

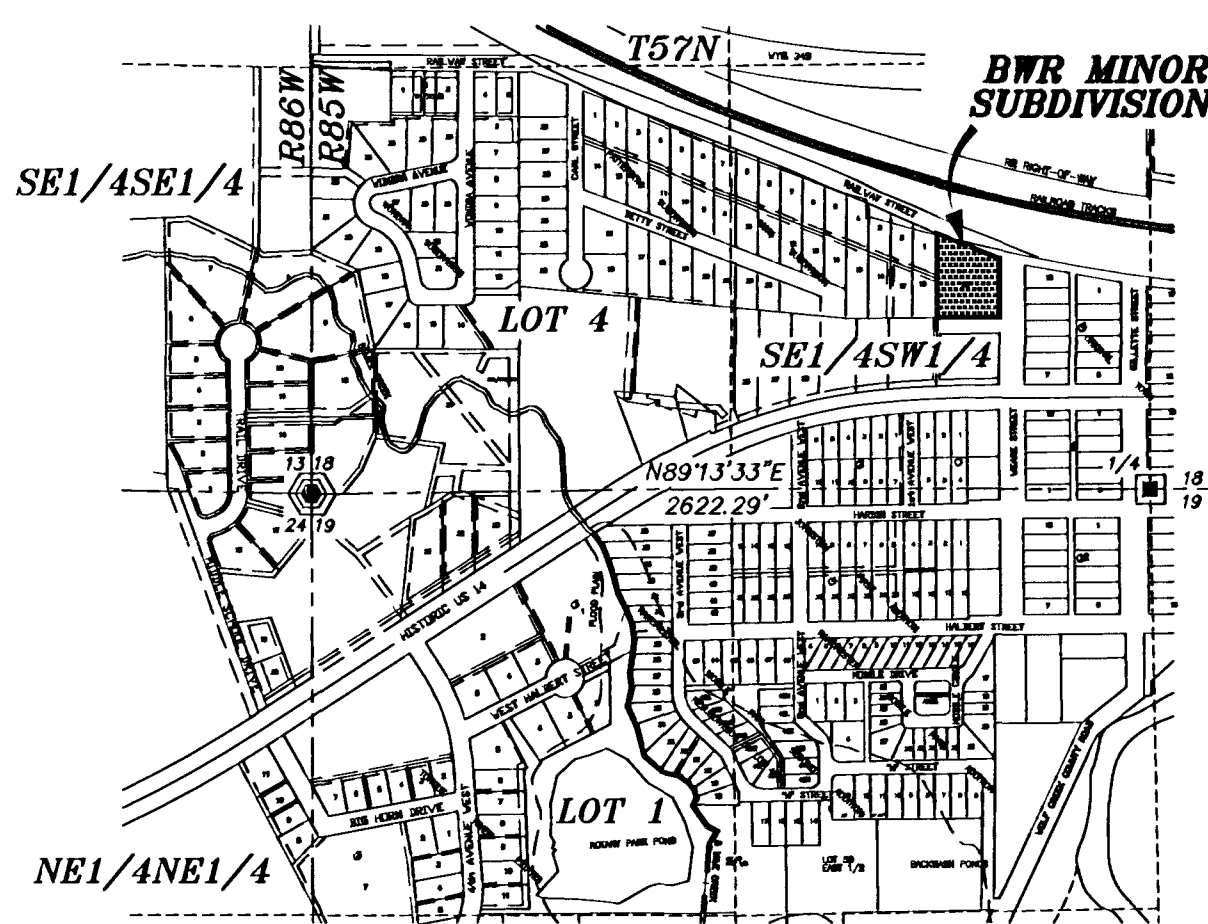
BWR MINOR SUBDIVISION

A RESUBDIVISION OF A PORTION OF TRACT 29,
AMENDED PLAT OF M & W SUBDIVISION, TO THE TOWN OF RANCHESTER,
SHERIDAN COUNTY, WYOMING.
THREE (3) LOTS, CONTAINING ±0.99 ACRES.

RAILROAD RIGHT-OF-WAY NOTES:

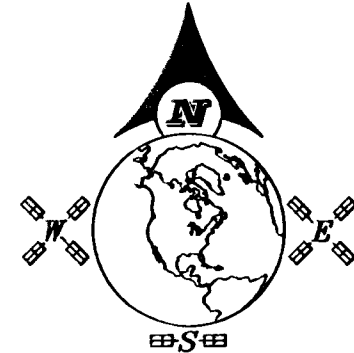
- CENTERLINE OF THE (1" CHORD DEFINITION, RADIUS = 5729.65') SIMPLE RAILROAD CURVE WAS DETERMINED BY THE EXISTING RAILROAD TRACTS BEYOND THE SPIRAL SEGMENTS. SURVEYED LOCATIONS ON THE TANGENT LINES WERE LOCATED WITH A TANGENT BEARING IN OF N89°10'02"W AND A TANGENT BEARING OUT OF N89°50'58"W (POINT OF INTERSECTION: NORTHING= 1935822.91, EASTING= 1355769.42)
- THE SOUTHERLY RAILROAD RIGHT-OF-WAY LINE IS ONE HUNDRED AND FIFTY (150) FEET SOUTH AND PARALLEL TO SAID CENTERLINE AS DESCRIBED IN BOOK E, PAGE 508 (DATED DECEMBER 6, 1894).

TOWN OF RANCHESTER



LOCATION MAP

SCALE: 1"=600'



SCALE: 1"=20'

BASIS OF BEARINGS IS THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATUM:

NAD 83(1993), NAD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.00024
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS October 17
2006 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 20th DAY
OF November, 2008

ATTEST:

Clifford O. Clevenger
MAYOR

Teri L. Lays
TOWN CLERK

RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE
FOREGOING PLAT THIS 20th DAY OF November, 2008

ATTEST:

Ray Hamilton
CHAIRMAN

Kathie Stevan
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 3:30 O'CLOCK P.M.,
THIS 13 DAY OF Dec., 2008, AND IS DULY RECORDED IN DRAWER 8, PLAT NO. 57
FEE \$ 50.00

Audrey Keltus
COUNTY CLERK

STAMP RECEIVING NUMBER 560414

FINAL PLAT OF

BWR MINOR SUBDIVISION

TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

RECORD OWNERS: CLIFFORD O. & BRENDA J. CLEVENGER
510 RAILWAY STREET
RANCHESTER, WY 82839

LOCATION: TRACT 29, AMENDED PLAT OF M & W SUBDIVISION, TO THE TOWN OF RANCHESTER,
SHERIDAN COUNTY, WYOMING.



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

JN: 26029
DF: 2006/2006029FP
PF: 12006029
NOVEMBER 15, 2006

BURLINGTON NORTHERN RAILROAD
(AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS)

SOUTH RAILWAY STREET

BLOCK 4
TOWN OF RANCHESTER

WEARE STREET

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A RESUBDIVISION OF A PORTION OF TRACT 29, AMENDED PLAT OF M
& W SUBDIVISION, SITUATED IN THE SE1/4SW1/4, SECTION 18, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH PRINCIPAL
MERIDIAN, SHERIDAN COUNTY, WYOMING.

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 29, AMENDED PLAT OF M & W SUBDIVISION, SAID
SOUTHEAST CORNER BEING N42°42'38"W, 701.24 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18
(MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 2615); THENCE S89°30'34"W, 194.87 FEET ALONG THE NORTH
RIGHT-OF-WAY LINE OF BETTY STREET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 18, AMENDED
PLAT OF M & W SUBDIVISION; THENCE N00°42'51"W, 120.58 FEET ALONG THE EAST LINE OF SAID TRACT 18 TO A POINT,
SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 1, AMENDED PLAT OF M & W SUBDIVISION (MONUMENTED WITH A
5/8" REBAR); THENCE N00°12'20"W, 137.15 FEET ALONG THE EAST LINE OF SAID TRACT 1 TO A POINT LYING ON THE
BURLINGTON NORTHERN RAILROADS SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING S00°12'20"E, 2.96 FEET FROM THE
NORTHEAST CORNER OF SAID TRACT 1 (MONUMENTED WITH A 5/8" REBAR); THENCE, ALONG SAID SOUTHERLY RAILROAD
RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5879.65 FEET, A CENTRAL
ANGLE OF 0°12'22", AN ARC LENGTH OF 21.15 FEET, A CHORD BEARING OF S75°46'16"E, AND A CHORD LENGTH OF 21.15
FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID TRACT 29; THENCE S68°17'51"E, 188.25 FEET ALONG SAID
NORTHERLY LINE OF TRACT 29 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT 29, SAID POINT
ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF WEARE STREET; THENCE S00°27'50"E, 181.25 FEET ALONG SAID
WESTERLY RIGHT-OF-WAY LINE OF WEARE 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 0.99 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID
OUT, AND SURVEYED AS **BWR MINOR 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 20th DAY OF November 2006

BY: Clifford O. Clevenger
CLIFFORD O. CLEVENGER (RECORD OWNER)

BY: Brenda J. Clevenger
BRENDA J. CLEVENGER (RECORD OWNER)

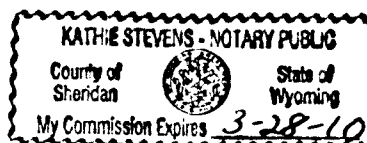
STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 20th DAY OF November, 2006, BY CLIFFORD O. CLEVENGER &
BRENDA J. CLEVENGER.

WITNESS MY HAND AND OFFICIAL SEAL.

Kathie Stevan
NOTARY PUBLIC

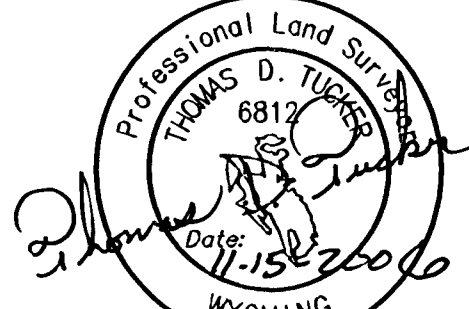
MY COMMISSION EXPIRES: 3-28-10



SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
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 BWR MINOR 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"

NOTES:

- ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
- LOT 2 HAS WATER AND SEWER SERVICE. LOT 1 AND LOT 3 DO NOT HAVE WATER OR SEWER SERVICE LINES AVAILABLE. THE LOT OWNER(S) IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH FURNISHING PUBLIC WATER AND SEWER SERVICE LINES TO THE RESIDENCE.
- 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 OR 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.
- THERE ARE NO WATER RIGHTS ATTACHED TO THIS PROPERTY.
- BWR MINOR SUBDIVISION IS NOT WITHIN THE FLOOD ZONE AS PER: COMMUNITY PANEL NUMBER 560046 001 C (JANUARY 20, 1999).
- ZONED: R1 RESIDENTIAL; BUILDING SETBACKS FOR DWELLINGS SHALL BE NO LESS THAN 20' IN THE FRONT AND REAR YARDS AND 5' ON ALL SIDE YARDS.
- ±30 SQUARE FEET OF TRACT 29, AMENDED PLAT OF M & W SUBDIVISION LYING NORTH OF THE SOUTHERLY RAILROAD RIGHT-OF-WAY LINE. SAID PORTION OF TRACT 29 IS NOT PART OF THIS SUBDIVISION.
- THE SOUTH LINE OF TRACT 18, AMENDED PLAT OF M & W SUBDIVISION AS SHOWN INDICATES A SEGMENT OF THE SOUTH LINE TO BE 44.96'. THIS IS A DRAFTING ERROR AND SHOULD READ 49.96'.
- THE EAST LINE OF TRACT 29 AND TRACT 30, AMENDED PLAT OF M & W SUBDIVISION AS SHOWN INDICATES THE WEST LINE OF WEARE STREET TO BE S00°35'W. THIS IS A DRAFTING ERROR AND SHOULD READ S00°35'E.
- THAT REMAINING PORTION (±2,401 SQUARE FEET) OF WARRANTY DEED PER BOOK 193, PAGE 191 AS SHOWN ABOVE IS PRESENTLY BEING USED FOR PUBLIC INGRESS AND EGRESS (SOUTH RAILWAY STREET).

LEGEND:

- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812 (PRIOR SURVEY)
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- SUBDIVISION BOUNDARY
- LOT/BLOCK/PROPERTY LINE
- UTILITY EASEMENT LINE
- SETBACK LINE (SEE NOTE: 7)
- RAILROAD RIGHT-OF-WAY LINE PER BOOK E, PAGE 508
- SECTION LINE
- INTERIOR SECTION LINE
- NORTHERLY EASEMENT LINE PER BOOK 272, PAGE 603