

PLAT OF
WOODROCK ESTATES SUBDIVISION
PHASE TWO

BEING A SUBDIVISION OF
LOT 30, WOODROCK ESTATES SUBDIVISION, PHASE ONE
AND A PORTION OF THE SW 1/4 NW 1/4 OF SECTION 33

T 57 N, R 86 W, OF THE 6th P.M.

TOWN OF DAYTON

SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 10.85 ACRES

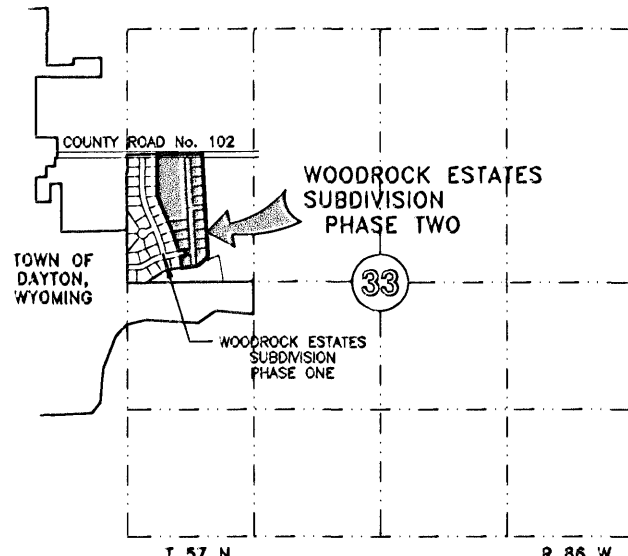
TOTAL NUMBER OF LOTS = 15

30.00' WIDE STRIP
DEDICATED AS PUBLIC R.O.W.
COUNTY ROAD No. 102
(DAYTON EAST ROAD)

COUNTY ROAD No. 102 (DAYTON EAST ROAD)

FOURTH AVENUE

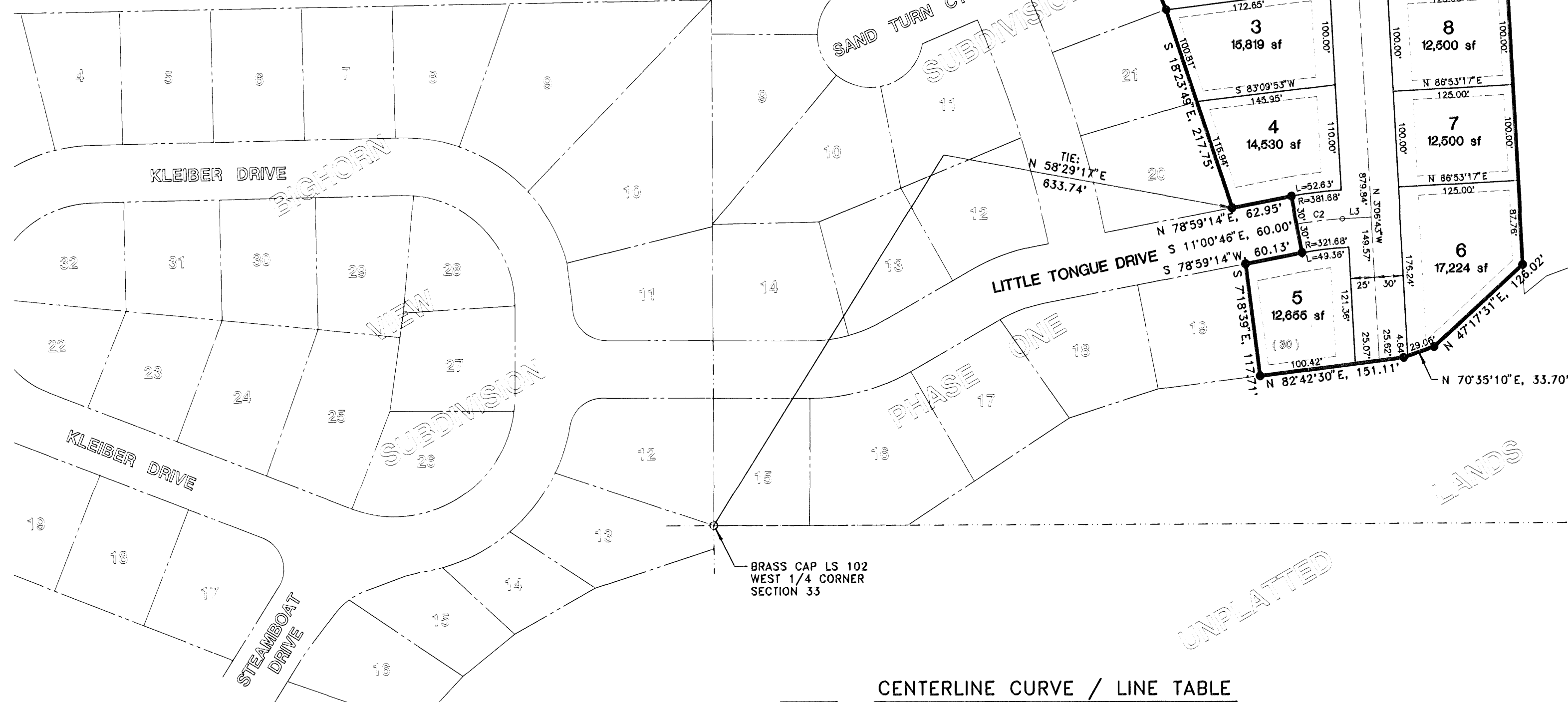
BROADWAY AVENUE



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

1. BUILDING SETBACKS AND DEDICATED PUBLIC UTILITY EASEMENTS ARE AS SHOWN ON THIS PLAT AND DETAILED AS FOLLOWS:
FRONT OF LOT (ALL STREETS): 20 FEET
ALL OTHER PROPERTY LINES: 10 FEET
2. REBAR AND 2" ALUMINUM CAP PER PE/LS 3864 SET AT ALL INTERIOR LOT CORNERS
3. THE FILING OF THIS PLAT WILL VACATE LOT 30, WOODROCK ESTATES SUBDIVISION, PHASE ONE
4. PITCHFORK ROAD AND LITTLE TONGUE DRIVE RIGHT OF WAY DEDICATIONS TO BE 60' WIDE (30' EACH SIDE OF CENTERLINE) EXCEPT AS SHOWN



CENTERLINE CURVE / LINE TABLE

CURVE / LINE	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING	CHORD / LINE
C1	2320.32'	2°32'30"	111.81'	N 11°00'27"W	111.80'
C2	351.68'	7°54'03"	48.49'	N 82°42'30"E	48.48'
LS	-	-	-	N 86°53'17"E	30.00'

LEGEND

- ◇ BOUNDARY CORNER - NOTHING SET
- 2" ALUMINUM CAP - PE/LS 3864 (SUBDIVISION BOUNDARY CORNER)
- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- UTILITY EASEMENT AND BUILDING SETBACK LINE
- INTERIOR SECTION LINE

CERTIFICATE OF DEDICATION
WOODROCK ESTATES SUBDIVISION
PHASE TWO

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS WOODROCK ESTATES SUBDIVISION, PHASE TWO, BEING A SUBDIVISION OF LOT 30 OF WOODROCK ESTATES SUBDIVISION, PHASE ONE, AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF WOODROCK ESTATES SUBDIVISION, PHASE ONE ("PHASE ONE"), BEING LOCATED N 58°29'17"E, 633.74 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH RIGHT OF WAY OF LITTLE TONGUE DRIVE N 78°59'14"E, 62.95 FEET; THENCE S 11°00'48"E, 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF LITTLE TONGUE DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY S 78°59'14"W, 60.12 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID PHASE ONE; THENCE ALONG THE EAST LINE OF SAID LOT 19 S 7°18'39"E, 117.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N 32°42'30"E, 151.11 FEET; THENCE N 70°35'10"E, 33.70 FEET; THENCE N 47°17'31"E, 126.02 FEET; THENCE N 308°43'W, 1072.79 FEET TO THE CENTERLINE OF COUNTY ROAD No. 102 (DAYTON EAST ROAD); THENCE ALONG SAID CENTERLINE S 89°25'48"W, 470.31 FEET TO THE NORTHEAST CORNER OF SAID PHASE ONE; THENCE LEAVING SAID CENTERLINE ALONG THE EAST BOUNDARY OF SAID PHASE ONE S 0°13'28"W, 432.56 FEET; THENCE CONTINUING ALONG SAID EAST BOUNDARY S 23°13'56"E, 400.58 FEET; THENCE CONTINUING ALONG SAID EAST BOUNDARY S 18°23'49"E, 217.75 FEET TO THE POINT OF BEGINNING,

CONTAINING 10.85 ACRES, MORE OR LESS, AND

THAT EASEMENTS, THE LOCATION AND INTENDED USE OF WHICH ARE SHOWN ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE TOWN OF DAYTON AND ITS LICENSEES, AND THAT STREET RIGHTS OF WAY AS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE PUBLIC USE ARE HEREBY SO DEDICATED,

HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

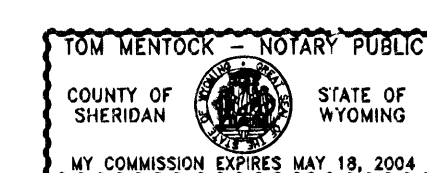
BY:

Don Horn
WOODROCK DEVELOPMENT II, L.L.C. - OWNER
DON HORN, AUTHORIZED AGENT

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JANUARY, 2004, BY DON HORN, THE AUTHORIZED AGENT FOR WOODROCK DEVELOPMENT II, L.L.C.

MY COMMISSION EXPIRES: May 18, 2004

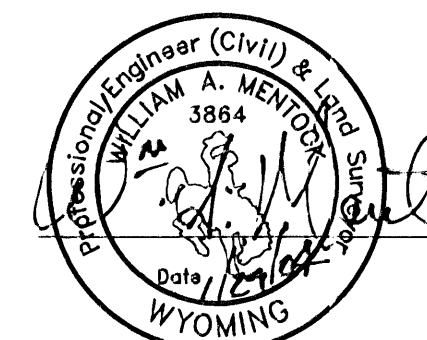


William A. Mentock
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I, WILLIAM A. MENTOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS AMENDED PLAT OF WOODROCK ESTATES SUBDIVISION, PHASE TWO WAS PREPARED AS A RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.



DAYTON PLANNING COMMISSION
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF DAYTON PLANNING COMMISSION THIS 22nd DAY OF August, 2004.

Barbara Gruelbauer *David J. Applegate*
CHAIRMAN SECRETARY

TOWN COUNCIL OF DAYTON, WYOMING
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DAYTON, WYOMING THIS 6th DAY OF October, 2003.

Robert L. Wood *Susan McLean*
MAYOR ATTEST: TOWN CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 O'CLOCK P.M. ON FEBRUARY 20, 2004, AND FILED IN DRAWER W, PLAT NUMBER 49

INSTRUMENT No. 467794 FEE 50.00

Charles R. Rawlings *Dale R. Rawlings*
COUNTY CLERK DEPUTY COUNTY CLERK

PREPARED FOR:
WOODROCK DEVELOPMENT, L.L.C.
c/o DON HORN, AUTHORIZED AGENT
120 BECKTON ROAD
DAYTON, WYOMING 82836

PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER:
WILLIAM A. MENTOCK PE/LS 3864
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

015052FP.dwg

JANUARY 29, 2004