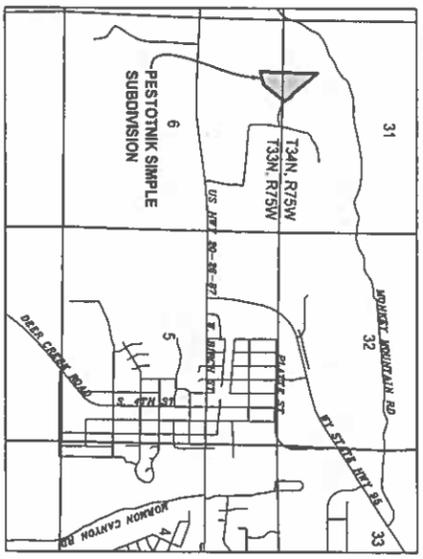


- LEGEND**
- FOUND MONUMENT AS NOTED
 - ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP



VICINITY MAP
SCALE: 1"=2000'

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
 COUNTY OF CONVERSE }
 I, DANIEL R. PESTOTNIK, TRUSTEE OF THE DANIEL R. PESTOTNIK TRUST DATED AUGUST 21, 2013, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TRACTS 6A AND 6B, BLUEGRASS RIVER RANCH SUBDIVISION, SITUATE IN LOT 3, SECTION 6, T34N, R75W, AND THE SE 1/4SW/4, SECTION 31, T34N, R75W, 6TH P.M., CONVERSE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING: AT THE SOUTHWEST CORNER OF BLUEGRASS RIVER RANCH SUBDIVISION, MONUMENTED BY A BRASS CAP, THENCE N47°42'42" E, ALONG THE WEST LINE OF SAID BLUEGRASS RIVER RANCH SUBDIVISION AND THE WEST LINE OF LOT 3 OF SAID SECTION 6, A DISTANCE OF 541.80 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 31 AND SAID SECTION 6, MONUMENTED BY A BRASS CAP WITNESS CORNER SET THIS SURVEY, BEING 170 FEET TO THE SOUTH; THENCE N10°31'10" E, ALONG THE WEST LINE OF SAID BLUEGRASS RIVER RANCH SUBDIVISION, A DISTANCE OF 684.7 FEET TO THE NORTHWEST CORNER OF TRACT 5A OF SAID BLUEGRASS RIVER RANCH SUBDIVISION, MONUMENTED BY A BRASS CAP;
 THENCE S40°12'25" E, ALONG THE WEST LINE OF SAID TRACT 5A, A DISTANCE OF 738.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5A AND THE NORTHWEST CORNER OF TRACT 5A OF SAID BLUEGRASS RIVER RANCH SUBDIVISION;
 THENCE ALONG THE WEST LINE OF SAID TRACT 5A FOR THE NEXT THREE (3) CALLS, S40°12'25" E, A DISTANCE OF 38.25 FEET TO AN ANGLED POINT;
 THENCE S54°10'10" E, A DISTANCE OF 143.94 FEET TO AN ANGLED POINT;
 THENCE S32°36'32" E, A DISTANCE OF 158.29 FEET TO THE NORTHWEST CORNER OF TRACT 7 OF SAID BLUEGRASS RIVER RANCH SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP WITNESS CORNER 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 7 AND A POINT ON THE SOUTH LINE OF SAID BLUEGRASS RIVER RANCH SUBDIVISION, MONUMENTED BY A BRASS CAP;
 THENCE S34°03'17" W, ALONG THE WEST LINE OF SAID TRACT 7, A DISTANCE OF 654.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 7 AND A POINT ON THE SOUTH LINE OF SAID BLUEGRASS RIVER RANCH SUBDIVISION, MONUMENTED BY A BRASS CAP;
 THENCE S75°30'45" W, ALONG THE SOUTH LINE OF SAID BLUEGRASS RIVER RANCH SUBDIVISION, A DISTANCE OF 151.66 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 13.19 ACRES, (314,513.84 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND DISBURSANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND AS IT APPEARS ON THIS PLAN IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "PESTOTNIK MINOR SUBDIVISION" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PERMITS DULY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, MAINTAIN, OPERATE, AND REPAIR UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, AND TELEPHONE LINES, AS SHOWN ON THIS PLAN. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

DANIEL R. PESTOTNIK TRUST, DATED 8-21-2013
 WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC
 WY COMMISSION EXPIRES _____

APPROVED BY THE CONVERSE COUNTY COMMISSIONERS,
 THIS _____ DAY OF _____ 2026
 ATTEST: _____ CLERK
 _____ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF GLENROCK, WYOMING,
 THIS _____ DAY OF _____ 2026
 ATTEST: _____ CLERK
 _____ MAYOR

RECORDED
 FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF CONVERSE COUNTY, WYOMING THIS _____ DAY OF _____ 2026.
 AT _____ O'CLOCK _____ M., AND DULY RECORDED IN CLERK'S _____ ON SLIP _____
 PLANS NO. _____ COUNTY CLERK

NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:500,000
2. BLASS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/2011
3. CONVERGENCE ANGLE AT POINT OF BEGINNING = -0°30'03.67"
4. COMBED FACTOR = 0.99974544
5. ALL DISTANCES ARE GSD.
6. ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.
7. THE SURFACE ESTIMATE OF THE LAND IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE WATER, ESTIMATE PER CHAPTER 4, SECTION 7 OF THE CONVERSE COUNTY SUBDIVISION REGULATIONS. THE SUBDIVISION IS RESPONSIBLE FOR CONSTRUCTION OF A FENCED FENCE.
8. ROADWAYS ARE A 60' WIDE EASEMENT, AND HAVE BEEN PREVIOUSLY DEDICATED.
9. NO PROPOSED CENTRALIZED SERVICE SYSTEM, TYPICAL MUNICIPAL LEAD-ON FIELD WASTEWATER SYSTEMS WILL BE ACCEPTABLE UNLESS APPROXIMATELY 400 - 700 FEET DEEP.
10. APPROVED SETBACK NUMBER FOR TRACT 6, BLUEGRASS RIVER RANCH SUBDIVISION IS 1224.

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING } SS
 COUNTY OF NANTONIA }
 I, WILLIAM R. ESPERANCE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 6524, DO HEREBY CERTIFY THAT THE PLAT WAS MADE AND SURVEYED IN ACCORDANCE WITH THE WYOMING STATUTES AND REGULATIONS AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANIEL R. PESTOTNIK
 WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC
 WY COMMISSION EXPIRES _____

A VACATION AND REPLAT OF TRACTS 6A & 6B BLUEGRASS RIVER RANCH SUBDIVISION AS PESTOTNIK MINOR SUBDIVISION
 BEING A PORTION OF LOT 3, SECTION 6, T34N, R75W, 6TH P.M. AND THE SE 1/4SW/4, SECTION 31, T34N, R75W, 6TH P.M. CONVERSE COUNTY, WYOMING
 W.O. 26-108