

PLAT OF
WOODROCK ESTATES SUBDIVISION
PHASE ONE

LOCATED IN
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 = 12.42 ACRES
TOTAL LOTS = 30

CERTIFICATE OF DEDICATION
WOODROCK ESTATES SUBDIVISION
PHASE ONE

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 ONE, AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) 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 WEST QUARTER CORNER OF SAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SECTION 33 N 0°18'35"E, 1335.33 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 102 (DAYTON EAST ROAD); THENCE ALONG SAID CENTERLINE N 90°00'00"E, 308.02 FEET; THENCE LEAVING SAID CENTERLINE S 0°13'28"W, 429.35 FEET; THENCE S 2°13'58"E, 403.25 FEET; THENCE S 17°22'36"E, 220.55 FEET; THENCE N 79°33'26"E, 68.10 FEET; THENCE S 10°26'34"E, 60.00 FEET; THENCE S 6°44'27"E, 121.62 FEET TO THE CENTERLINE OF AN IRRIGATION DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES: S 83°16'42"W, 167.36 FEET; THENCE S 72°31'28"W, 97.41 FEET; THENCE S 56°57'07"W, 203.14 FEET; THENCE LEAVING SAID CENTERLINE N 89°23'23"W, 201.22 FEET TO THE POINT OF BEGINNING,

CONTAINING 12.42 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:

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

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF DECEMBER, 2001, BY DON HORN, THE AUTHORIZED AGENT FOR WOODROCK DEVELOPMENT, L.L.C.

MY COMMISSION EXPIRES: May 18, 2004

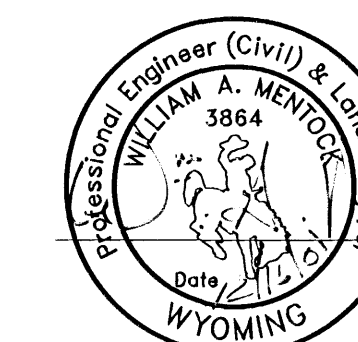


NOTARY PUBLIC

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 PLAT OF WOODROCK ESTATES SUBDIVISION, PHASE ONE 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.



WILLIAM A. MENTOCK
WY P.E. & L.S. No. 3864

DAYTON PLANNING COMMISSION
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN OF DAYTON PLANNING COMMISSION THIS 23rd DAY OF April, 2001.

Barbara Huchbauer
CHAIRMAN

Trish T. Tye
SECRETARY

TOWN COUNCIL OF DAYTON, WYOMING
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DAYTON, WYOMING THIS 15 DAY OF August, 2001.

Robert L. Ligon
MAYOR

David M. Ligon
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 1:00 O'CLOCK P.M. ON DEC. 18, 2001, AND FILED IN DRAWER W, PLAT NUMBER 47, INSTRUMENT No. 395418 FEE 50.00

Debbie Kattika
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

NOTES:

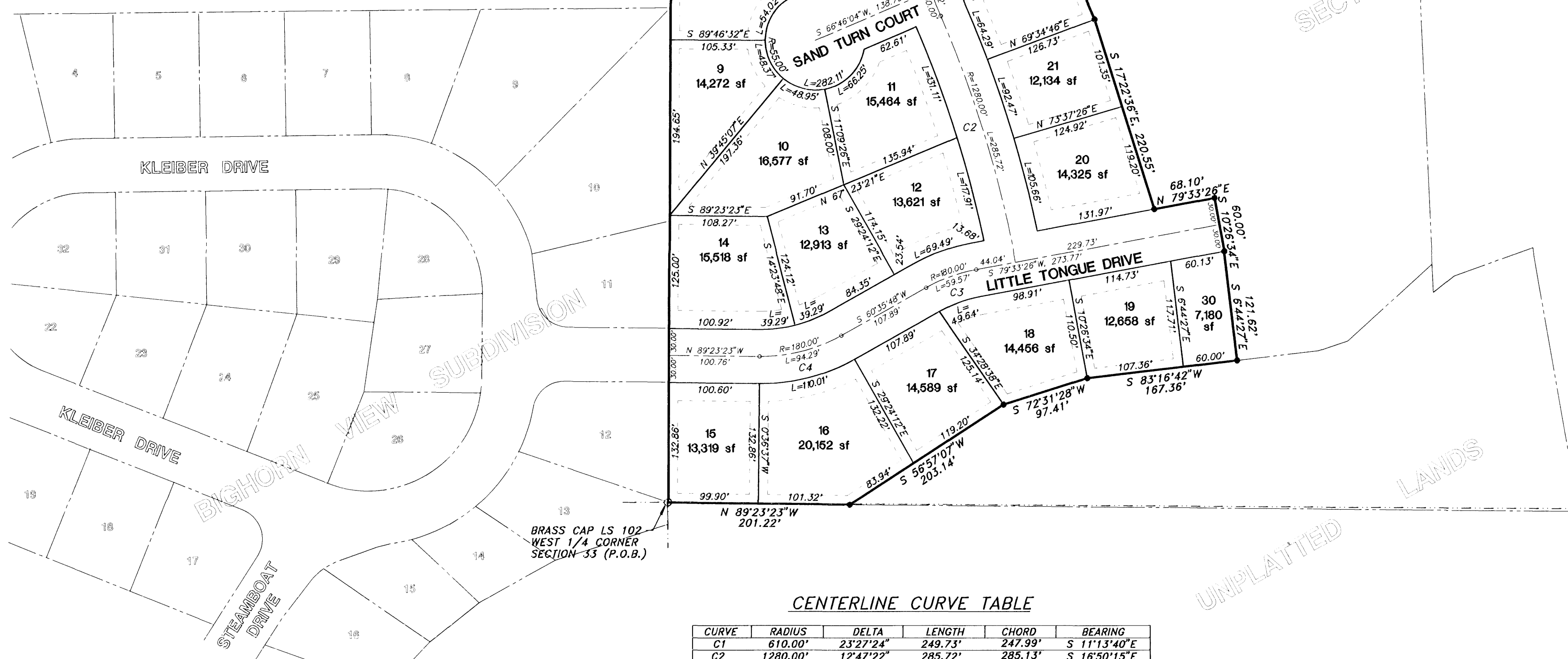
- LOT 30 IS DESIGNATED FOR USAGE AS RIGHT OF WAY AND UTILITY EASEMENT UPON THE SALE OF THE 26th LOT WITHIN THIS SUBDIVISION; THIS DESIGNATION MAY BECOME VOID IF THERE IS EQUIVALENT SUBSTITUTION FOR SAID USAGE
- BUILDING SETBACKS AND DEDICATED PUBLIC UTILITY EASEMENTS ARE AS SHOWN ON THIS PLAT AND DETAILED AS FOLLOWS:
FRONT OF LOT: 20 FEET
ALL OTHER PROPERTY LINES: 10 FEET
- ROAD RIGHTS OF WAY - 60.00 FEET WIDTH (30.00 FEET EACH SIDE OF CENTERLINE SHOWN)
- CUL-DE-SAC RADIUS - 55.00 FEET
- REBAR AND ALUMINUM CAP (PE/LS 3864) SET AT ALL INTERIOR LOT CORNERS

ALUM. CAP PE/LS 3159
POINT ON LINE
21.39' TO COR./ ROAD CL

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

ALUM. CAP PE/LS 3864
POINT ON LINE
30.00' TO COR./ ROAD CL

VICINITY MAP
SCALE: 1" = 2000'



CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	610.00'	23°27'24"	249.73'	247.99'	S 11°13'40"E
C2	1280.00'	12°47'22"	285.72'	285.13'	S 16°50'15"E
C3	180.00'	18°57'38"	59.57'	59.30'	S 70°04'37"W
C4	180.00'	30°00'49"	94.29'	93.22'	S 75°36'13"W

LEGEND

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

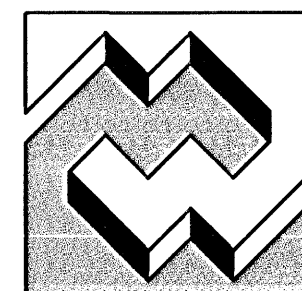
PREPARED FOR:
WOODROCK DEVELOPMENT, L.L.C.
c/o DON HORN, AUTHORIZED AGENT
120 BECKTON ROAD
DAYTON, WYOMING 82836

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

01305-FP.dwg

DECEMBER 17, 2001



MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

TAYLOR PLACE No. 2
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SHERIDAN, WY 82801
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Partial Vacation 2-20-04 BK 450 p 774

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