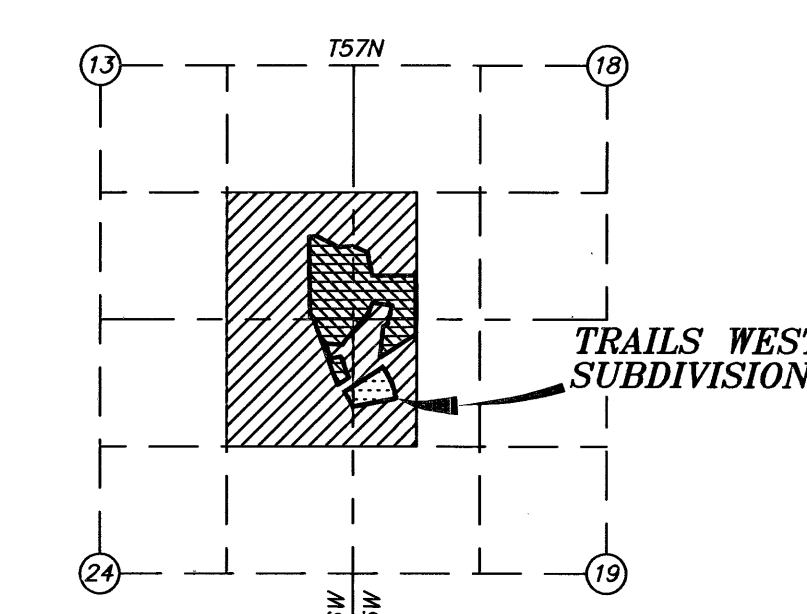
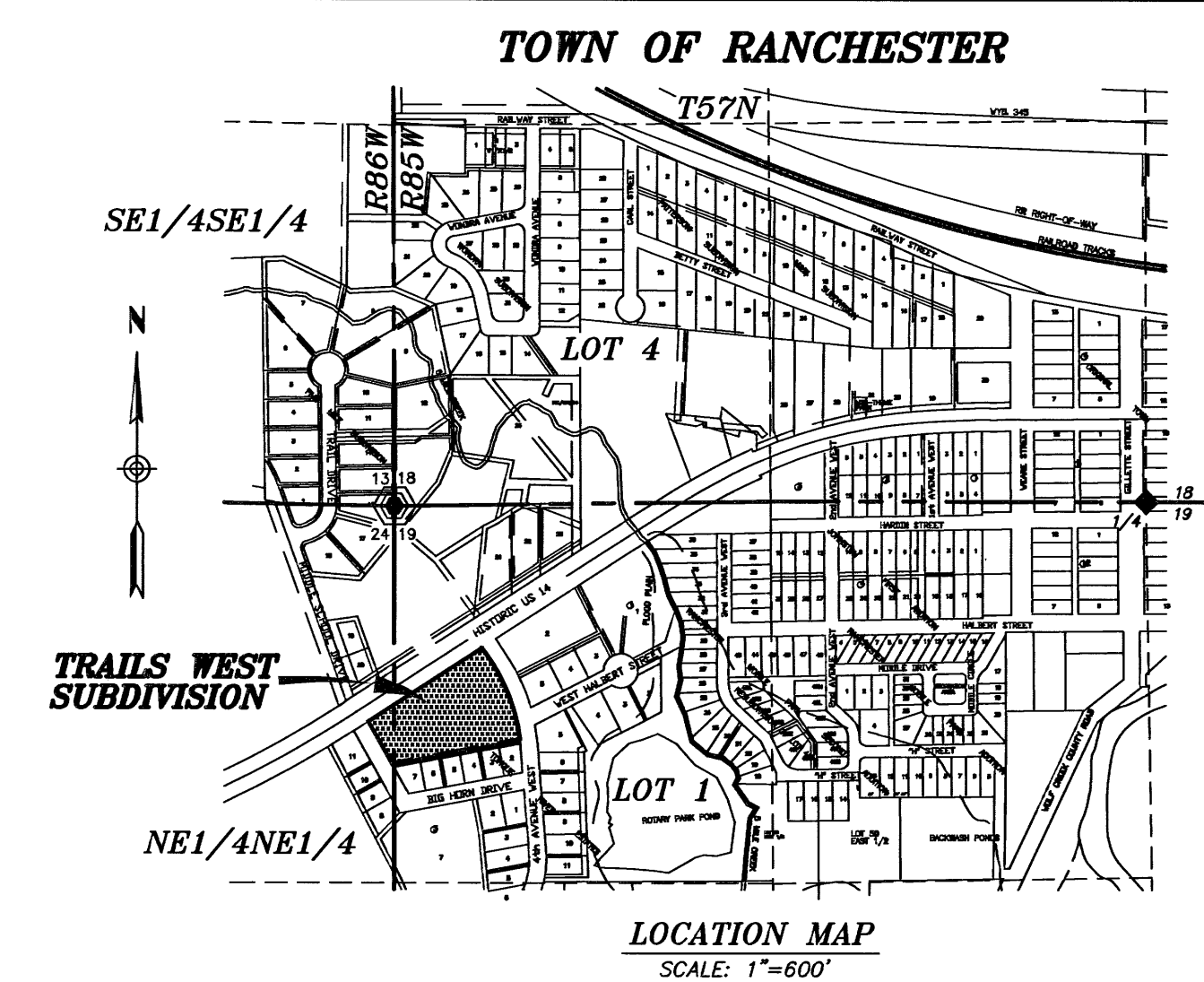


# FINAL PLAT OF TRAILS WEST SUBDIVISION

A RESUBDIVISION OF LOT 1, BLOCK 2, REPLAT OF TONGUE RIVER ESTATES  
SHERIDAN COUNTY, WYOMING  
EIGHT (8) LOTS, CONTAINING ±2.86 ACRES.



**WATER RIGHTS**

	J.P. ROBINSON APPROPRIATION PERMIT NO. 90 120 ACRES.
	ABANDONED PER FIVE MILE SUBDIVISION 20.49 ACRES.
	TRAILS WEST SUBDIVISION - AREA TO BE ABANDONED. 2.86 ACRES.

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FOREGOING SUBDIVISION BEING A RESUBDIVISION OF LOT 1, BLOCK 2, REPLAT OF TONGUE RIVER ESTATES, SITUATED IN A PORTION OF LOT 1, SECTION 19, TOWNSHIP 57 NORTH, RANGE 86 WEST, AND THE NE1/4NE1/4, SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 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 2.86 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS TRAILS WEST SUBDIVISION, ON THIS PLAT, 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 4 DAY OF November 2003.

BY: Michael Flanagan  
MICHAEL FLANAGAN (RECORD OWNER)

BY: Mary Lee Flanagan  
MARY LEE FLANAGAN (RECORD OWNER)

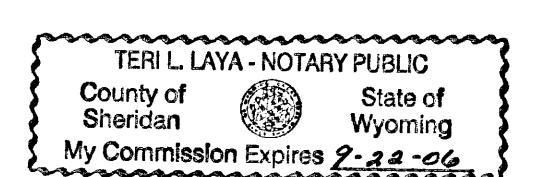
STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF Nov, 2003, BY MICHAEL FLANAGAN & MARY LEE FLANAGAN.

WITNESS MY HAND AND OFFICIAL SEAL.

Teri L. Laya  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-06



**RANCHESTER TOWN COUNCIL**

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS November 4, 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 4 DAY OF November, 2003.

ATTEST:

Cliff Cleverly  
MAYOR

Teri L. Laya  
TOWN CLERK

**RANCHESTER PLANNING COMMISSION**

THE RANCHESTER PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 4 DAY OF November, 2003.

ATTEST:

Ray J. Hamilton  
CHAIRMAN

Kathi 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 1:00 O'CLOCK P.M., THIS 12, DAY OF November, 2003, AND IS DULY RECORDED IN DRAWER 7, PLAT NO. 23.  
FEE \$ 50.00

Candace Kattiska  
COUNTY CLERK

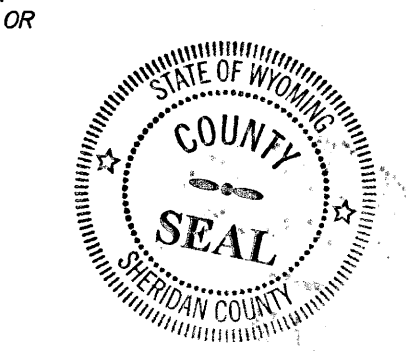
STAMP RECEIVING NUMBER 459654

**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 TRAILS WEST 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"



**FINAL PLAT OF  
TRAILS WEST SUBDIVISION**

RECORD OWNERS: MICHAEL FLANAGAN & MARY LEE FLANAGAN  
P.O. BOX 57  
DAYTON, WY 82836

LOCATION: LOT 1, BLOCK 2, REPLAT OF TONGUE RIVER ESTATES, SHERIDAN COUNTY, WYOMING

RESTFELDT  
SURVEYING

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

JN: 98011  
OF: 98 08011SUB  
PF: 198011 & 12001RAN  
OCTOBER 23, 2003

- LEGEND:**
- 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 1-1/2" ALUMINUM CAP PER PLS 6594
  - ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
  - ◆ FOUND 2" ALUMINUM CAP PER PLS 3864 (BENT)
  - ◆ SET 3-1/4" 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 529
  - ◆ FOUND 2" ALUMINUM CAP PER PLS 3864
  - ◆ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
  - ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
  - ◆ FOUND PLASTIC CAP PER PLS 5300
  - NOTHING FOUND/NOTHING SET
  - (R) RECORD
  - (M) MEASURED
  - (C) CALCULATED
  - SUBDIVISION BOUNDARY
  - LOT/PROPERTY LINE
  - EASEMENT LINE AS NOTED
  - HIGHWAY RIGHT-OF-WAY LINE
  - SECTION LINE
  - INTERIOR SECTION LINE
  - /// 15' UTILITY EASEMENT AND A 15' PRIVATE UTILITY EASEMENT FOR LOT 8
- NOTES:**
- ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
  - LOT 7 HAS WATER SERVICE ONLY. ALL OTHER LOTS DO NOT HAVE WATER OR SEWER SERVICE AVAILABLE. THE LOT OWNER(S) IS RESPONSIBLE FOR ALL COSTS TO FURNISH WATER AND SEWER SERVICE.
  - 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.
  - 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.
  - THE WATER RIGHTS ATTACHED TO THIS PROPERTY ARE TO BE ABANDONED.
  - TRAILS WEST SUBDIVISION IS NOT WITHIN THE FLOOD ZONE AS PER: COMMUNITY PANEL NUMBER 560046 001 C (JANUARY 20, 1999).
  - ZONED: B2 BUSINESS; BUILDING SETBACKS FOR DWELLINGS SHALL BE NO LESS THAN 10' IN REAR YARDS AND 5' IN SIDE YARDS.
  - THE SOUTH LINE OF LOT 1, BLOCK 2, REPLAT OF TONGUE RIVER ESTATES AS SHOWN ON SAID PLAT INDICATES THE SOUTH LINE TO BE N79°41'27"E. THIS IS A DRAFTING ERROR AND SHOULD BE N79°44'27"E.

T-23