

ABNEY SUBDIVISION

BEING A TRACT OF LAND LOCATED IN
LOT 4 SECTION 18 & LOT 1 SECTION 19 T57N, R85W
OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING

TOTAL AREA = 5.49 ACRES

TOTAL LOTS = 3

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND SITUATED IN LOT 4 (SW1/4SW1/4) OF SECTION 18 AND IN LOT 1 (NW1/4NW1/4) OF SECTION 19, T57N, R85W OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S76°48'34"E, 670.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 18 MONUMENTED WITH A 3" ALUMINUM CAP LS 6594, SAID POINT BEING THE SOUTHEAST CORNER OF THE FIVE MILE SUBDIVISION, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 14; THENCE ALONG THE EAST LINE OF SAID FIVE MILE SUBDIVISION N00°16'49"W, 608.52 FEET TO THE SOUTHWEST CORNER OF THE WONDRA SUBDIVISION, SAID POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP LS 6594; THENCE ALONG THE EAST LINE OF SAID WONDRA SUBDIVISION N00°08'39"W, 194.28 FEET TO THE SOUTHWEST CORNER OF THE PATTERSON SUBDIVISION, SAID POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP PERLS 5884; THENCE ALONG THE SOUTH LINE OF SAID PATTERSON SUBDIVISION S84°25'43"E, 376.62 FEET TO A POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP; THENCE S02°35'07"W, 225.82 FEET TO A POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP; THENCE N84°46'03"W, 61.31 FEET TO A POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP LS 2615; THENCE S20°29'10"E, 248.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 14, SAID POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP LS 2615; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID NORTHERLY LINE BEING 50 FEET FROM AND PARALLEL TO THE CENTERLINE OF SAID U.S. HIGHWAY 14 THROUGH A SPIRAL CURVE TO THE LEFT HAVING A CENTERLINE RADIUS OF 1637.02 FEET, A CENTERLINE ARC LENGTH OF 400.67 FEET, A CENTERLINE SPIRAL LENGTH OF 525.00 FEET, AND A SPIRAL CHORD BEARING AND DISTANCE S58°08'12"W, 292.65 FEET TO A POINT, SAID POINT BEING MONUMENTED WITH A CONCRETE RIGHT OF WAY MONUMENT STA 37+90.25; THENCE S57°10'13"W, 161.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.49 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS ABNEY SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 30th DAY OF June, 2001.

BY Larry R. Abney
 LARRY R. ABNEY

STATE OF MONTANA } SS
 COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF June, 2001, BY LARRY R. ABNEY.

MY COMMISSION EXPIRES: 11-12-2002
William A. Mentock
 NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
 COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE ABNEY SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

WILLIAM A. MENTOCK
 PE & LS No. 3864

RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 27 DAY OF MAY, 2001.

ATTEST:

Ray E. Lewis CHAIRMAN
Devin D. Lewis SECRETARY

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS _____, 2001. 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 _____ DAY OF _____, 2001.

ATTEST:

Chad Keasling MAYOR
Devin D. Lewis TOWN CLERK

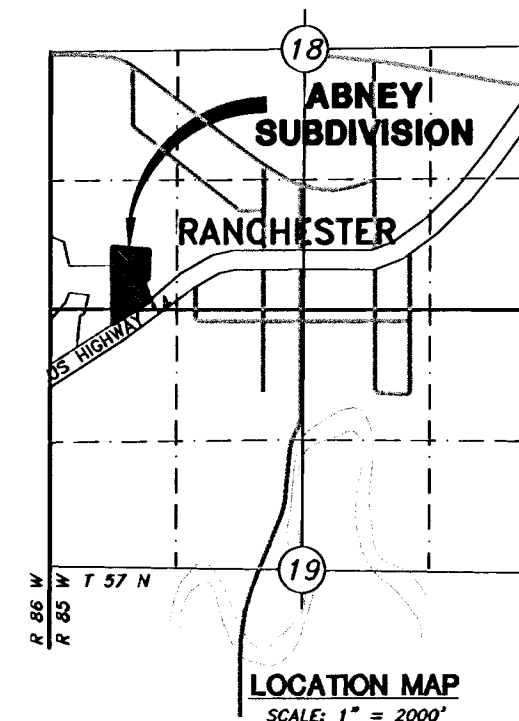
CERTIFICATE OF COUNTY CLERK and RECORDER

STATE OF WYOMING } SS
 COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:00 O'CLOCK P.M. ON 30th DAY OF June, 2001 AND RECORDED IN PLAT BOOK A ON PAGE 24.

INSTRUMENT No. 380895 FEE 50.00

Devin D. Lewis COUNTY CLERK
Dale R. Rawlings DEPUTY COUNTY CLERK



NOTES:

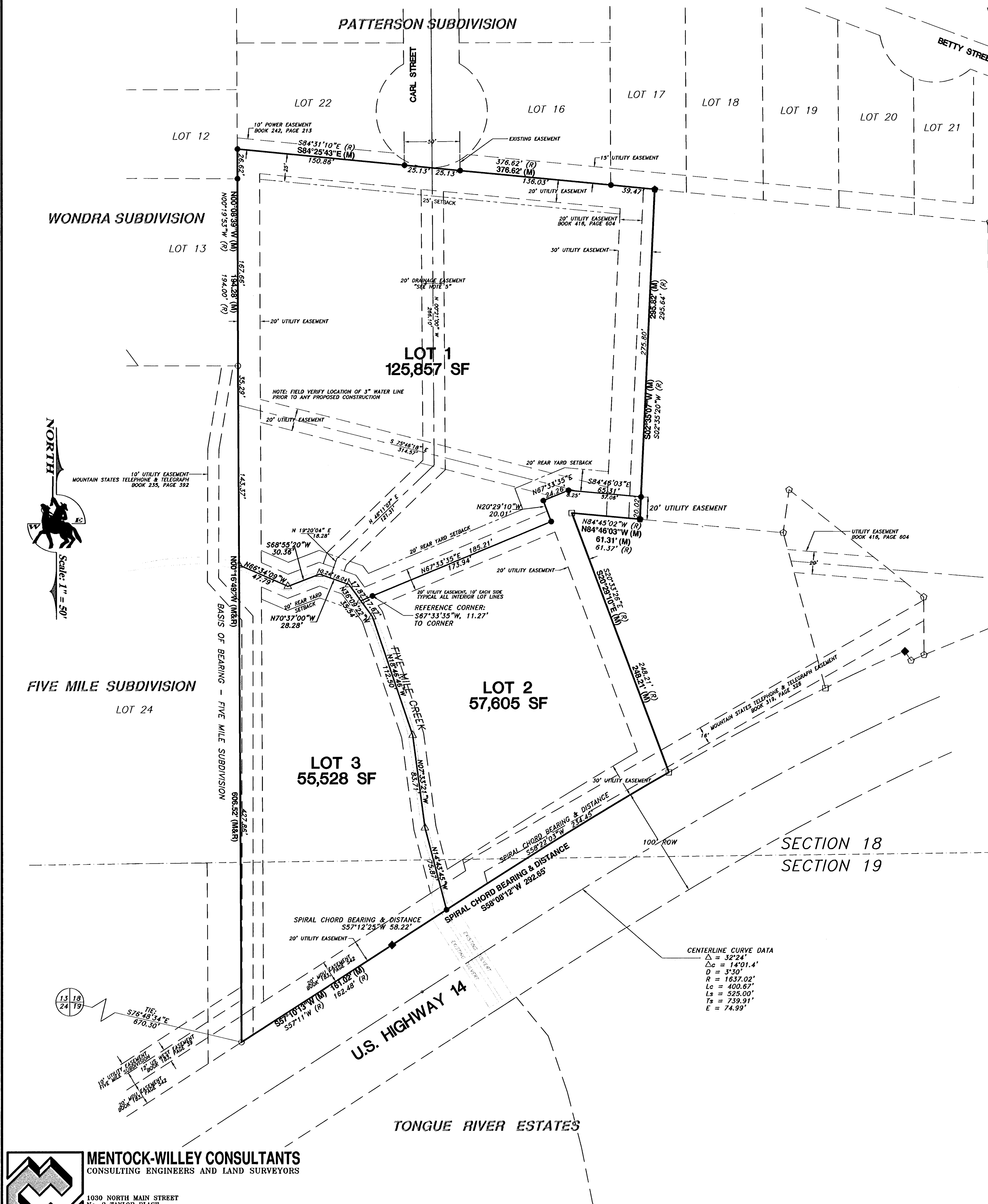
1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
2. BASIS OF BEARING: EAST LINE OF FIVE MILE SUBDIVISION BEING N00°16'49"W.
3. THE LOCATION OF THE EXISTING WATERLINE ACROSS LOT 1 SHALL BE FIELD VERIFIED PRIOR TO ANY PROPOSED CONSTRUCTION ON THIS LOT
4. NO SEWER OR WATER SERVICE IS AVAILABLE OR PROVIDED TO LOT 3
5. DRAINAGE EASEMENT ACROSS LOT 1 IS REQUIRED DUE TO GRADING ON CARL STREET ROUTING STORM WATER ACROSS LOT 1 FROM THE END OF CARL STREET TO FIVE MILE CREEK.

LEGEND

- UTILITY EASEMENT, WIDTH AS NOTED
 --- BUILDING SETBACKS (WHERE EASEMENT WIDTHS ARE GREATER THAN THE SETBACK WIDTH, THE EASEMENT SHALL BE THE SETBACK)

- (R) RECORD BEARING OR DISTANCE (M) MEASURED BEARING OR DISTANCE
 ○ FOUND REBAR AND AL CAP LS6594
 □ FOUND REBAR AND CAP LS2615
 ◇ FOUND REBAR AND AL CAP (UNMARKED)
 ● FOUND REBAR AND AL CAP (UNMARKED) STAMPED PE&LS3864
 ◆ SET REBAR AND CAP PE&LS3864
 ◆ FOUND RIGHT OF WAY MARKER
 △ PROPERTY CORNER FALLS IN CREEK, NOTHING SET

DEVELOPER:
 LARRY ABNEY
 2307 WEST MAIN
 BOZEMAN, MONTANA 59718
 PH:406-994-9125



MENTOCK-WILEY CONSULTANTS
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1030 NORTH MAIN STREET
 No. 2 TAYLOR PLACES
 SHERIDAN, WYOMING 82801
 PHONE: (307) 874-4224 FAX: (307) 872-9492

Partial Vacation 12-10-04 BK 459 P 106

A-24