

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BERNARD INVESTMENT GROUP LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY: THAT THE FOREGOING PLAT, DESIGNATED AS TRAILS WEST URBAN DEVELOPMENT PUD, BEING A RESUBDIVISION OF LOT 8 OF TRAILS WEST SUBDIVISION, LOCATED IN LOT 1 (NW1/4NW1/4), SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH PRINCIPLE MERIDIAN, IN THE TOWN OF RANCHESTER, COUNTY OF SHERIDAN, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/2" ALUMINUM CAP PER PLS 6812 MONUMENTING THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 57°07'53" E, 234.69 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 14 TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 32°52'04" E, 73.95 FEET ALONG THE WEST LINE OF LOT 1 OF SAID TRAILS WEST SUBDIVISION; THENCE S 20°40'45" E, 232.26 FEET ALONG THE WEST LINE OF LOTS 2-5 OF SAID TRAILS WEST SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S 79°30'36" W, 214.77 FEET ALONG THE NORTH LINE OF BLOCK 2 OF REPLAT OF TONGUE RIVER ESTATES SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 29°12'23" W, 116.23 FEET ALONG THE EAST LINE OF LOT 7 OF SAID TRAILS WEST SUBDIVISION; THENCE N 29°48'12" W, 103.36 FEET ALONG THE EAST LINE OF LOT 6 OF SAID TRAILS WEST SUBDIVISION TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.36 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, CONDITIONS AND CONVEYANCES OF PRIOR RECORD, AND THAT THIS SUBDIVISION AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE LOT OWNERS OF TRAILS WEST URBAN DEVELOPMENT PUD, LAW ENFORCEMENT, FIRE AND EMERGENCY VEHICLES AND PUBLIC UTILITY COMPANIES FOR THE INDICATED PURPOSES, ALL STREETS, ROADS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE TOWN OF RANCHESTER AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HERBY WAIVED AND RELEASED. THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 19 DAY OF May, 2016.

  
FOR BERNARD INVESTMENT GROUP LLC

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Christopher Bernard FOR BERNARD INVESTMENT GROUP LLC THIS 19 DAY OF May, 2016.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: April 27, 2019

  
NOTARY PUBLIC



MORTGAGE INTEREST SIGNED BY AFFIDAVIT:

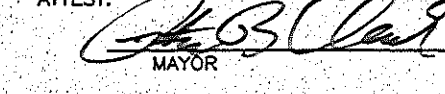
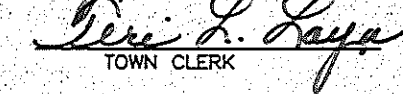
PATRICK SCHILLING WITH FIRST FEDERAL BANK AND TRUST SIGNED AFFIDAVIT AS TO MORTGAGE INTEREST  
RECORDED IN BOOK 559, PAGE 734, AND DATED: 5-17-16

LEGEND

- FOUND 1-1/2" ALUMINUM CAP PER PLS 6812
- SET 1-1/2" ALUMINUM CAP ON #5 REBAR PER PLS 14250
- CALCULATED CORNER
- INTERIOR LOT LINES
- OPEN SPACE - 17,992 SQ. FT. OR 30% OF DEVELOPMENT.  
THE PROPOSED OPEN SPACE CONSISTS OF PUBLIC USE  
AREA THAT WILL BE MAINTAINED BY THE HOME OWNERS  
ASSOCIATION

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT THEIR April 16, 2016 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 24 DAY OF May, 2016.

ATTEST:  MAYOR  TOWN CLERK

RANCHESTER PLANNING COMMISSION

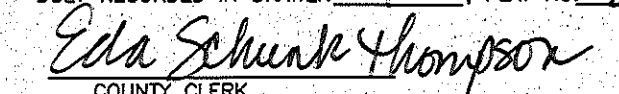
THE RANCHESTER PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 24th DAY OF May, 2016.

ATTEST:  CHAIRMAN  SECRETARY

CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN

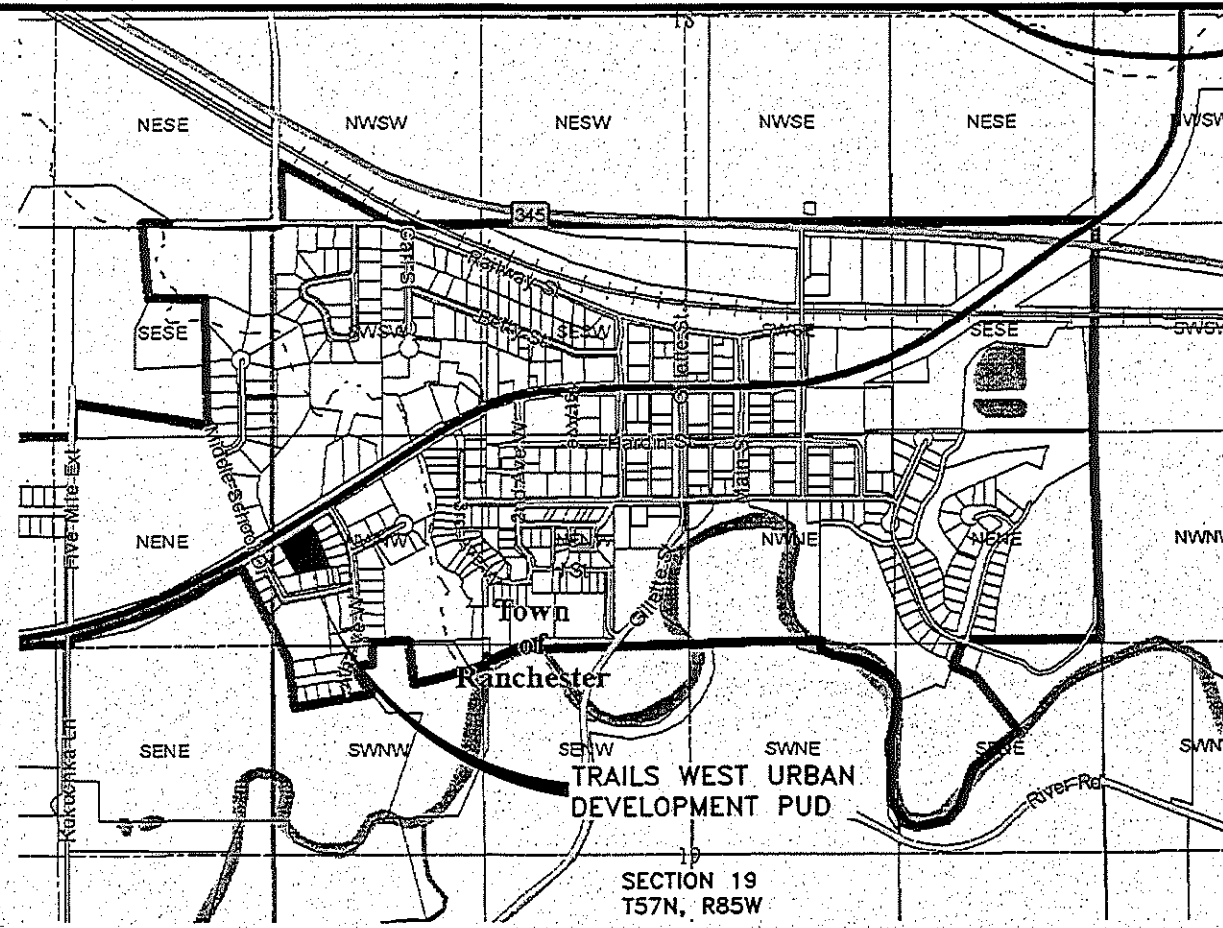
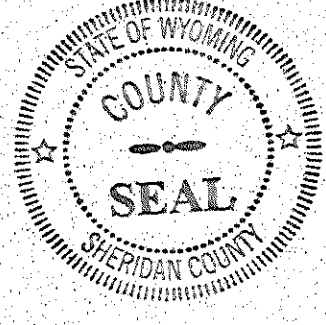
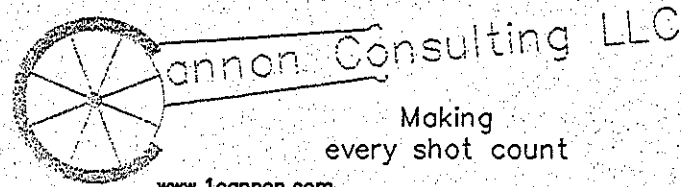
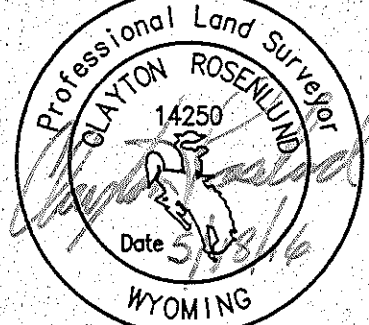
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:07 O'CLOCK THIS 24 DAY OF May, 2016 AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 32

  
COUNTY CLERK

NOTICE  
This plat is an image or reproduction of the original as it 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. Delinquent, measurement or representations may have occurred  
since the original plat was recorded.

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, A DULY REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT.



FIVE MILE SUBDIVISION  
B1 ZONING

US HIGHWAY 14  
AKA DAYTON STREET  
(100' WIDE)

TRAILS WEST SUBDIVISION  
B2 ZONING

BLOCK 2 OF REPLAT OF TONGUE RIVER ESTATES  
R1 ZONING

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 87°12'48" E	174.01	174.01
2	S 29°48'12" E	122.00	296.01
3	N 29°48'12" E	122.00	418.01
4	S 29°48'12" E	122.00	540.01
5	N 29°48'12" E	122.00	662.01
6	S 29°48'12" E	122.00	784.01
7	N 29°48'12" E	122.00	906.01
8	S 29°48'12" E	122.00	1028.01
9	N 29°48'12" E	122.00	1150.01
10	S 29°48'12" E	122.00	1272.01
11	N 29°48'12" E	122.00	1394.01
12	S 29°48'12" E	122.00	1516.01
13	N 29°48'12" E	122.00	1638.01
14	S 29°48'12" E	122.00	1760.01
15	N 29°48'12" E	122.00	1882.01
16	S 29°48'12" E	122.00	2004.01
17	N 29°48'12" E	122.00	2126.01
18	S 29°48'12" E	122.00	2248.01
19	N 29°48'12" E	122.00	2370.01
20	S 29°48'12" E	122.00	2492.01
21	N 29°48'12" E	122.00	2614.01
22	S 29°48'12" E	122.00	2736.01
23	N 29°48'12" E	122.00	2858.01
24	S 29°48'12" E	122.00	2980.01
25	N 29°48'12" E	122.00	3102.01
26	S 29°48'12" E	122.00	3224.01
27	N 29°48'12" E	122.00	3346.01
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