

Location Map
1" = 2000'

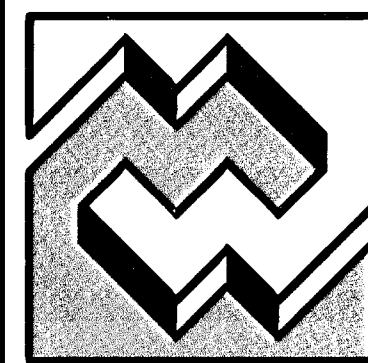
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	54°57'57"	150.00'	143.90'	S 16°03'10" E	138.44'
C2	20°58'18"	400.00'	146.41'	S 00°56'33" W	145.59'
C3	59°26'40"	700.00'	726.25'	S 20°10'44" W	694.11'
C4	45°47'22"	500.00'	399.59'	S 27°00'25" W	389.04'
C5	47°25'05"	385.00'	318.83'	S 27°49'15" W	309.61'
C6	51°29'43"	400.00'	359.92'	S 25°46'52" W	347.54'
C7	84°42'49"	230.00'	340.06'	N 48°06'00" E	309.92'
C8	20°31'48"	500.00'	179.16'	N 16°00'29" E	178.20'
C9	142°24'26"	230.00'	571.66'	S 82°31'24" E	435.47'
C10	89°10'04"	230.00'	357.34'	N 70°51'25" E	322.90'
C11	53°14'22"	230.00'	213.25'	S 37°56'22" E	206.11'
C12	11°19'11"	1000.00'	197.57'	S 05°39'56" E	197.25'
C13	27°48'54"	500.00'	242.73'	S 13°54'27" W	240.35'

NOTES -

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
3. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
4. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE TOWN OF DAYTON, WYOMING. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
5. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE) NAD 83
6. EXISTING ZONING: URBAN RESIDENTIAL UR
7. ALL MAIL SERVICE PROVIDED BY POST OFFICE BOX ONLY (NO RURAL DELIVERY FROM DAYTON TO HOMESITES)
8. A 10' UTILITY EASEMENT IS RESERVED ALONG ALL ROAD RIGHTS-OF-WAY WITHIN SUBDIVISION

LEGEND

- FOUND
- ◆ FOUND GLO BRASS CAP
- ◇ FOUND 3-1/4" BRASS CAP - PE/LS 520
- FOUND WYDOT RIGHT OF WAY MONUMENT
- SET 2-1/2" ALUMINUM CAP - PE/LS 3864
- (R) RECORD BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE
- SECTION LINE
- PROPERTY LINE
- EASEMENT (UTILITY, IRRIGATION, DRAINAGE)
- EXISTING RIGHT-OF-WAY LINE
- LIMIT OF BUILDING CONSTRUCTION



MENTOCK-WILEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-4224 FAX: (307) 672-9492

EAGLE RIDGE SUBDIVISION

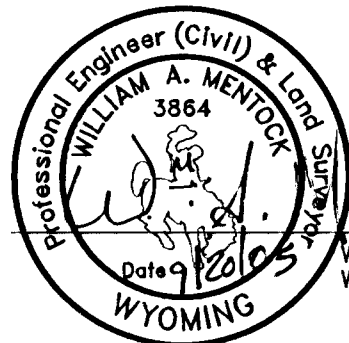
BEING A RESUBDIVISION OF
PART OF TRACT 1 HORSESHOE ESTATES 1st ADDITION

AND LANDS LOCATED IN
NE1/4 SECTION 6, T56N, R86W
OF THE 6TH P.M.
SHERIDAN COUNTY, WYOMING

TOTAL AREA = 201.00 ACRES
AREA OF LOTS = 189.68 ACRES
AREA OF ROAD = 11.32 ACRES
TOTAL NO. OF LOTS = 24

CERTIFICATE OF SURVEYOR

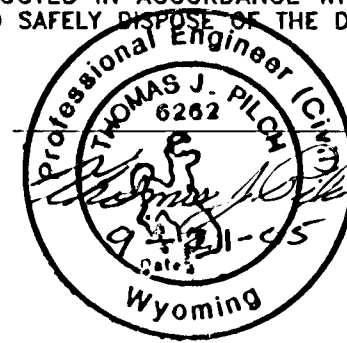
STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }
I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF EAGLE RIDGE SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



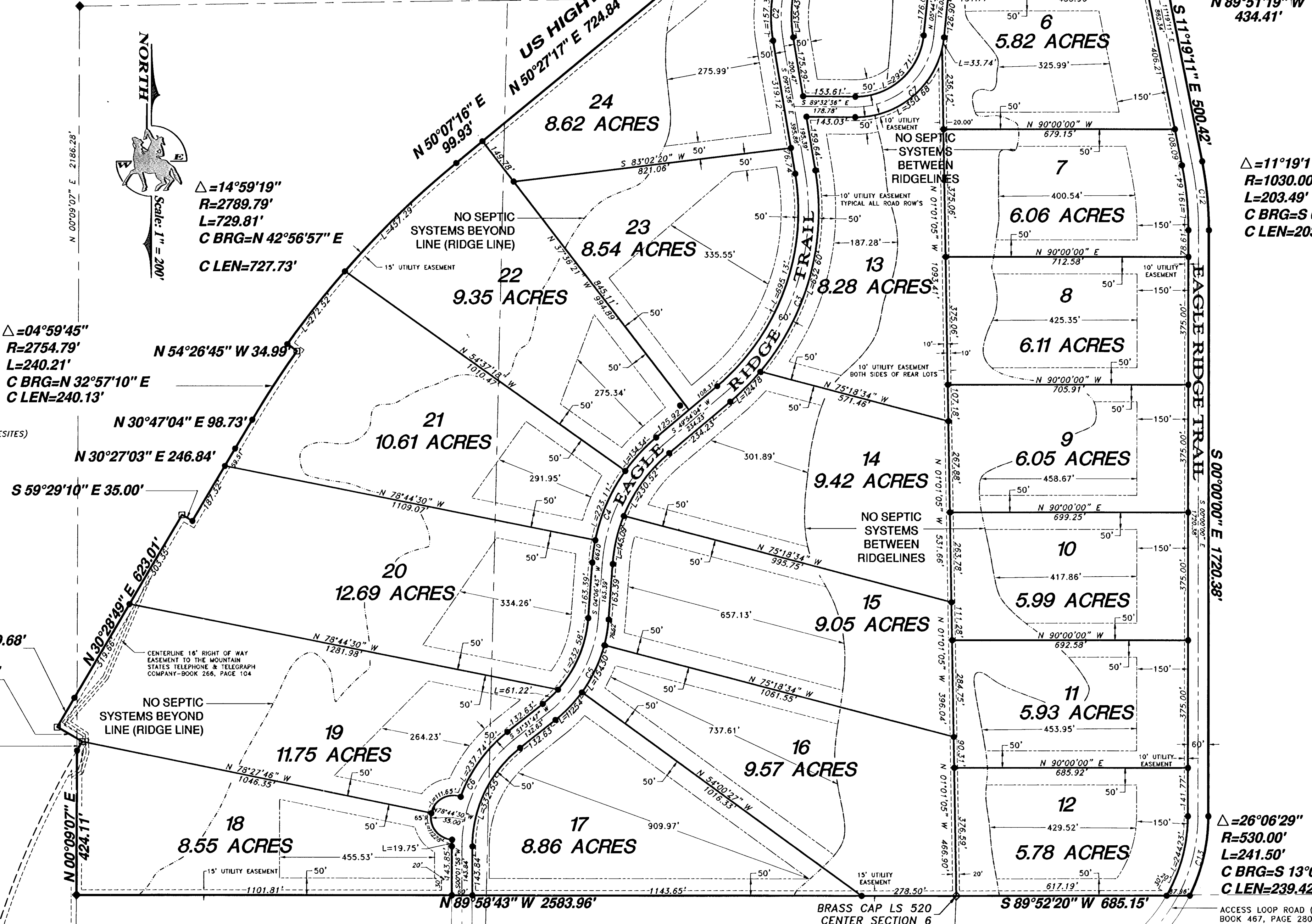
WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864

CERTIFICATE OF ENGINEER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }
I, THOMAS J. PILCH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, HEREBY CERTIFY THAT PRIVATE SEWAGE SYSTEMS CAN BE DESIGNED IN ACCORDANCE WITH THE SHERIDAN COUNTY REGULATIONS FOR A PERMIT TO CONSTRUCT, INSTALL, MAINTAIN, AND MODIFY SMALL WASTEWATER FACILITIES RESOLUTION DATED DECEMBER, 1984, FOR EACH LOT IN THE EAGLE RIDGE SUBDIVISION, AND THAT THE PRIVATE SEWAGE DISPOSAL SYSTEMS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SAID RESOLUTION WILL ADEQUATELY AND SAFELY DISPOSE OF THE DOMESTIC SEWAGE WASTE.



Δ=09°59'33"
R=5804.58'
L=1012.34'
C BRG=N 45°27'04" E
C LEN=1011.06'



CERTIFICATE OF DEDICATION
THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN TRACT 1 OF HORSESHOE ESTATES 1ST ADDITION AND THE NE1/4 OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the center of Section 6; thence N89°58'43"W, 2583.96 feet; thence N00°09'07"E, 424.11 feet to a point on the Easterly right-of-way line of US Highway 14; thence along said right-of-way along a curve to the right having a delta angle of 0°38'38", a radius of 2704.49 feet, an arc length of 30.39 feet, and a chord N50°08'19"E, 30.39 feet; thence N59°49'04"W, 84.73 feet; thence N50°08'48"E, 99.68 feet; thence N30°28'49"E, 623.01 feet; thence S59°29'10"E, 35.00 feet; thence N30°27'03"E, 246.84 feet; thence N30°47'04"E, 98.73 feet; thence along a curve to the right having a delta angle of 4°59'45", a radius of 2754.79 feet, an arc length of 240.21 feet, and a chord N52°25'07"E, 240.18 feet; thence N54°28'45"W, 34.99 feet; thence along a curve to the right having a delta angle of 14°59'19", a radius of 2789.79 feet, an arc length of 729.81 feet, and a chord N42°56'57"E, 727.73 feet; thence N50°07'16"E, 99.93 feet; thence N50°27'17"E, 724.84 feet; thence along a curve to the left having a delta angle of 9°59'33", a radius of 5804.58 feet, an arc length of 1012.34 feet, and a chord N45°27'04"E, 1011.06 feet; thence N42°01'30"E, 837.69 feet; thence leaving said right-of-way, S55°23'47"E, 203.38 feet; thence N79°29'37"E, 200.01 feet; thence S10°28'19"E, 245.60 feet; thence S11°42'19"E, 1079.59 feet; thence N89°51'19"W, 434.41 feet; thence S11°19'11"E, 500.42 feet; thence along a curve to the right having a delta angle of 11°19'11", a radius of 1030.00 feet, an arc length of 203.49 feet, and a chord S05°39'36"E, 203.16 feet; thence S00°00'00"E, 1720.38 feet; thence along a curve to the right having a delta angle of 26°06'29", a radius of 530.00 feet, an arc length of 241.50 feet, and a chord S13°03'14"W, 239.42 feet; thence S89°52'20"W, 685.15 feet; to the point of beginning. Said tract having an area of 201.00 acres, more or less.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 201.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE EAGLE RIDGE SUBDIVISION, 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 ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 20th DAY OF SEPTEMBER, 2005.

BY: *Don Horn*
EAGLE RIDGE DEVELOPMENT, L.L.C.
A WYOMING LIMITED LIABILITY COMPANY
DON HORN, MANAGER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF SEPT., 2005, BY DON HORN, MANAGER OF EAGLE RIDGE DEVELOPMENT, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: MAY 18, 2008
John W. Mentock
NOTARY PUBLIC

BY: *Don Horn*
ROCKPRO CAPITAL CORPORATION
A NEW JERSEY CORPORATION FORMERLY KNOWN AS
ROCKPRO CAPITAL CORPORATION, A NEW JERSEY CORPORATION
DON HORN, PRESIDENT

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF SEPT., 2005, BY DON HORN, PRESIDENT OF ROCKPRO CAPITAL CORPORATION WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: MAY 18, 2008
John W. Mentock
NOTARY PUBLIC

BY: *John W. Mentock*
AUTHORIZED OFFICER
SHERIDAN STATE BANK - MORTGAGEE

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF SEPT., 2005, BY *Donna Aman*, AUTHORIZED AGENT OF SHERIDAN STATE BANK WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: MAY 18, 2008
John W. Mentock
NOTARY PUBLIC

DAYTON PLANNING COMMISSION

CERTIFICATE OF REVIEWAL

REVIEWED BY THE DAYTON PLANNING COMMISSION THIS 11th DAY OF June, 2002.
Chanda Johnson CHAIRMAN
ATTEST: *Kathy Alley* CHAIRMAN

CITY COUNCIL OF DAYTON

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF DAYTON, WYOMING, THIS 13th DAY OF June, 2004.
Dwain McLean CITY CLERK
ATTEST: *Robert E. Wood* MAYOR

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 5th DAY OF January, 2005.

ATTEST: *Belle Little* CLERK
Mike Connell CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 15th DAY OF February, 2005.

ATTEST: *David J. Raymond* COUNTY CLERK, Ex. Deputy
Lawrence A. Durrant CHAIRMAN

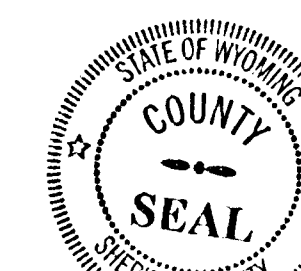
CERTIFICATE OF RECORDER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK THIS 13th DAY OF October, 2005, PLAT NUMBER 5-16, INSTRUMENT NUMBER 523362, FEE \$0.00.

PREPARED FOR: *William A. Mentock* WYO P.E./L.S. 3864 - SURVEYOR/ENGINEER
MENTOCK WILEY CONSULTANTS
1030 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

PREPARED BY: *William A. Mentock* WYO P.E./L.S. 3864 - SURVEYOR/ENGINEER
MENTOCK WILEY CONSULTANTS
1030 NORTH MAIN STREET
SHERIDAN, WYOMING 82801



9/21/05