

ORDINANCE #237

AN ORDINANCE annexing property owned by Wyoming Log Homes MFG. CO. and School District #1 West into the Town of Ranchester.

BE IT ORDAINED and enacted by the Town Council of the Town of Ranchester, State of Wyoming:

Section 1. The following described property located in Sheridan County, Wyoming is hereby declared annexed to the Town of Ranchester, Wyoming, upon the petition of Wyoming Log Homes MFG. CO. being the owner of the following described property requesting annexation:

See attached Exhibit A and Exhibit B Annexation Plat

Section 2. The following described property located in Sheridan County, Wyoming is hereby declared annexed to the Town of Ranchester, Wyoming upon the petition of School District #1 West being the owner of the following described property requesting annexation:

See attached Exhibit Annexation Plat

PASSED, APPROVED AND ADOPTED on first reading this 1st day of December, 2009.

PASSED, APPROVED AND ADOPTED on second reading this 15th day of December 2009.

PASSED, APPROVED AND ADOPTED on third and final reading this 5th day of January, 2010.

Cliff Clever
Mayor

ATTEST:

Teri L. Loya
Town Clerk

State of Wyoming)
County of Sheridan)

The foregoing instrument was acknowledged before me by Cliff Clever and Teri L. Loya
this 4th day of June, 2010.
2015

Witness my hand and official seal.



Kathie Stevens
Notary

9-30-18
My commission expires:

EXHIBIT "A"

Record Owner: Wyoming Log Homes MFG. CO.

Additional Petition: Portion of dedicated Public Right-of-Way (Kukuchka Lane)

January 8, 2009

Re: Annexation to the Town of Ranchester

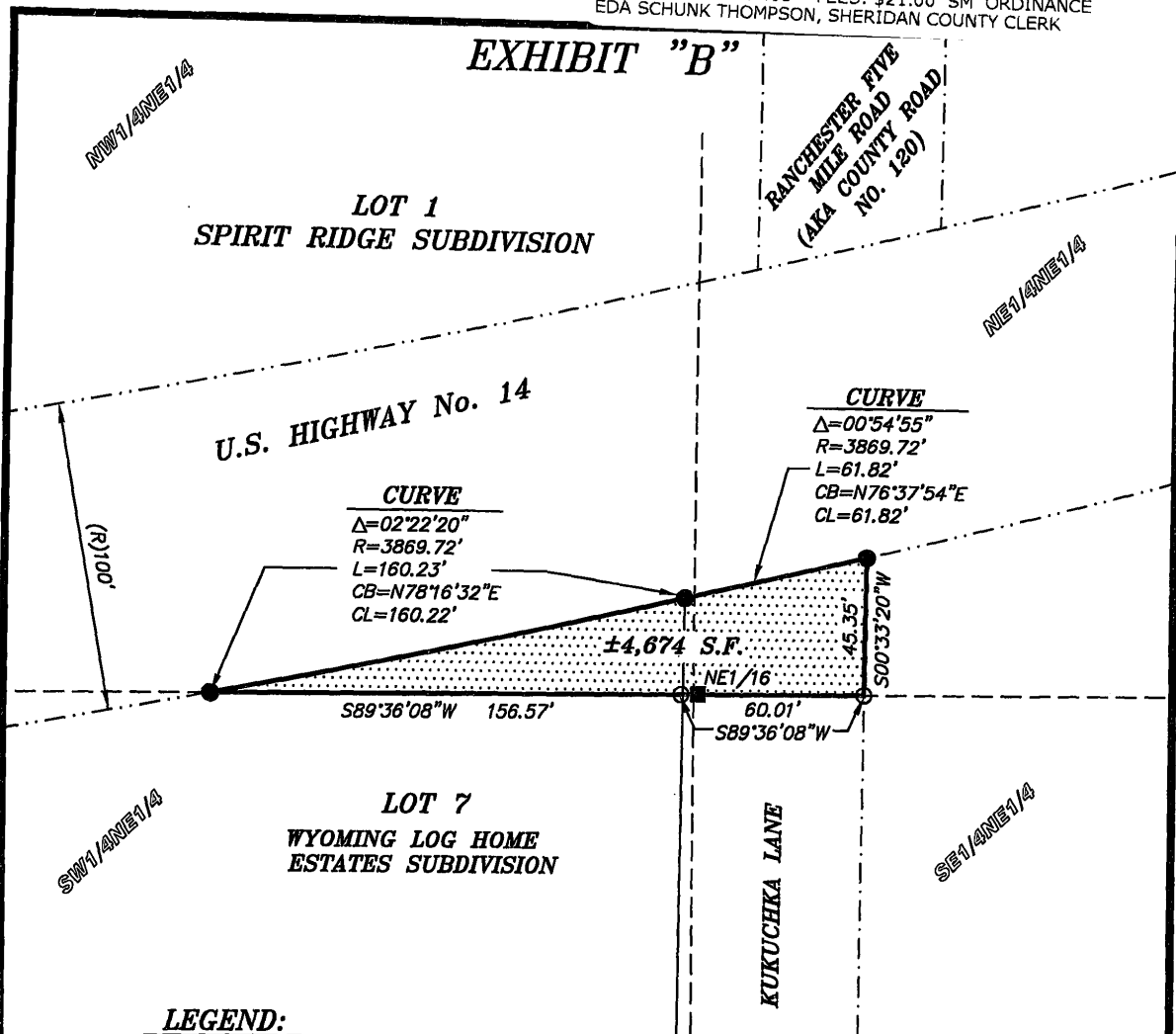
A tract of land situated in the Wyoming Log Home Estates Subdivision, located in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the northeast corner of said Wyoming Log Home Estates Subdivision; thence S00°33'20"W, 45.35 feet along the east line of said Wyoming Log Home Estates Subdivision and the east right-of-way line of Kukuchka Lane to a point, said point lying on the south line of said N $\frac{1}{2}$ NE $\frac{1}{4}$; thence S89°36'08"W, 60.01 feet along said south line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ to a point, said point lying on the east line of Lot 7, Wyoming Log Home Estates Subdivision; thence, continue S89°36'08"W, 156.57 feet along said south line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ to a point, said point lying on the southerly right-of-way line of U.S. Highway No. 14; thence, along said southerly right-of-way line through a non-tangent curve to the left, having a radius of 3869.72 feet, a central angle of 02°22'20", an arc length of 160.23 feet, a chord bearing of N78°16'32"E, and a chord length of 160.22 feet to a point, said point being the northeast corner of said Lot 7, Wyoming Log Home Estates Subdivision; thence, continue along said southerly right-of-way line through a curve to the left, having a radius of 3869.72 feet, a central angle of 00°54'55", an arc length of 61.82 feet, a chord bearing of N76°37'54"E, and a chord length of 61.82 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 4,674 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"



LEGEND:

- 2" ALUMINUM CAP PER PE&LS 3864
- 3-1/4" ALUMINUM CAP PER PLS 6812
- CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD

- INTERIOR SECTION LINE
- SECTION LINE
- PROPERTY/DEED/LOT LINE
- COUNTY ROAD RIGHT-OF-WAY LINE
- HIGHWAY RIGHT-OF-WAY LINE

ZONED: B1



SCALE: 1"=50'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM

NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)

DAF: 1.000240

DISTANCES ARE SURFACE

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 REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

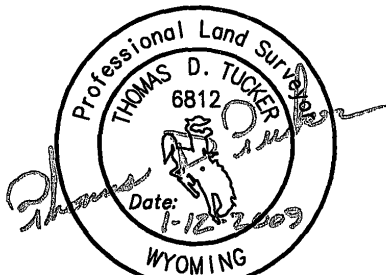


EXHIBIT "B" ANNEXATION PLAT

CLIENT: SHERIDAN SCHOOL DISTRICT NO. 1

LOCATION: LOT 7, WYOMING LOG HOME ESTATES SUBDIVISION, N1/2 NE1/4, SECTION 24, T57N, R86W, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.



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

JN: 28169
 DN: 2008/2008169DA2
 PF: T2007088
 JANUARY 9, 2009

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

EXHIBIT

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3769.72'	11°06'22"	730.72'	S82°14'45"W	729.57'
C2	3769.72'	01°55'52"	127.05'	S88°45'52"W	127.04'

LOT 2

N89°40'42"E

723.01'

ZONED: SCHOOL DISTRICT NO.1

SPIRIT RIDGE SUBDIVISION

LOT 1

±10.00 ACRES

N00°03'24"W
637.90'S00°03'24"E
543.52'RANCHESTER FIVE MILE ROAD
(AKA COUNTY ROAD NO. 120)RECORD OWNER:
SHERIDAN COUNTY SCHOOL
DISTRICT NO. 1
(BOOK 299, PAGE 201)
CIVIL ACTION 180-5-83
COURT ORDER
(BOOK 278, PAGE 505)

±19.3'

(R)60'
(R)30'

CURVE

Δ=00°46'23"
R=3769.72'
L=50.86'
CB=N76°18'22"E
CL=50.86'

U.S. HIGHWAY No. 14

NE1/16
SECTION 24
T57N, R86W

KUKUCHKA LANE

LOT 6

LOT 7
WYOMING LOG HOME
ESTATES SUBDIVISIONSTA. 68+39.53AH
STA. 71+25.16BK

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ⬢ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- (R) RECORD
- INTERIOR SECTION LINE
- - - SECTION LINE
- PROPERTY/DEED/LOT LINE
- · - · - COUNTY ROAD RIGHT-OF-WAY LINE
- · - · - · - HIGHWAY RIGHT-OF-WAY LINE



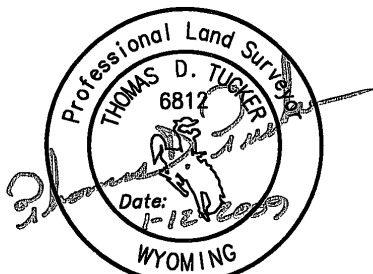
SCALE: 1"=200'

BEARINGS ARE BASED ON THE WYOMING
COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000240
DISTANCES ARE SURFACE

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 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"

LEGAL DESCRIPTION:

LOT 1, SPIRIT RIDGE SUBDIVISION

EXHIBIT
ANNEXATION PLAT

CLIENT: SHERIDAN SCHOOL DISTRICT NUMBER 1

LOCATION: LOT 1, SPIRIT RIDGE SUBDIVISION,
SHERIDAN COUNTY, WYOMING.

BRESTFELDT
SURVEYING

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

JN: 28169
DN: 2008/2008169DA1
PF: T2007068
JANUARY 9, 2009