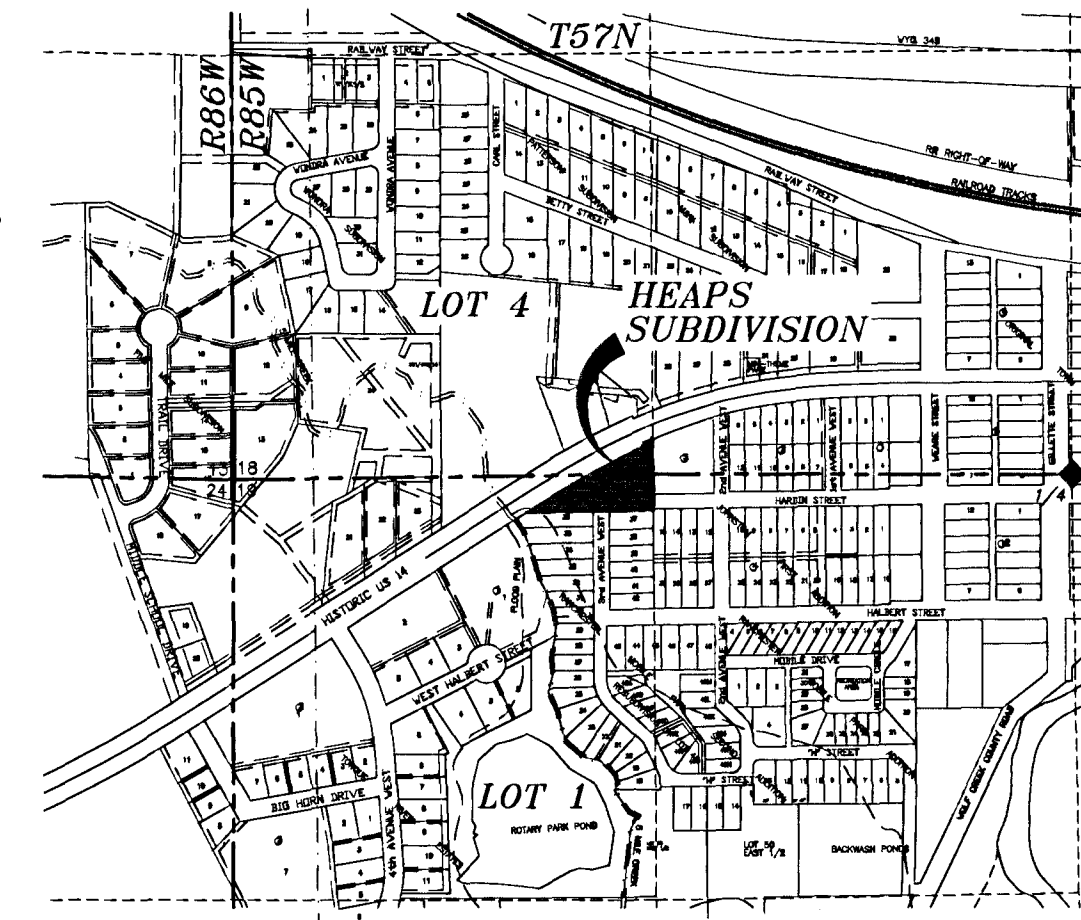
FINAL PLAT OF
HEAPS SUBDIVISION
PORTION OF LOT 4, SECTION 18 AND LOT 1 SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
FOUR (4) LOTS, CONTAINING ±1.01 ACRES.

BLOCK 3
JOHNSTON FIRST ADDITION

TOWN OF RANCHESTER

LEGEND:

- FOUND IRON PIPE/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ SET 1-1/2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR/SET 1-1/2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- △ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615 (BENT)
- △ SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 5/8" REBAR
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 529
- ◆ FOUND 2" ALUMINUM CAP PER PLS 3684
- ◆ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- ◆ FOUND RIGHT-OF-WAY MONUMENT (PRIOR SURVEY)
- ◆ DRILLED 1-1/2" ALUMINUM CAP INTO SIDEWALK PER PLS 6812
- ○ NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- NA NOT ACCEPTED
- CB(S) CHORD BEARING (SPIRAL CURVE)
- CL(S) CHORD LENGTH (SPIRAL CURVE)
- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- EASEMENT LINE AS NOTED
- HIGHWAY RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE



LOCATION MAP
SCALE: 1"=600'

RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE
FOREGOING PLAT THIS 10th DAY OF June, 2003.

ATTEST:

Roy T. Hamilton
CHAIRMAN

Kathie Stevens
SECRETARY

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS June 17th
2003 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 2nd DAY
OF July, 2003.

ATTEST:

Cliff Jennings
MAYOR

Devi D. Ray
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 4:00 O'CLOCK P.M.,
THIS 9 DAY OF July, 2003, AND IS DULY RECORDED IN DRAWER H, PLAT NO. 48
FEE \$ 50.00.

Audrey Kattiska
COUNTY CLERK

STAMP RECEIVING NUMBER 446644

FINAL PLAT OF
HEAPS SUBDIVISION

RECORD OWNERS: CHRIS G. HEAPS, JR., & BEVERLY S. HEAPS
P.O. BOX 487
RANCHESTER, WY 82839

LOCATION: LOT 4 OF SECTION 18 & LOT 1 OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.

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

JN: 230036
DF: 2003/200336SUB
PF: T200336 & T2001RAN
JUNE 20, 2003

SPIRAL CURVE
RECORD CENTERLINE
D = 3'30'
R = 1637.02'
Δ = 32°24' (L.T.)
Δs = 14°01.4'
Δs = 9°11.3'
Lc = 400.67'
Ls = 525'
Ts = 739.91'

GRAPHIC SCALE
1 inch = 20 ft.

HISTORIC U.S. HIGHWAY 14

LOT 4
±11,228 S.F.
±0.26 ACRES

LOT 3
±6,094 S.F.
±0.14 ACRES

LOT 2
±8,423 S.F.
±0.19 ACRES

LOT 1
±18,122 S.F.
±0.42 ACRES

LOT 4
SECTION 18

LOT 1
SECTION 19

HARDIN STREET

LOT 15, BLOCK 4
JOHNSTON FIRST ADDITION

LOT 37
RANCHESTER MOBILE PARK
SECOND ADDITION

LOT 36
RANCHESTER MOBILE PARK
SECOND ADDITION

3RD AVENUE WEST

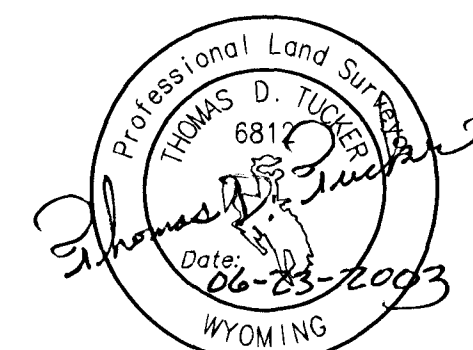
NOTES:

1. ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
2. NO SEWER OR WATER SERVICE ARE AVAILABLE TO LOTS 1, 2, 3, OR 4. THE LOT OWNER(S) IS RESPONSIBLE FOR ALL COSTS TO FURNISH WATER AND SEWER SERVICE.
3. 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 OF RIVER.
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. THERE ARE NO WATER RIGHTS ATTACHED TO THIS PROPERTY
6. FLOOD ZONE ELEVATION: ±3769 NFIP: COMMUNITY PANEL NUMBER 560046 001 C (JANUARY 20, 1999).
7. ZONED: B1 BUSINESS
8. PREVIOUS SURVEYS OF THE WEST LINE OF THE JOHNSTON FIRST ADDITION (ALSO KNOWN AS) THE EAST LINE OF LOT 4, SECTION 18, AND THE EAST LINE OF LOT 1, SECTION 19 WERE INTENDED TO BE CONTIGUOUS. EXISTING MONUMENTATION, LEGAL DESCRIPTIONS, AND THE JOHNSTON FIRST ADDITIONS PREAMBLE ALL REFER TO SAID LINE AS BEING THE ONE SIXTEENTH LINE AND THE COMMON BOUNDARY. THE CALCULATED POSITION FOR THE WEST 1/16 S18/S19 IS PLUS OR MINUS 3' WEST OF SAID LINE.

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 HEAPS 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

CERTIFICATE OF DEDICATION
THE ABOVE OR FOREGOING SUBDIVISION IS A TRACT OF LAND, SITUATED IN LOT 4 OF SECTION 18 AND LOT 1 OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 2615); THENCE S84°32'21"W, 1309.91 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF BLOCK 4, JOHNSTON FIRST ADDITION, AND THE NORTHEAST CORNER OF LOT 37, RANCHESTER MOBILE PARK SECOND ADDITION; THENCE S89°17'35"W, 390.71 FEET ALONG THE NORTH LINE OF SAID RANCHESTER MOBILE PARK SECOND ADDITION TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HISTORIC U.S. HIGHWAY NO. 14; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FIFTY (50) FEET FROM AND PARALLEL TO THE CENTERLINE OF SAID HISTORIC U.S. HIGHWAY NO. 14 THROUGH A SPIRAL CURVE TO THE RIGHT HAVING A CENTERLINE RADIUS OF 1637.02 FEET, A CENTERLINE ARC LENGTH OF 400.67 FEET, A CENTERLINE SPIRAL LENGTH OF 525.00 FEET, A CHORD BEARING OF N66°53'19"E, AND A CHORD LENGTH OF 30.01 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF BLOCK 3, JOHNSTON FIRST ADDITION; THENCE N26°05'43"W, 9.98 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FORTY (40) FEET FROM AND PARALLEL TO SAID CENTERLINE OF HISTORIC U.S. HIGHWAY NO. 14 THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1597.02 FEET, A CENTRAL ANGLE OF 01°04'36", AN ARC LENGTH OF 30.01 FEET, A CHORD BEARING OF N66°53'19"E, AND A CHORD LENGTH OF 30.01 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF BLOCK 3, JOHNSTON FIRST ADDITION; THENCE S00°42'20"E, 169.56 FEET ALONG SAID WEST LINE OF BLOCK 3, JOHNSTON FIRST ADDITION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK 3, JOHNSTON FIRST ADDITION; THENCE S00°28'28"E, 49.81 FEET ALONG THE WEST LINE OF HARDIN STREET TO THE POINT OF BEGINNING OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 1.01 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS **HEAPS SUBDIVISION**, ON THIS PLAT, DO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION, MAINTENANCE, OF ALL UTILITIES INCLUDING TV CABLES, AND DRAINAGE AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

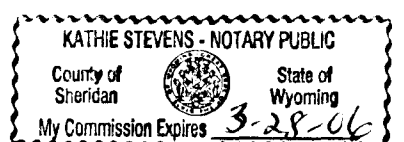
EXECUTED THIS 8th DAY OF July, 2003.

BY: Chris G. Heaps, Jr.
CHRIS G. HEAPS, JR. (RECORD OWNER)

BY: Beverly S. Heaps
BEVERLY S. HEAPS (RECORD OWNER)

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 8th DAY OF July, 2003, BY CHRIS G. HEAPS, JR., &
BEVERLY S. HEAPS.



WITNESS MY HAND AND OFFICIAL SEAL.

Kathie Stevens
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-28-06