

FINAL PLAT OF
BROOKFIELD ACRES

LOCATED WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$), SECTION 32,
TOWNSHIP 57 NORTH, RANGE 86 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
NUMBER OF LOTS: 6, TOTAL AREA: +/- 317,856.67 SF (+/- 7.30 ACRES)
ROW AREA: +/- 17,809.74 SF

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION, A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NE CORNER OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 32, SAID POINT ALSO BEING IN COUNTY ROAD #102 (DAYTON EAST ROAD); THENCE ALONG SAID ROAD S89°28'06"W, 613.34 FEET TO A POINT LYING IN SAID ROAD; THENCE LEAVING SAID ROAD S00°41'53"E, 129.98 FEET ALONG THE EAST LINE OF A MDU SUBSTATION SITE; THENCE S89°18'07"W, 99.99 FEET ALONG THE SOUTHWEST LINE OF A MDU SUBSTATION SITE; THENCE N00°41'53"W, 129.98 FEET ALONG THE WEST LINE OF A MDU SUBSTATION SITE TO A POINT LYING IN SAID ROAD; THENCE CONTINUING ALONG SAID ROAD S89°24'39"W, 35.28 FEET TO A POINT LYING IN SAID ROAD; THENCE LEAVING SAID ROAD S00°12'24"W, 106.05 FEET ALONG THE WESTERLY LINE OF AN ACCESS AND UTILITY EASEMENT AS RECORDED IN SHERIDAN COUNTY RECORDS BOOK 382, PAGES 175-176; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID EASEMENT S00°05'07"W, 172.40 FEET TO A POINT; THENCE N89°37'17"E, 734.66 FEET TO A POINT LYING ON THE WESTLINE OF PHASE 1 OF WOODROCK ESTATES SUBDIVISION; THENCE N00°02'54"W, 272.89 FEET ALONG SAID WEST LINE TO A POINT LYING ON THE SOUTH LINE OF SAID TRACT OF LAND AS RECORDED IN BOOK 416 PAGE 319; THENCE S89°48'50"W, 50.09 FEET ALONG SAID SOUTH LINE TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND AS RECORDED IN BOOK 416 PAGE 319, N00°00'33"E, 162.19 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND, S89°59'27"E, 55.24 FEET TO A POINT ON THE EAST LINE OF SAID SECTION, N00°11'22"E, 31.45 FEET TO THE POINT OF BEGINNING CONTAINING 7.30 ACRES MORE OR LESS. SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 7.30 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS BROOKFIELD ACRES, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 15 DAY OF April, 2019.

Christopher Robert Bernard
CHRISTOPHER ROBERT BERNARD
(BERNARD INVESTMENT GROUP LLC)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Christopher Bernard FOR Bernard Inv Group LLC THIS 15th DAY OF April, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11-8-2022

Charitina Fritzler
NOTARY PUBLIC

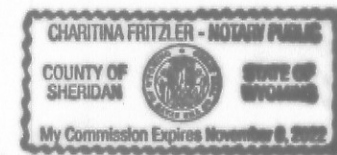
PADLOCK RANCH COMPANY

Sheena Marie Bernard
SHEENA MARIE BERNARD
(BERNARD INVESTMENT GROUP LLC)

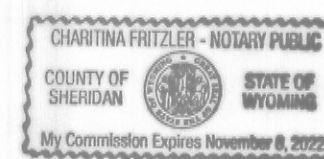
STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Sheena Bernard FOR Bernard Inv Group LLC THIS 15th DAY OF April, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11-8-2022

Charitina Fritzler
NOTARY PUBLIC



NE CORNER S.32
3-1/4" BC-LS102 1965
NORTHING: 1923920.71
EASTING: 1332241.57

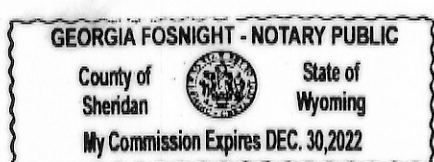


THE UNDERSIGNED SECURITY STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS MADE WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 416 OF MORTGAGES, AT PAGE 279. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE TOWN OF DAYTON FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE FOREMENTIONED MORTGAGE.

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Patrick Schilling FOR Security State Bank THIS 15th DAY OF April, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/30/22

Bergin Forsight
NOTARY PUBLIC



CERTIFICATE OF APPROVAL - TOWN OF DAYTON PLANNING COMMITTEE

APPROVED BY THE TOWN OF DAYTON PLANNING COMMITTEE THIS 15 DAY OF April, 2019

Jim Lomas
CHAIRMAN

Wicki Cotton
SECRETARY

CERTIFICATE OF APPROVAL - TOWN OF DAYTON COUNCIL

APPROVED BY THE TOWN COUNCIL OF DAYTON THIS 15 DAY OF April, 2019

Pat O'Quinn
MAYOR

Wicki Cotton
ATTEST: TOWN CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:35 O'CLOCK THIS 19 DAY OF April, 2019
AND IS DULY RECORDED IN PLAT BOOK B ON PAGE 70

Ela Ghunk Thompson
CLERK

2019-749379
STAMP RECEIVING NUMBER

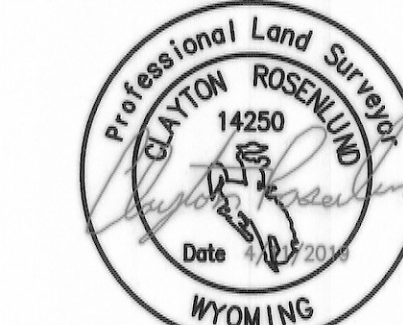
NOTES:

- 1) EXISTING SEPTIC SYSTEM ATTACHED TO THE HOME LOCATED ON LOT 5 TO BE ABANDONED
- 2) EXISTING WATERLINE TO EXISTING HOME LOCATED ON LOT 5 TO BE ABANDONED
- 3) "OUTLOT A" SET ASIDE FOR POSSIBLE CITY OF DAYTON FUTURE ACCESS. "OUTLOT A" IS TO BE USED FOR UTILITY EASEMENTS AND PUBLIC ACCESS.
- 4) "OUTLOT B" SET ASIDE FOR FUTURE LAND EXCHANGE WITH MONTANA DAKOTA UTILITIES.
- 5) PROPERTY ZONED R-1

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF BROOKFIELD ACRES SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

REGISTERED LAND SURVEYOR NO.: 14250



LEGEND

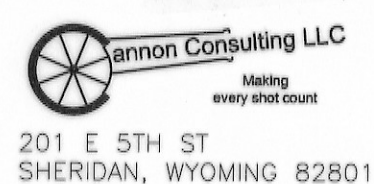
- SET 1.5" AC-LS 14250
- ◆ 2" AC-PE&LS 3864 UNLESS NOTED OTHERWISE
- CALCULATED CORNER
- ⊗ NOT ACCEPTED
- AC ALUMINUM CAP
- BC BRASS CAP
- WC WITNESS CORNER
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT
- LOT LINE / PROPERTY LINE
- DEEDED BOUNDARY LINE



DATUM:

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF: 1.000254

NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.



OWNER:
BERNARD INVESTMENT GROUP, LLC
1345 BROADWAY STREET
SHERIDAN, WYOMING 82801