

FINAL PLAT
OF THE
MOUNTAIN INN MINOR SUBDIVISION
TO THE
TOWN OF DAYTON, WYOMING
A PORTION OF LOTS 8, 9, 10, 11, 12, & 13, BLOCK 14,
WALLING'S ADDITION, TOWN OF DAYTON, SHERIDAN COUNTY,
WYOMING

TOTAL AREA = ±1.51 ACRES
ZONED: B-1 BUSINESS
ORDINANCE NO. 273
(BOOK 376, PAGE 547)

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED P. BAR W, INC., GREG WILDER, PRESIDENT AND HOWARD PAGE, VICE-PRESIDENT BEING THE OWNER'S, PROPRIETORS OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS MOUNTAIN INN MINOR SUBDIVISION, A TRACT OF LAND BEING ALL THAT PORTION OF LOTS 8, 9, 10, 11, 12, AND 13, BLOCK 14, WALLING'S ADDITION TO THE TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING LYING WESTERLY AND NORTHERLY OF U.S. HIGHWAY NO. 14, EXCEPTING THE WEST TWENTY (20) FEET OF SAID LOTS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 14, WALLING'S ADDITION; THENCE S89°40'01"E, 20.00 FEET ALONG THE NORTH LINE OF SAID LOT 13 AND THE SOUTH LINE OF LOT 8, BLOCK 4, HENRY CROGHAN'S ADDITION TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT ALSO DESCRIBED IN BOOK 454 OF DEEDS, PAGE 775; THENCE, CONTINUE S89°40'01"E, 288.32 FEET ALONG SAID NORTH LINE OF LOT 13, BLOCK 14, WALLING'S ADDITION, AND SAID SOUTH LINE OF LOT 8, BLOCK 4, HENRY CROGHAN'S ADDITION TO A POINT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14, (AKA MAIN STREET); THENCE S00°31'02"E, 1.23 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14, (AKA MAIN STREET) TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 88°58'47", A RADIUS OF 283.44 FEET (AS PER RECORD OF SURVEY FILED IN DRAWER "A" PLAT NUMBER "61"), AN ARC LENGTH OF 440.18 FEET, A CHORD BEARING OF S44°07'51"W, AND A CHORD LENGTH OF 397.26 FEET TO A POINT; THENCE S01°34'47"E, 10.23 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14, (AKA SOUTH FORK AVENUE) TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 8, BLOCK 14, WALLING'S ADDITION; THENCE S88°34'32"W, 13.11 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14, (AKA SOUTH FORK AVENUE), AND SAID SOUTH LINE OF LOT 8, BLOCK 14, WALLING'S ADDITION TO A POINT, SAID POINT BEING TWENTY (20) FEET EAST OF THE SOUTHEAST CORNER OF LOT 14, BLOCK 14, WALLING'S ADDITION TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS ±65,880 SQUARE FEET OR ±1.51 ACRES OF LAND, MORE OR LESS.

ALL WITHIN THE TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING, THAT THIS SUBDIVISION, AS DESCRIBED AND AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND EASEMENTS.

THE UNDERSIGNED OWNER'S OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE TOWN OF DAYTON AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

THE UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE TOWN OF DAYTON AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES, NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 10 DAY OF July, 2013 BY:

Greg Wilder P. BAR W, INC., GREG WILDER, PRESIDENT
Howard Page HOWARD PAGE, VICE-PRESIDENT

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREG WILDER, PRESIDENT, ON THIS 10 DAY OF July, 2013. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2-17-14

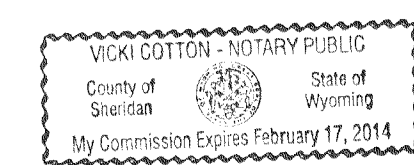
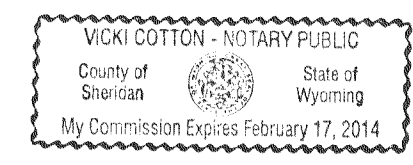
Nikki Cotton
NOTARY PUBLIC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HOWARD PAGE, VICE-PRESIDENT, ON THIS 10 DAY OF July, 2013. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2-17-14

Nikki Cotton
NOTARY PUBLIC



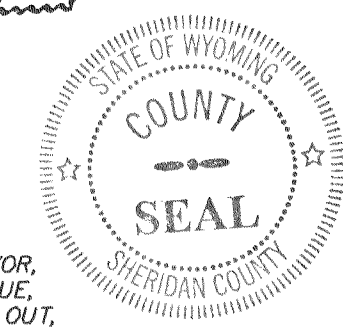
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MOUNTAIN INN MINOR 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE TOWN OF DAYTON'S REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Thomas D. Tucker
Professional Land Surveyor
6812
Date: July 9, 2013
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:39 O'CLOCK A.M., THIS 11 DAY OF July, 2013, AND IS DULY RECORDED IN DRAWER M, PLAT NO. 109, FEE \$ 75

Eda Schunk Thompson STAMP RECEIVING NUMBER 2013-706185
COUNTY CLERK

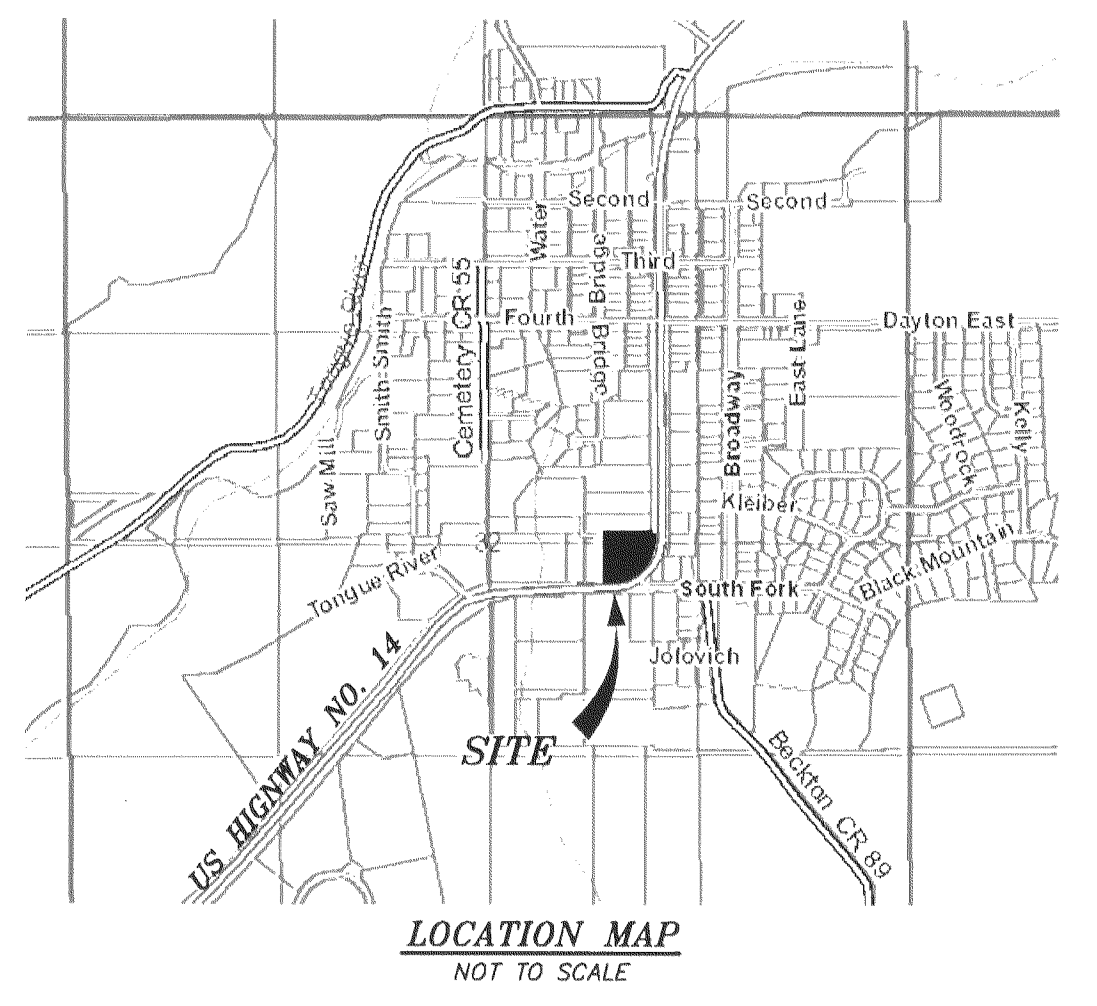
FINAL PLAT
OF THE
MOUNTAIN INN MINOR SUBDIVISION
A PORTION OF LOTS 8, 9, 10, 11, 12, & 13, BLOCK 14, WALLING'S ADDITION,
TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING

RESTFELDT SURVEYING
2540 WETLANDS DR., SUITE 100
P.O. BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

OWNER: GREG WILDER & HOWARD PAGE
P.O. BOX 8
DAYTON, WYOMING 82836

CLIENT: FIRST INTERSTATE BANK OF SHERIDAN
P.O. BOX 2007
4 SOUTH MAIN STREET
SHERIDAN, WYOMING 82801

JN:2013-049
OF:2013-049-PP
PF:2013-049
JULY 09, 2013



- NOTES:**
- 1) THE WEST LINE OF WALLING'S ADDITION FOR THIS SURVEY SUPPORTED BY COLLATERAL EVIDENCE WAS DETERMINED BY A 1" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID WALLING'S ADDITION, A 2" ALUMINUM CAP PER PE&LS 3864 LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 AND AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID WALLING'S ADDITION TO THE TOWN OF DAYTON.
 - 2) A 2" ALUMINUM CAP PER PE&LS 3864 WAS FOUND NEAR AN EXISTING FENCE CORNER APPROXIMATELY EIGHTEEN (18) FEET EAST OF THE NORTHWEST CORNER OF LOT 13, BLOCK 14, WALLING'S ADDITION. A FIELD DRAWING WAS OBTAINED AND VERIFIED THAT AN EXISTING FENCE LINE WAS USED TO ESTABLISH THE MONUMENT. THE MONUMENT WAS NOT ACCEPTED AS A FAITHFUL RETRACEMENT OF DEEDS OF RECORD WITHIN THE WALLING'S ADDITION TO THE TOWN OF DAYTON.
 - 3) A 5/8" REBAR PER PE&LS 3864 WAS FOUND AT THE EXTENSION OF AN EXISTING FENCE LINE APPROXIMATELY EIGHTEEN (18) FEET EAST OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 14, WALLING'S ADDITION. A FIELD DRAWING WAS OBTAINED AND VERIFIED THAT AN EXISTING FENCE LINE WAS USED TO ESTABLISH THE MONUMENT. THE MONUMENT WAS NOT ACCEPTED AS A FAITHFUL RETRACEMENT OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14, AND DEEDS OF RECORD WITHIN THE WALLING'S ADDITION TO THE TOWN OF DAYTON.
 - 4) EASEMENTS: ANY FUTURE UTILITIES WITHIN PLATTED EASEMENTS SHALL BE PLACED UNDERGROUND. EXISTING IMPROVEMENTS DISTURBED DURING PLACEMENT OF UTILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

TOWN OF DAYTON:
PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF DAYTON, WYOMING THIS 9 DAY OF July, 2013.

Janice Walton ATTEST: CHAIRMAN
Robert L. Wood SECRETARY

TOWN COUNCIL OF DAYTON:
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DAYTON, WYOMING THIS 10 DAY OF July, 2013.

Eda Schunk Thompson ATTEST: CITY CLERK
Robert L. Wood MAYOR