

LINE TABLE		
LINE	BEARING	LENGTH
IR1	N48°32'14"E	46.54'
IR2	N72°51'54"E	33.42'
IR3	N60°29'19"E	26.22'
IR4	S85°29'11"E	60.22'
IR5	S81°11'40"E	34.45'
IR6	S70°33'46"E	58.08'
IR7	S82°17'35"E	31.17'
IR8	S89°36'45"E	73.80'
IR9	S82°50'42"E	74.18'
IR10	S86°47'26"E	82.23'
IR11	N84°37'14"E	84.35'

FINAL PLAT
OF
REES ADDITION NO. 1
TO THE TOWN OF DAYTON, WYOMING

BEING A PORTION OF THE SW1/4NW1/4 AND THE SE1/4NW1/4 SECTION 33, T57N, R86W, TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING.

TOTAL AREA= ±11.30 ACRES
TOTAL AREA OF LOTS = ±11.09 ACRES
TOTAL AREA OF DEDICATED ROADWAY = ±0.21
TOTAL LOTS = 2

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, SECRET SQUIRREL VENTURES, LLC, & ARIC & MICHELLE REES DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED WITHIN THE SW1/4NW1/4 AND THE SE1/4NW1/4 SECTION 33, T57N, R86W, 6TH P.M., TOWN OF DAYTON, SHERIDAN COUNTY, WYOMING & AND THE PLATTED LOT 27 OF THE GOLD REEF SUBDIVISION, TOWN OF DAYTON WY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-W1/16 CORNER OF SAID SECTION 33, ALSO BEING THE NORTHEAST CORNER OF LOT 27, GOLD REEF SUBDIVISION BEING THE POINT OF BEGINNING; THENCE S89°49'21"W, 311.41 FEET ALONG THE NORTH LINE OF SAID LOT 27 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 27; THENCE N101°18'38"W, 292.82 FEET ALONG THE EASTERLY LINE OF LOT 28, GOLD REEF SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 28; THENCE S89°56'37"W, 92.40 FEET ALONG THE NORTH LINE OF LOTS 28 AND 29 OF THE GOLD REEF SUBDIVISION, TO A POINT; THENCE S51°16'47"W, 29.65 FEET ALONG THE NORTH LINE OF SAID LOT 29, TO A POINT; THENCE N03°06'57"W, 1103.92 FEET ALONG THE EAST LINE OF WOODROCK ESTATES SUBDIVISION - PHASE TWO, TO A POINT, SAID POINT LYING ON THE CENTER OF COUNTY ROAD NO. 102 (DAYTON EAST ROAD); THENCE N89°26'50"E, 310.37 FEET ALONG THE CENTER LINE OF SAID COUNTY ROAD NO. 102 (DAYTON EAST ROAD), TO A POINT; THENCE S03°06'43"E, 824.00 FEET TO A POINT; THENCE N89°40'09"E, 125.15 FEET TO A POINT; THENCE S03°06'43"E 132.51 FEET TO A POINT; THENCE N86°53'17"E, 60.00 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A LENGTH OF 77.12 FEET, A CENTRAL ANGLE OF 13°23'21", A CHORD BEARING OF S03°34'56"W AND A CHORD DISTANCE OF 76.94 FEET; THENCE S74°30'27"E, 141.35 FEET TO A POINT; THENCE S03°06'43"E, 104.29 FEET TO A POINT; THENCE S41°09'25"W, 228.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT LAND CONTAINS 11.30 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS, CONTAINING 11.30 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE REES ADDITION NO. 1 AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREINAFTER THE PERPETUAL EASEMENTS AND 60.0' PRIVATE ACCESS & UTILITY EASEMENT & PUBLIC RIGHT-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES INCLUDING TV CABLES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS _____ DAY OF _____.

BY: SECRET SQUIRREL VENTURES, LLC

BY: MICHELLE REES

BY: ARIC REES

STATE OF Wyoming
COUNTY OF Sheridan, ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 25th DAY OF March, 2024, BY Secretary D. Cummings

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 16 April 2025

Janet M. W. McGuffey
NOTARY PUBLIC

STATE OF Wyoming
COUNTY OF Sheridan, ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 25th DAY OF March, 2024, BY MICHELLE REES

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 16 April 2025

Janet M. W. McGuffey
NOTARY PUBLIC

STATE OF Wyoming
COUNTY OF Sheridan, ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 25th DAY OF March, 2024, BY ARIC REES

WITNESS MY HAND AND OFFICIAL SEAL.

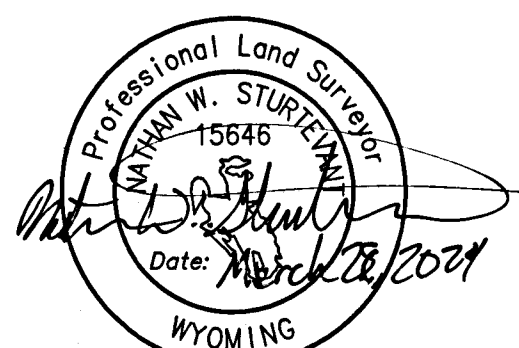
MY COMMISSION EXPIRES: 16 April 2025

Janet M. W. McGuffey
NOTARY PUBLIC

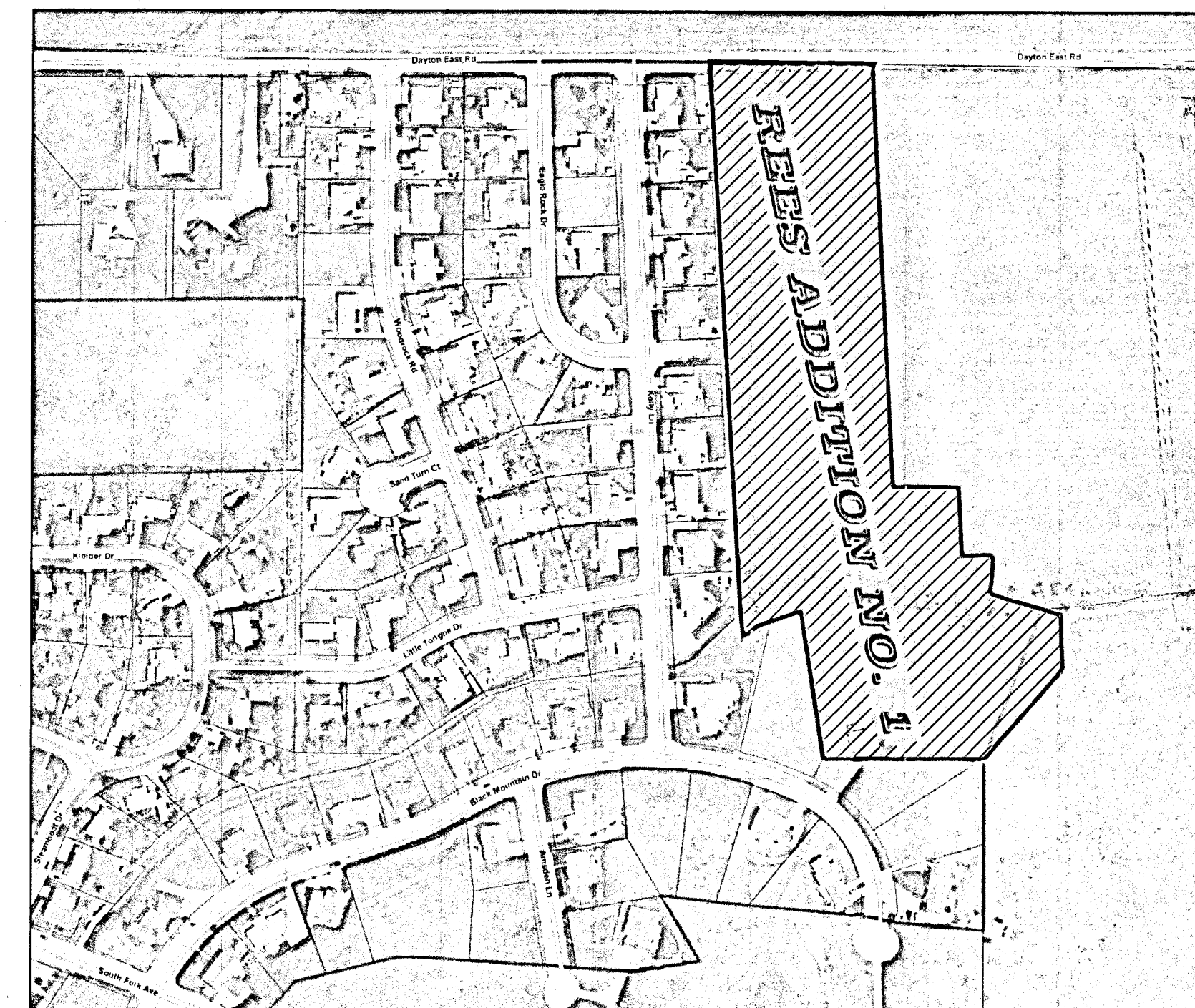
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN, ss

I, NATHAN W. STURTEVANT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF REES ADDITION NO. 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY.



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



LOCATION MAP
NO TRUE SCALE

NOTE:

1. REES ADDITION NO.1 PRIVATE ACCESS EASEMENT - AT THE TIME THAT LOT 1, REES ADDITION NO. 1 IS DEVELOPED INTO MORE THAN ONE LOT, THE CURRENT OWNER OF SAID LOT 1 MUST BUILD OUT THE PRIVATE ACCESS EASEMENT TO THE TOWN OF DAYTON'S REQUIRED SPECIFICATIONS.

TOWN OF DAYTON CERTIFICATES OF APPROVAL

APPROVED BY THE TOWN OF DAYTON PLANNING COMMISSION, THIS 10th DAY OF October, 2023

Cory Mitchell CHAIRMAN
Janet M. W. McGuffey SECRETARY

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DAYTON, WYOMING, THIS 14th DAY OF February, 2024

Chase ATTEST: CITY CLERK
Clifford Reed MAYOR

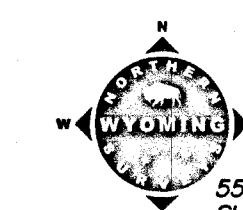
CERTIFICATE OF RECORDER

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:57 O'CLOCK, THIS 29
DAY OF March, 2024 AND RECORDED IN PLAT BOOK R, ON PAGE 52

Eda Schunk Thompson COUNTY CLERK
STAMP RECEIVING NUMBER: 2024-791086

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OF
REES ADDITION NO. 1
TO THE TOWN OF DAYTON, WYOMING

BEING A PORTION OF THE SW1/4NW1/4 AND THE SE1/4NW1/4 SECTION 33, T57N, R86W, TOWN OF DAYTON, WYOMING.



CLIENT: SECRET SQUIRREL VENTURES LLC
PO BOX 485
DAYTON, WY 82836-0485