

**JA2
RANCHESTER PROPERTY
ANNEXATION REPORT**

PREPARED FOR:

JA2



December 2023

JA2 RANCHESTER PROPERTY ANNEXATION REPORT

Prepared for: JA2
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LOCATION

A Parcel of Land 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 more or less, which by this mention is made a part hereof.

PROPOSED ZONING:

B-1 Business District for the land which is immediately adjacent to U.S. HWY 14 and extends 300-feet south of U.S. Highway 14 which is 8.57 acres more or less and R-3 Residential for the remainder of the property.

ESTIMATED AREAS

1. Commercial Acreage: 8.57 acres
2. Commercial Square Footage: 182,952 square feet
3. Net Residential Acreage: 13 acres
4. Residential Density: 4 unit/acre
5. Number of Residential Lots: 52 lots
6. Park Land and Open Space: 2.3 acres
7. Acreage for Other Services (schools, etc.): 0 acres
8. Cost for Public Improvements:

There is no cost for public improvements at this time, however, the property is planned to be developed in the future and will be seeking to bring Town water and sanitary sewer to the site to service commercial buildings as well as residences.

Private and public infrastructure needed for any future developments will be permitted and built in accordance with Town requirements and will be the responsibility of the future developer.

- a. Right of way grading estimated: None
- b. Sanitary Sewer (Onsite): None
- c. Sanitary Sewer (Offsite): None
- d. Water Lines (Onsite): None
- e. Water Lines (Offsite): None
- f. Storm Drain: None
- g. Curb/Gutter/Sidewalks: None
- h. Paving: None