



ORDINANCE #253

AN ORDINANCE annexing property owned by Barney Brothers Land and Livestock, Inc. to the Town of Ranchester.

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

The following described property zoned R-1 located in Sheridan County, Wyoming is hereby declared annexed to the Town of Ranchester, Wyoming upon the petition of Barney Brothers Land and Livestock, Inc., being the owner of the following described property, who has requested annexation:

See attached Exhibit A and Exhibit B

PASSED, APPROVED AND ADOPTED on first reading this 7th day of May, 2013.

PASSED, APPROVED AND ADOPTED on second reading this 21st day of May, 2013.

PASSED, APPROVED AND ADOPTED on third and final reading this 4th day of June, 2013.

Allan Moore
Mayor

ATTEST:

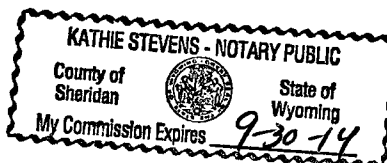
Teri L. Loya
Town Clerk

State of Wyoming)
County of Sheridan)

The foregoing instrument was acknowledged before me by Allan Moore & Teri L. Loya this 26th day of June, 2013.

Witness my hand and official seal.

Kathie Stevens
Notary



9-30-14
My commission expires:

EXHIBIT "A"

Record Owners: BARNEY BROS. LAND & LIVESTOCK, INC.
September 11, 2012

Re: Annexation to the Town of Ranchester

A tract of land situated in the S½NE¼ of Section 19, Township 57 North, Range 85 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:

Commencing at the east quarter corner of said Section 19 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N37°11'53"W, 932.16 feet to the **POINT OF BEGINNING** of said tract, said point lying on the south line of a tract of land described in Book 284 of Deeds, Page 441 and the centerline of the Tongue River; thence S50°41'05"W, 366.78 feet along said centerline of said Tongue River to a point; thence, along said centerline through a curve to the left, having a central angle of 58°43'41", a radius of 80.00 feet, an arc length of 82.00 feet, a chord bearing of S21°19'14"W, and a chord length of 78.46 feet to a point; thence, along said centerline through a reverse curve to the right, having a central angle of 50°08'02", a radius of 200.00 feet, an arc length of 175.00 feet, a chord bearing of S17°01'24"W, and a chord length of 169.47 feet to a point; thence S42°05'25"W, 128.00 feet along said centerline to a point; thence, along said centerline through a curve to the right, having a central angle of 68°34'22", a radius of 180.00 feet, an arc length of 215.43 feet, a chord bearing of S76°22'36"W, and a chord length of 202.80 feet to a point; thence N69°20'12"W, 77.00 feet along said centerline to a point; thence, along said centerline through a curve to the right, having a central angle of 71°56'41", a radius of 150.00 feet, an arc length of 188.35 feet, a chord bearing of N33°21'51"W, and a chord length of 176.22 feet to a point; thence N02°36'29"E, 170.00 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 10°12'32", a radius of 200.00 feet, an arc length of 35.64 feet, a chord bearing of N02°29'47"W, and a chord length of 35.59 feet to a point; thence N07°36'03"W, 130.00 feet along said centerline to a point; thence, along said centerline through a curve to the right, having a central angle of 22°55'06", a radius of 100.00 feet, an arc length of 40.00 feet, a chord bearing of N03°51'30"E, and a chord length of 39.73 feet to a point; thence N15°19'03"E, 210.00 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 21°28'10", a radius of 100.00 feet, an arc length of 37.47 feet, a chord bearing of N04°34'58"E, and a chord length of 37.25 feet to a point; thence N06°09'07"W, 105.00 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 54°24'08", a radius of 100.00 feet, an arc length of 94.95 feet, a chord bearing of N33°21'11"W, and a chord length of 91.42 feet to a point; thence N60°33'15"W, 170.00 feet along said centerline to a point; thence, along said centerline through a curve to the left, having a central angle of 28°50'03", a radius of 200.00 feet, an arc length of 100.65 feet, a chord bearing of N74°58'16"W, and a chord length of 99.59 feet to a point; thence N89°23'18"W, 38.95 feet along said centerline to a point; thence, along said centerline through a curve to the right, having a central angle of 24°13'30", a radius of 200.00 feet, an arc length of 84.56 feet, a chord bearing of N77°16'33"W, and a chord length of 83.93 feet to a point; thence N65°09'48"W, 83.26 feet along said centerline to a point, said point being the southwest corner of said tract described in Book 284 of Deeds, Page 441; thence, leaving said centerline N00°18'04"W, 57.31 feet along the west line of said tract described in Book 284 of Deeds, Page 441 and the east line of a tract of land described in Book 424 of Deeds, Page 731 to a point, said point lying on the north line of said S½NE¼; thence N89°50'02"E, 829.91 feet along said north line of said S½NE¼ to a point, said point being the southwest corner of Stonebrook Meadows



II Subdivision, and lying on the westerly right-of-way line of Brook Street; thence, continue N89°50'02"E, 81.74 feet along the south line of said Stonebrook Meadows II Subdivision and said north line of said S½NE¼ to a point; thence S18°30'00"W, 29.18 feet to a point, said point being the northwest corner of a tract of land described in Book 441 of Deeds, Page 44; thence, continue S18°30'00"W, 155.00 feet along the westerly line of said tract described in Book 441 of Deeds, Page 44 to a point, said point being the southwest corner of said tract described in Book 441 of Deeds, Page 44; thence S66°30'00"E, 150.00 feet along the southerly line of said tract described in Book 441 of Deeds, Page 44 to a point, said point being the southeast corner of said tract described in Book 441 of Deeds, Page 44; thence S38°25'00"E, 443.05 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 16.21 acres of land, more or less.

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

EXHIBIT "B"

STONEBROOK MEADOWS SUBDIVISION

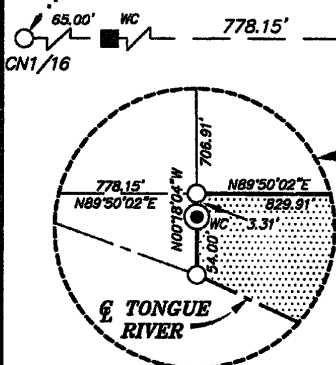
(BOOK 481, PAGE 419)

STONEBROOK MEADOWS II
SUBDIVISION

(BOOK 424,
PAGE 731)

SCALE: 1"=300'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.00024
DISTANCES ARE SURFACE



(BOOK 380, PAGE 43)

±16.21 ACRES
RECORD OWNER:
BARNEY BROS. LAND &
LIVESTOCK, INC.
(BOOK 284, PAGE 441)

LINE TABLE

LINE	BEARING	LENGTH
L1	S30°41'05"W	366.78'
L2	S42°05'25"W	128.00'
L3	N89°20'12"W	77.00'
L4	N02°36'28"E	170.00'
L5	N02°36'03"W	130.00'
L6	N15°19'03"E	210.00'
L7	N06°09'07"W	105.00'
L8	N80°33'15"W	170.00'
L9	N89°23'18"W	38.95'
L10	N85°09'48"W	83.26'
L11	N00°18'04"W	57.31'
L12	N89°50'02"E	81.74'
L13	S18°30'00"W	29.18'
L14	S18°30'00"W	155.00'
L15	S86°30'00"E	150.00'
L16	S38°25'00"E	443.05'

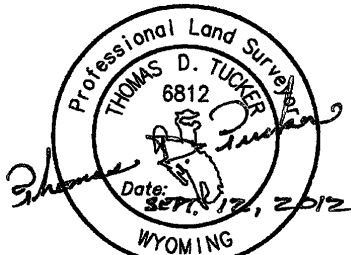
CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'41"	80.00'	82.00'	S21°19'14"W	78.46'
C2	50°08'02"	200.00'	175.00'	S17°01'24"W	189.47'
C3	68°34'22"	180.00'	215.43'	S76°22'36"W	202.80'
C4	71°36'41"	150.00'	188.35'	N33°21'51"W	176.22'
C5	10°12'32"	200.00'	35.64'	N02°28'47"W	35.59'
C6	22°35'08"	100.00'	40.00'	N03°51'30"E	39.73'
C7	21°28'10"	100.00'	37.47'	N04°34'58"E	37.25'
C8	54°24'08"	100.00'	84.95'	N33°21'11"W	91.42'
C9	28°30'03"	200.00'	100.65'	N74°38'16"W	99.59'
C10	24°13'30"	200.00'	84.56'	N77°16'33"W	83.93'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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"

LEGEND:

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3/8" YELLOW REBAR/SET 5/8" REBAR
& 2" ALUMINUM CAP PER PLS 6812
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- & TONGUE RIVER/PROPERTY LINE

EXHIBIT "B" ANNEXATION PLAT

CLIENT: STONEMILL CONSTRUCTION, DREW REDINGER, PRESIDENT
& BARNEY BROS. LAND & LIVESTOCK, INC.

LOCATION: S1/2NE1/4, SECTION 19, TOWNSHIP 57 NORTH,
RANGE 85 WEST, 6TH P.M., SHERIDAN
COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2006-008
DN: 2006008DA
PF: T2006008-P5
SEPTEMBER 5, 2012

NO. 2013-706119 ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TOWN OF RANCHESTER, PO BOX 695
RANCHESTER WY 82839