

DETAIL

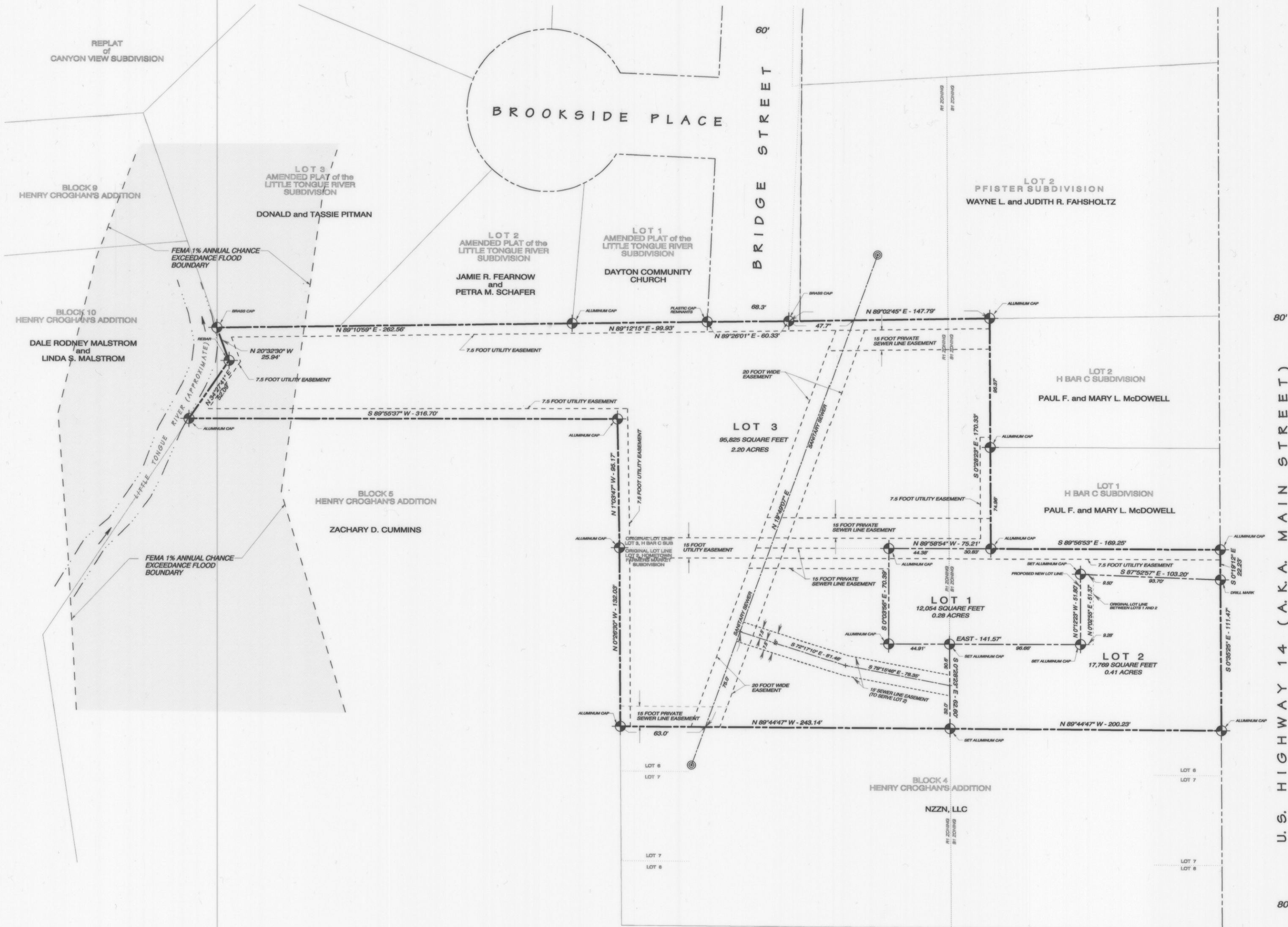
SCALE: 1" = 60'.
BASIS OF BEARING IS NAD 1983, WYOMING STATE PLANE (EAST CENTRAL ZONE).

SHIRE VALLEY SUBDIVISION

in the
TOWN of DAYTON
SHERIDAN COUNTY, WYOMING
SITUATED in the SW 1/4 NE 1/4 of SECTION 32
TOWNSHIP 57 NORTH, RANGE 86 WEST
2.89 TOTAL ACRES

LOCATION

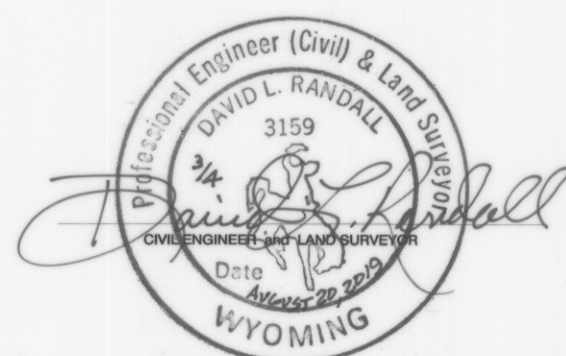
SCALE: 1" = 1000'



CERTIFICATE of SURVEYOR

State of Wyoming } ss

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision and from records on file at the Sheridan County Clerk's Office, Sheridan, Wyoming.



Registration No. 3159 PE & LS

DAYTON PLANNING COMMISSION CERTIFICATE of APPROVAL

Approved by the Town of Dayton Planning Commission on this 13th day of August, 2019.

Wicki Cotton SECRETARY
Gina Brown CHAIRMAN

DAYTON TOWN COUNCIL CERTIFICATE of APPROVAL

Approved by the Town Council of the Town of Dayton, Wyoming on this 21st day of August, 2019.

Wicki Cotton A.M.E. TOWN CLERK
P.E. Quinn MAYOR

DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lots 1 and 2 of the Amended Plat Home Town Farmers Market Subdivision in the Town of Dayton, Sheridan County, Wyoming, as recorded in Drawer "H" of Plats, Map No. 62, of the records of the Sheridan County Clerk. This plat is also a Replat of Lot 3 of the H Bar C Subdivision in the Town of Dayton, Sheridan County, Wyoming, as recorded in Drawer "H" of Plats, Map No. 60, of the records of the Sheridan County Clerk.

All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

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 3:22 O'Clock P.M. on this 4th day of September, 2019, and is duly recorded in Book 7, Page No. 162.

Receiving number 2019-752367.

Eda Schunk Thompson
COUNTY CLERK



CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Shire Valley, LLC, and Security State Bank, being the owners, proprietors or parties of interest in the land shown on this plat and described as Lots 1 and 2 of the Amended Plat Home Town Farmers Market Subdivision; and Zack Cummins Real Estate, LLC and First Federal Savings Bank being the owners, proprietors or parties of interest in the land shown on this plat and described as Lot 3 of the H Bar C Subdivision, all in the Town of Dayton, Sheridan County, Wyoming do hereby certify:

That the foregoing plat designated as Shire Valley Subdivision, being a Replat of Lots 1 and 2 of the Amended Plat Home Town Farmers Market Subdivision and a Replat of Lot 3 of the H Bar C Subdivision, all in the Town of Dayton, Sheridan County, Wyoming.

That this 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; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners 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 streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the Town of Dayton and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other trunks 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 23rd day of August, 2019, by:

Barley R. Johnston
BRADLEY R. JOHNSTON, SHIRE VALLEY, LLC

Wanda F. Johnston
WANDA F. JOHNSTON, SHIRE VALLEY, LLC

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this 23rd day of August, 2019, by Bradley R. Johnston and Wanda F. Johnston, owners of Shire Valley, LLC.

KAN MILLER, NOTARY PUBLIC

County of Sheridan } ss
State of Wyoming }

My Commission Expires MAY 20, 2022

My commission expires: May 20, 2022

Also executed by:

The undersigned Security State Bank, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 914 of Mortgages, at Page 606. MORTGAGEE, by his signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the Town of Dayton for public use, as listed and described on this plat, from the aforementioned mortgage.

Security State Bank (Mortgagee)
by *Chad Baker*

State of Wyoming } ss
County of Sheridan }

On this 23rd day of August, 2019, before me personally appeared *Chad Baker* to me personally known who, did say that he is the duly authorized officer of Security State Bank, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said *Chad Baker* acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this 23rd day of August, 2019.

KAN MILLER, NOTARY PUBLIC
County of Sheridan } ss
State of Wyoming }

My Commission Expires MAY 20, 2022

My commission expires: May 20, 2022

Also Executed this 23rd day of August, 2019, by:

Zachary D. Cummins
ZACHARY D. CUMMINS, ZACK CUMMINS REAL ESTATE, LLC
MANAGING MEMBER

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this 23rd day of August, 2019, by Zachary D. Cummins, Managing Member of Zack Cummins Real Estate, LLC.

J. KUKAL, NOTARY PUBLIC
COUNTY OF SHERIDAN } ss
STATE OF WYOMING }

My Commission Expires August 30, 2020

My commission expires: 8-30-2020

Also executed by:

The undersigned First Federal Bank and Trust, formerly First Federal Savings Bank, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 897 of Mortgages, at Page 613. MORTGAGEE, by his signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

First Federal Bank and Trust, formerly First Federal Savings Bank (Mortgagee)
by *Shirley Commercial Lending*

State of Wyoming } ss
County of Sheridan }

On this 23rd day of August, 2019, before me personally appeared *Shirley Commercial Lending* to me personally known who, being duly sworn, did say that he is the duly authorized officer of First Federal Bank and Trust, formerly First Federal Savings Bank, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said *Shirley Commercial Lending* acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this 23rd day of August, 2019.

J. KUKAL, NOTARY PUBLIC
COUNTY OF SHERIDAN } ss
STATE OF WYOMING }

My Commission Expires August 30, 2020

My commission expires: 8-30-2020

J. Kukal
NOTARY PUBLIC

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



SHIRE VALLEY SUBDIVISION

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FINAL PLAT

of the

SHIRE VALLEY SUBDIVISION

being a REPLAT of

LOTS 1 and 2

of the

AMENDED PLAT HOME TOWN FARMERS MARKET SUBDIVISION

and a REPLAT of

LOT 3

of the

H BAR C SUBDIVISION

all in the

TOWN of DAYTON SHERIDAN COUNTY, WYOMING

for

SHIRE VALLEY, LLC

P.O. BOX 297
DAYTON, WYOMING 82836

and for

ZACK CUMMINS REAL ESTATE, LLC

P.O. BOX 457
DAYTON, WYOMING 82836 - 0457