

REPLAT OF TONGUE RIVER ESTATES

CERTIFICATE OF DEDICATION

The above or foregoing subdivision of a tract of ground located in and being a portion of the W1/4 of Section 19, Township 57 North, Range 85 West and the NE1/4 of Section 24, Township 57, North Range 85 West of the 6th Principal Meridian of the Town of Ranchester of Sheridan County, Wyoming, being more particularly described by metes and bounds as follows: beginning at a point being the intersection of the Westerly boundary of the Replat of Tongue River Estates also being the Westerly Limits of the Town of Ranchester, with the Southerly Right-of-Way of U.S. 14-87 said point lying N27°20'33"W, a distance of 514.24 ft. and N07°44'00"E, 28.2 ft. from the West 1/4 corner of said Section 19, thence N57°26'09"E, a distance of 1343.65 ft. along the Southerly Right-of-Way (R.O.W.) of U.S. 14-87, thence S39°19'11"E, 37.95 ft. along the approximate centerline of Five Mile Creek, thence S18°46'04"E, 52.81 ft. along said Five Mile Creek centerline, thence S14°18'59"E, 51.60 ft., thence S11°13'58"E, 50.98 ft. along said creek, thence S23°29'23"E, 54.52 ft., thence S18°46'44"E, 52.81 ft., thence S04°44'41"E, 50.17 ft., thence S10°10'14"W, 50.30 ft., thence S12°31'39"W, 51.22 ft., thence S02°38'01"E, 50.05 ft., thence S16°38'39"W, 57.65 ft., thence S21°37'55"E, 68.94 ft., thence S10°47'31"E, 96.41 ft., thence S46°54'03"E, 72.34 ft., thence S74°18'21"E, 53.35 ft., thence S37°20'54"E, 27.21 ft., thence S13°19'35"E, 27.32 ft., thence S31°18'34"E, 26.56 ft., thence S31°52'00"E, 79.8 ft., thence S59°11'00"E, 38.2 ft., thence S35°03'00"W, 43.2 ft., thence S04°38'00"W, 230.00 ft. to a point being the approximate center of Five Mile Creek, thence leaving Five Mile Creek West, 620.90 ft., thence S00°05'04"W, a distance of 126.91 ft., thence S79°44'27"W, a distance of 130.00 ft., thence S33°00'00"E, a distance of 200.77 ft., thence S79°44'27"W, a distance of 479.37 ft., thence N08°08'00"W, 298.92 ft., thence N24°10'03"W, 145.00 ft., thence N27°20'30"W, a distance of 514.24 ft. to the point of beginning as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 29.27 acres more or less; have be these presents laid out, and surveyed as the REPLAT OF TONGUE RIVER ESTATES, and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat; and to also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat; hereby releasing and waiving all Homestead Rights.

Witness our hands and seals this 17 day of JUNE, 1980.
Donald L. Richmond, President
Northern Wyoming Development Corp.
Tongue River Apartments
Donald L. Richmond, President
First Wyoming Bank, Mortgagee
Everett Cassidy, President

CERTIFICATE OF SURVEYOR

I, Wayne Rosendahl, a duly registered land surveyor in the State of Wyoming do hereby certify that this plat of the REPLAT OF TONGUE RIVER ESTATES truly and correctly represents the results of a survey made by me or under my direct supervision.

Wayne Rosendahl
Wayne Rosendahl, Wyo. L.S. 580

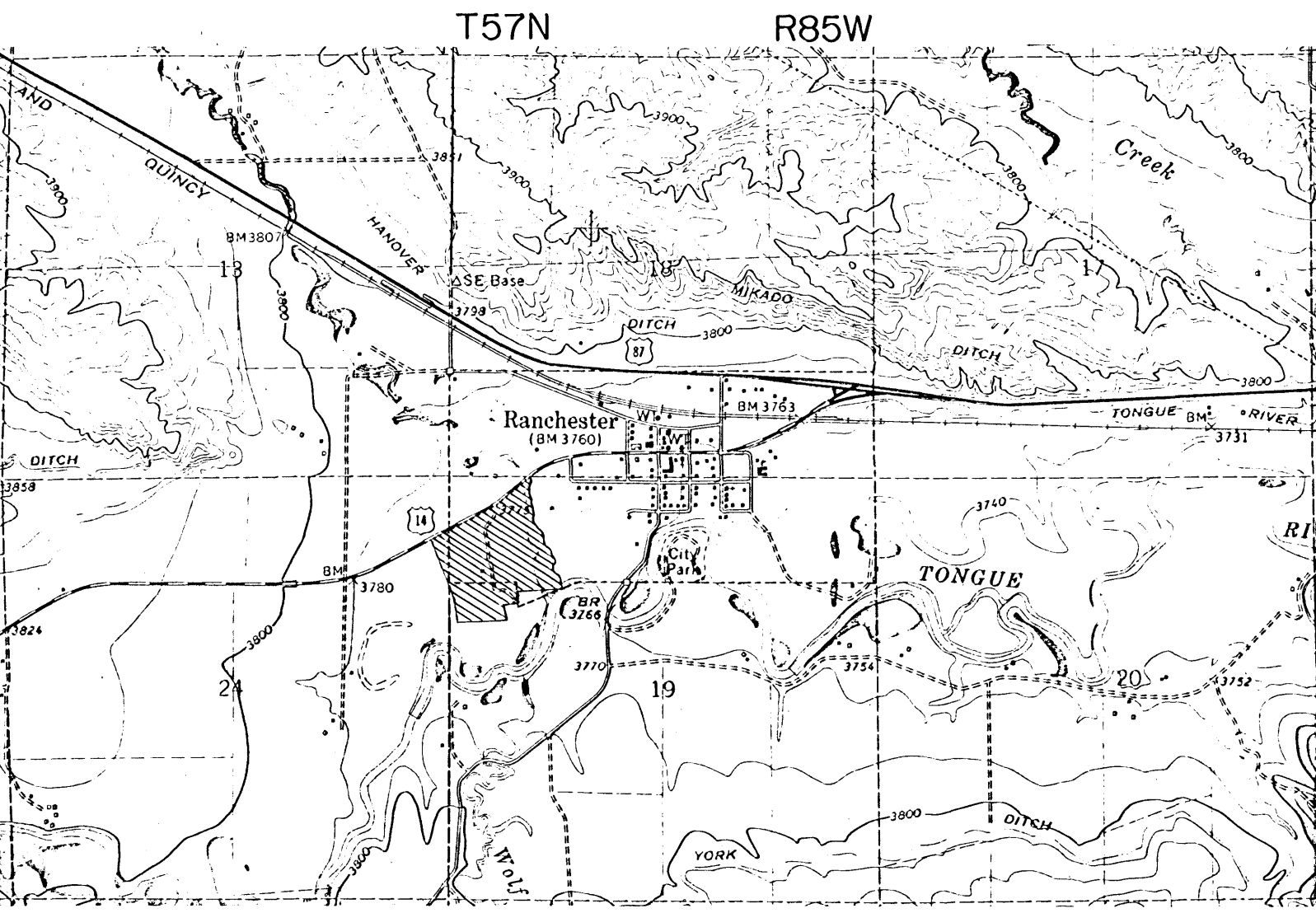
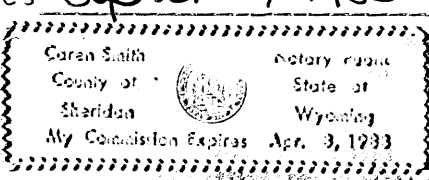
APPROVAL BY THE TOWN

The foregoing plat 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 18th day of June, 1980.
Brien Dr Mayfield
Mayor
Susan Lewis
Town Clerk

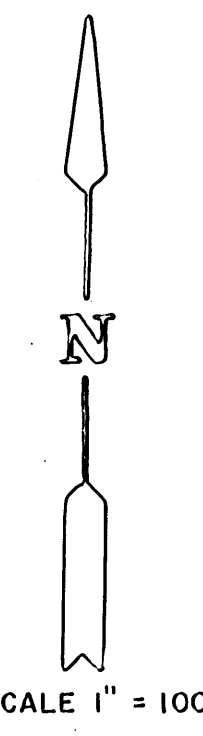
CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)
I hereby certify that this plat was filed for record in my office at 1:45 PM on clock this 19 day of June, 1980 and recorded in plat book number 1 on page 322.
No. 773314
FEE 50.50
Margaret Lewis
County Clerk

STATE OF WYOMING)
COUNTY OF SHERIDAN)
The foregoing instrument was acknowledged before me by Donald L. Richmond, President, Northern Wyoming Development Corporation, Donald L. Richmond, President, Tongue River Apartments, Everett Cassidy, President, First Wyoming Bank, this 17th day of June, 1980.
Witness my hand and official seal
Caren Smith
Notary Public
My commission expires April 3, 1983



VICINITY MAP
SCALE 1" = 2000'



NOTE: STREET CENTERLINE DISTANCES ARE BETWEEN POINTS OF INTERSECTION

CURVE DATA

Delta	Radius	Length
A 18°51'33"	185.62	61.10
B 14°54'00"	185.62	48.27
C 05°42'29"	268.52	26.75
D 14°56'12"	268.52	70.00
E 07°21'18"	268.52	34.47
F 33°45'33"	125.62	74.02
G 06°54'19"	328.52	39.59
H 05°18'47"	328.52	39.46
I 13°12'46"	328.52	75.76
J 02°34'08"	328.52	14.73
K 26°52'57"	570.19	267.53
L 01°10'52"	570.19	11.77
M 05°28'12"	630.19	60.16
N 10°58'34"	630.19	120.73
O 05°37'02"	630.19	61.78
P 05°59'55"	630.19	65.97
Q 60°00'00"	60.00	62.83
R 109°28'18"	60.00	114.64
S 70°31'44"	60.00	73.86
T 60°00'00"	60.00	62.83