

NOTICE  
This plat is an image or reproduction of the original as it 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. Deviations, measurement or representations may have occurred  
since the original plat was recorded.



SCALE : 1" = 50 FEET

APRIL, 2009  
DAYTON, WYOMING



BASIS OF BEARING:  
WYOMING STATE PLANE,  
EAST CENTRAL ZONE  
NAD 83

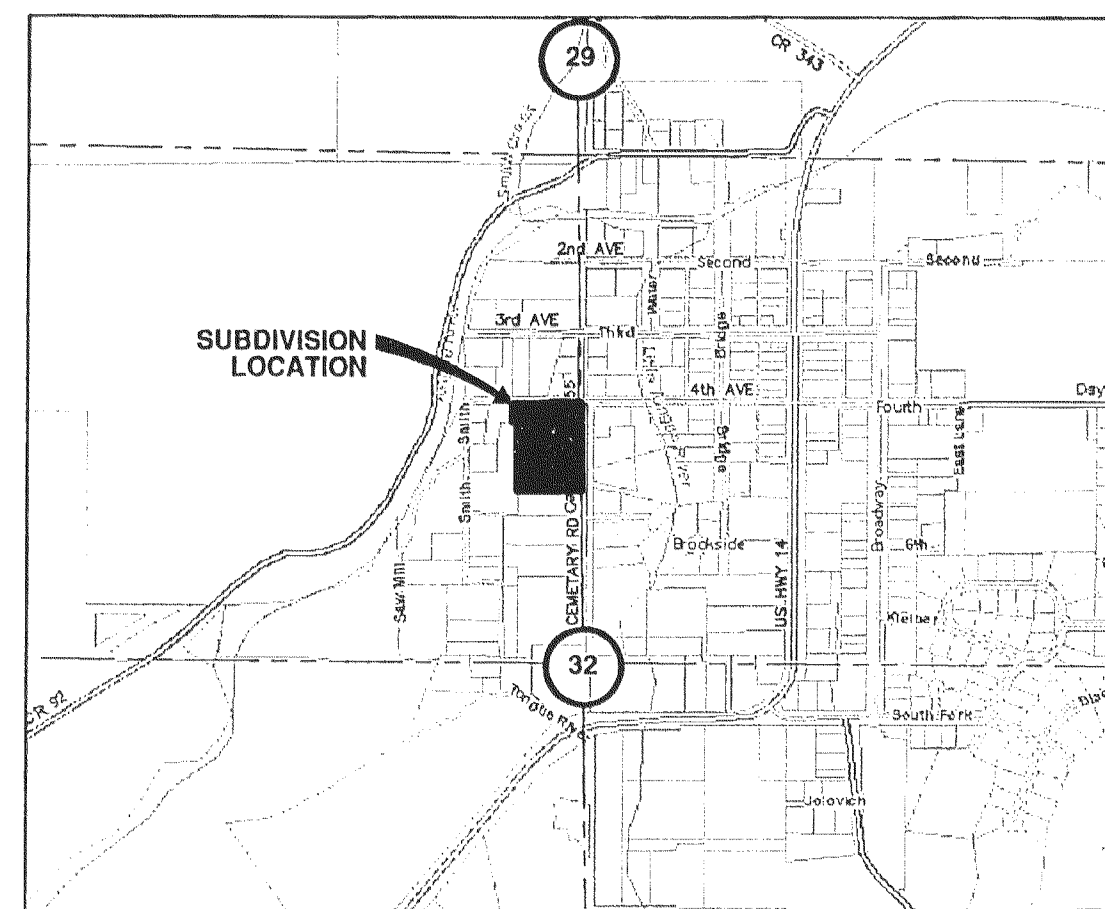
LEGEND:

- = FOUND 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED  
PER PE/LS 3864
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED  
PER PE/LS 3864

- = SECTION LINE
- = SUBDIVISION BOUNDARY LINE
- = PROPOSED PROPERTY LINE
- - - = EASEMENT LINE
- - - = EXISTING PROPERTY LINES

NOTE:

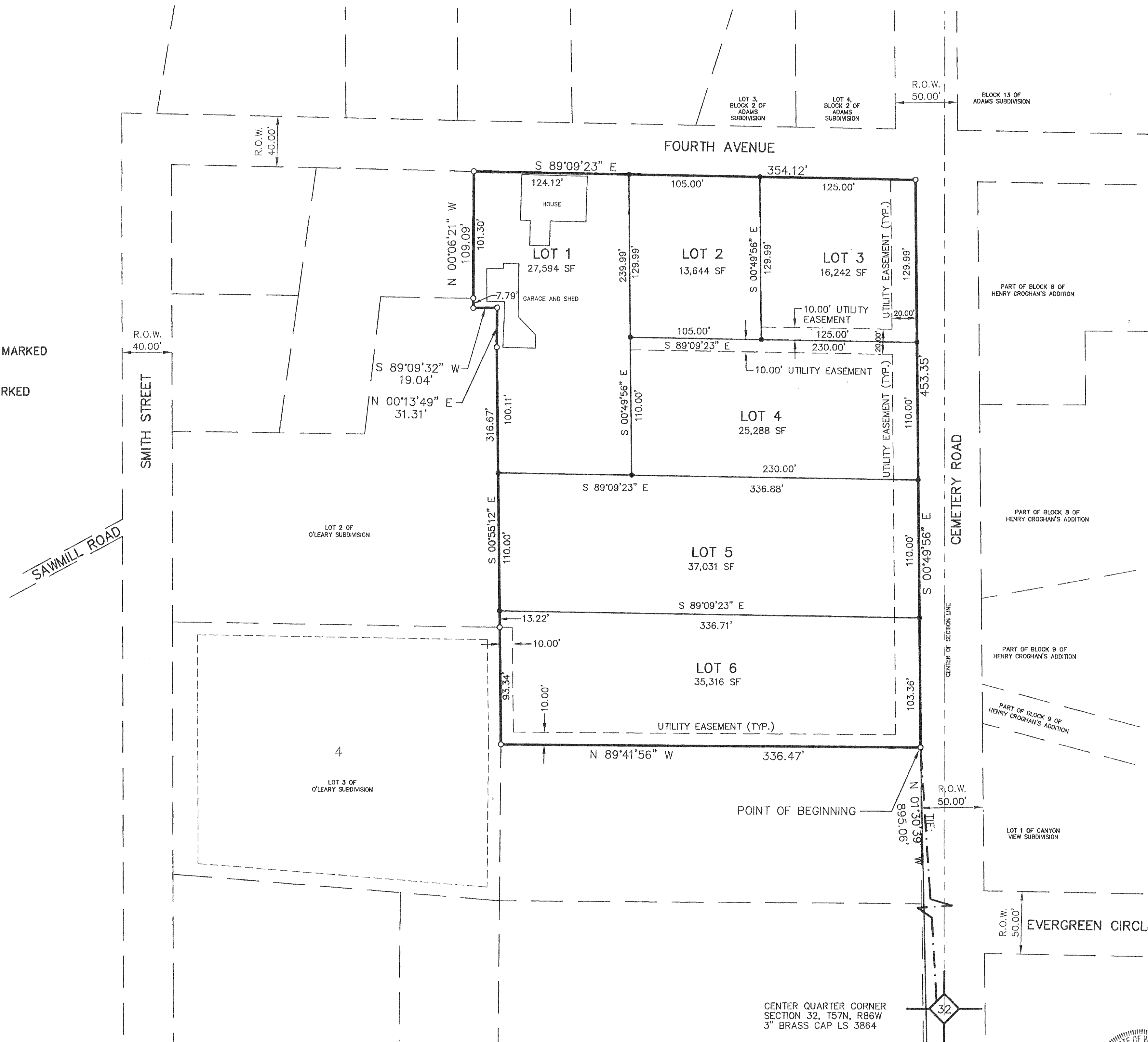
THE EXISTING BUILDINGS ON LOT 1 AS SHOWN ON THIS PLAT  
ARE APPROVED AS TO THEIR EXISTING LOCATIONS. ANY  
ADDITIONS TO THE BUILDINGS OR FUTURE BUILDINGS WILL BE  
REQUIRED TO MEET THE CURRENT TOWN OF DAYTON BUILDING  
SETBACKS.



VICINITY MAP  
SCALE 1" = 1,000'

T57N  
R86W

FINAL PLAT OF  
**OWL'S ROOST SUBDIVISION**  
BEING A REPLAT OF LOT 1 OF O'LEARY SUBDIVISION  
LOCATED IN SE1/4NW1/4 SECTION 32, T 57 N, R 86 W, 6th P.M.  
TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING  
TOTAL ACREAGE = 3.561 ACRES  
TOTAL NO. OF LOTS = 6



CERTIFICATE OF DEDICATION

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 OR  
IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR  
PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS OWL'S  
ROOST SUBDIVISION, BEING A REPLAT OF THE FOLLOWING TRACT: LOT 1 OF O'LEARY  
SUBDIVISION RECORDED DECEMBER 17, 2008 IN DRAWER O OF PLATS, PLAT # 17.

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY  
DEDICATE FOR PUBLIC USE TO THE TOWN OF DAYTON AND ITS LICENSEES ALL STREETS,  
ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE  
SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE  
DEDICATED FOR PUBLIC USE, AND THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS  
PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE TOWN OF DAYTON AND ITS  
LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND  
MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES,  
CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR  
HEREAFTER GENERALLY UTILIZED BY THE PUBLIC, AND ALL RIGHTS UNDER AND BY  
VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY  
WAIVED AND RELEASED.

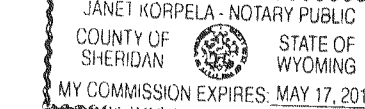
EXECUTED THIS 7<sup>th</sup> DAY OF April, 2009.

BY: Wayne Ransbottom  
M & R, L.L.C.  
WAYNE RANSBOTTOM, MANAGER

STATE OF WYOMING } S.S.  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY  
OF April, 2009, BY WAYNE RANSBOTTOM, MANAGER OF M & R, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL.



Janet Korpela  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

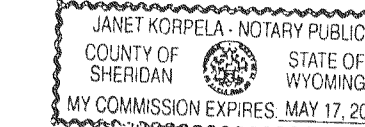
EXECUTED THIS 7 DAY OF April, 2009.

BY: Jonathan M. Cowd  
FIRST INTERSTATE BANK

STATE OF WYOMING } S.S.  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY  
OF April, 2009, BY FIRST INTERSTATE BANK.

WITNESS MY HAND AND OFFICIAL SEAL.



Janet Korpela  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

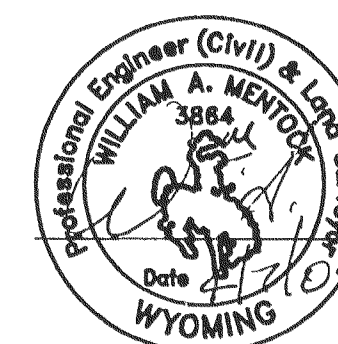
DECLARATION VACATING PREVIOUS PLAT

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1, O'LEARY SUBDIVISION, AS  
RECORDED IN DRAWER O OF PLATS, PLAT # 17, OF THE RECORDS OF THE  
SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF  
ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } S.S.  
COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED  
PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSED UNDER THE LAWS  
OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND  
COMPLETE PLAT OF OWL'S ROOST SUBDIVISION, AS LAID OUT, PLATTED,  
DEDICATED AND SHOWN HEREON. THAT THIS PLAT WAS MADE FROM AN  
ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY  
SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL  
LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH  
TOWN OF DAYTON REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



William A. Mentock  
WYO P.E. & L.S. No. 3864

CITY COUNCIL OF DAYTON  
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DAYTON, THIS 7 DAY  
OF April, 2009.

ATTEST: CITY CLERK Susan McLean MAYOR Robert Wood

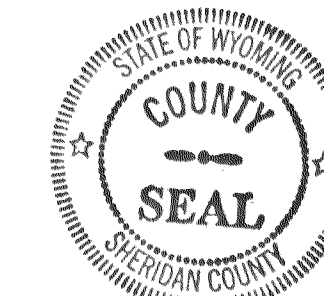
CERTIFICATE OF RECORDER

STATE OF WYOMING } S.S.  
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND  
RECORDER AT 3:20 PM ON April 9, 2009, AND IS DULY  
RECORDED IN BOOK 0, PAGE NO. 18

COUNTY CLERK Candice Kottuska

DEPUTY COUNTY CLERK Wendy Dunkerberg



PREPARED FOR:  
M & R, L.L.C.  
P.O. BOX 565  
DAYTON, WY 82836

PREPARED BY:  
**SANDERSON  
STEWART**

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