

**PETITION FOR ANNEXATION**

TO: THE TOWN COUNCIL OF THE TOWN OF RANCHESTER, WYOMING

Pursuant to the provision of W.S. 15-1-403 et. seq. and other applicable statutes, the undersigned land owner(s) respectfully petition and show the City Council as follows:

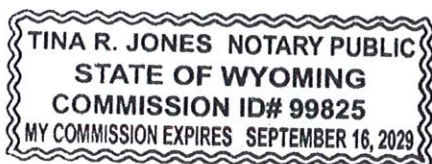
1. This is a petition for the annexation of eligible territory as determined by W.S. 15-1-402 adjacent to the Town of Ranchar, Wyoming with the legal description as follows: See attached
2. Bob & Michelle M Longhini is/are the sold owner(s) of said described property proposed to be annexed, and therefore constitute a majority of the landowners owning a majority of the area sought to be annexed.
3. A map of the area sought to be annexed is attached hereto, marked for exhibit, and made a part hereof.
4. Petitioners hereby request that said land be zoned B-1, R-3 upon annexation.

WHEREFORE, petitioners pray that said territory be annexed into the Town of Ranchar, Wyoming, pursuant to, and in accordance with the applicable Wyoming Statutes, and that said lands be zoned B-1, R-3.

Date this 20<sup>TH</sup> day of DECEMBER, 2023

Robert Longhini Michelle M. Longhini

Subscribed and sworn before me this 20<sup>TH</sup> day of DECEMBER, 2023



Tina R. Jones  
Notary Public

My Commission Expires 9-16-2029

**LEGAL DESCRIPTION OF PARCEL A**  
LOCATED WITHIN SECTION 24 OF T. 57 N., R 86 W. AND  
SECTION 19 OF T. 57 N., R. 85 W. OF THE 6<sup>TH</sup> P.M.  
SHERIDAN COUNTY, WYOMING

A Parcel of Land (PARCEL A) being a portion of the LONGHINI BOB & MICHELE M property as described in Deed 479, WD 668, under reception number 558686 of the records of the Sheridan County (Wyoming) Clerk and Recorder's Office, more particularly described as follows:

Beginning at a point (POB) which bears N04°28'50"E a distance of 633.95 feet from the southwest corner of the SENE of said Section 24, said point lying on the east boundary of the Wyoming Log Home Estates Subdivision as recorded in Drawer W, Plat number 57, under Instrument number 563288 of the records of the Sheridan County (Wyoming) Clerk and Recorder; thence along the east line of said subdivision N00°27'48"E a distance of 738.56 feet to a point on the south Right of Way line of U.S. Highway 14; thence along said Right of Way line N75°01'52"E a distance of 155.63 feet; thence continuing along said Right of Way line N66°26'23"E a distance of 1014.92 feet to a point being the northwest corner of Lot 11, Block 3 of the Tongue River Estates (Replat) subdivision as recorded in Plat Book Number 1 on page 302 under reception number 793314 of the records of the Sheridan County (Wyoming) Clerk and Recorder; thence departing from said Right of Way line and running along the boundary of said Tongue River Estates (Replat) subdivision the following courses:

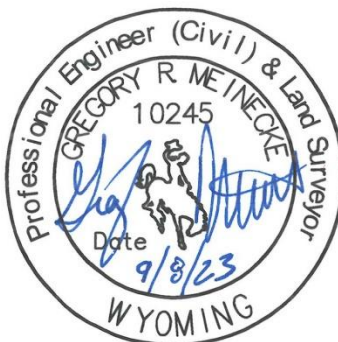
S27°37'12"E a distance of 513.31 feet;  
thence S24°26'42"E a distance of 144.74 feet;  
thence S08°24'39"E a distance of 298.38 feet;  
thence departing from the boundary of said subdivision N87°04'14"W a distance of 216.20 feet;  
thence S81°57'02"W a distance of 86.31 feet;  
thence S70°51'49"W a distance of 270.74 feet;  
thence N88°40'50"W a distance of 304.84 feet;  
thence S73°51'11"W a distance of 148.68 feet;  
thence S61°04'43"W a distance of 163.88 feet;  
thence S37°29'55"W a distance of 126.74 feet;  
thence N89°38'30"W a distance of 202.83 feet to the POINT OF BEGINNING.

Said Parcel A contains 23.87 acres and is as graphically shown on the attached "EXHIBIT A" which by this mention is made a part hereof.

Any modification of the above legal description terminates all liability of the surveyor who prepared the description.

I, Gregory R Meinecke, Registered Professional Engineer and Land Surveyor, do hereby certify that this legal description was prepared by me from surveys under my supervision and correctly represents Parcel A to the best of my knowledge.

Gregory R Meinecke  
WY PE/LS #10245





# EXHIBIT A

## PARCEL A & PARCEL B

SEC 24, T57N, R86W, SEC 19, T57N, R85W  
SHERIDAN COUNTY, WY

**LEGEND:**

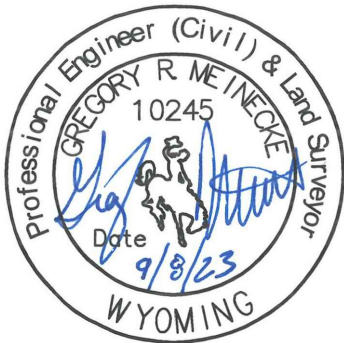
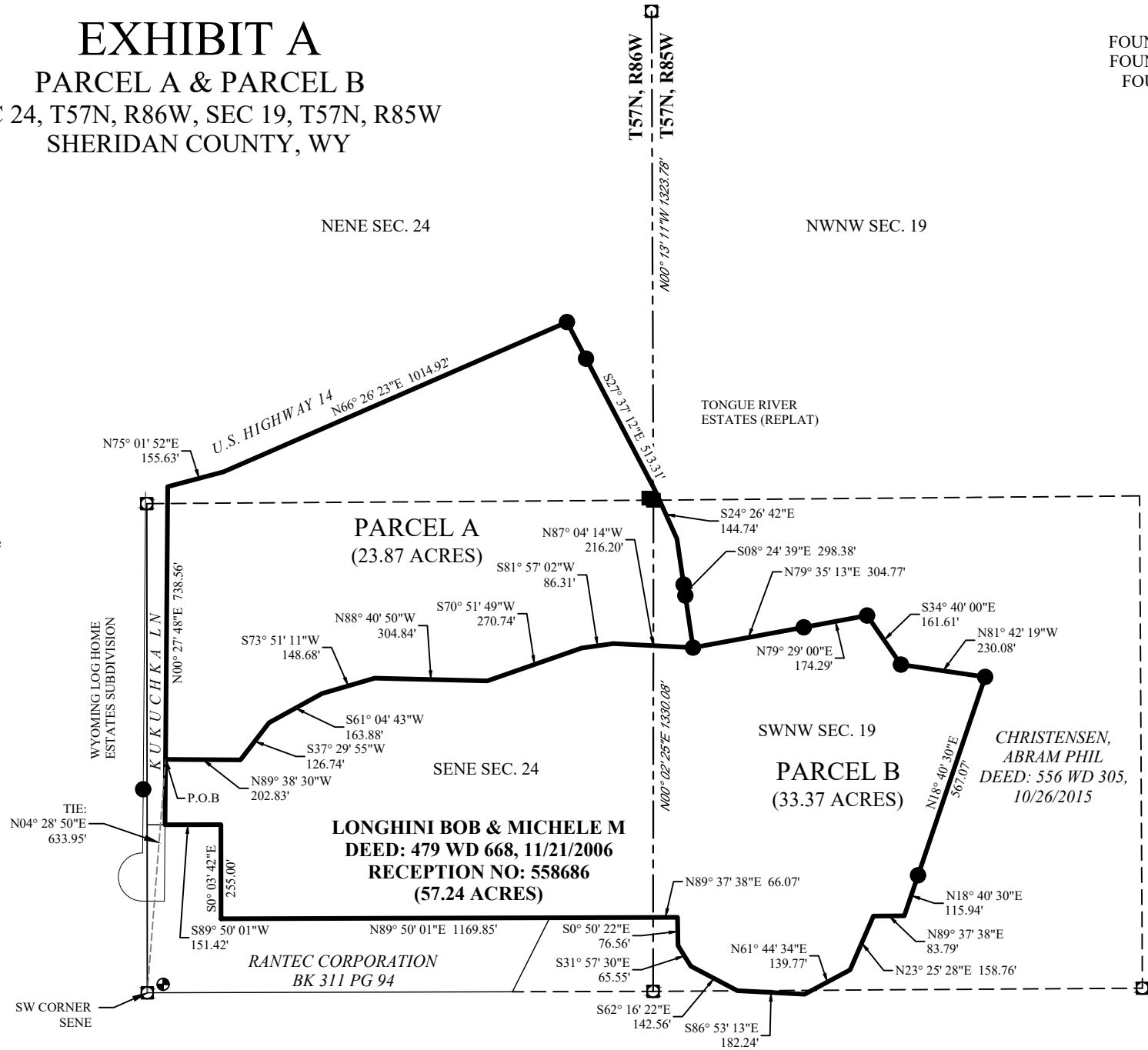
FOUND PROPERTY CORNER AC	●
FOUND PROPERTY CORNER BC	■
FOUND PRIVATE MONUMENT	□
FOUND IRON PIPE	⊙
PROPERTY BOUNDARY	—
SECTION LINE	- - -
1/16TH SECTION LINE	- · - · -
ADJACENT LANDOWNER	---

0 150 300  
SCALE: 1" = 300'

**NOTES:**

1. Bearings and distances shown are measured unless otherwise noted.

State Plane Coordinate System: NAD 1983 (Conus)  
Zone: Wyoming East Central 4902  
Vertical Datum: NAVD 88 (GEOID18 - Conus)  
Ground Scale Factor - US Survey Foot: 1.0002439426



				 <b>WWC ENGINEERING</b> 5810 E. 2nd Street, STE 200 Casper, WY 82609 TEL: (307) 473-2707		Longhini, Bob & Michele M P.O. Box 185 Ranchester, WY 82839		<b>EXHIBIT A</b> SEC 24, T57N, R86W, SEC 19, T57N, R85W SHERIDAN COUNTY, WY							
Rev.	Date	Description	By	Proj. Engr.	Checked	Rev. Request	Land Agent: ---	Project #: 113119	---	Drawn: KME	Checked: GRM	Approval: ---	Date: 9/8/2023	Sheet: 2 OF 2	Rev: A