

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°48'19"	804.00'	291.95'	S79°38'44"E	290.35'
C2	10°19'13"	1070.00'	192.73'	N84°45'41"E	192.47'
C3	22°43'14"	1430.00'	567.07'	S89°01'19"E	563.36'
C4	13°51'23"	1430.00'	345.83'	S70°44'00"E	344.99'
C5	7°37'15"	1430.00'	190.20'	S59°59'42"E	190.06'
C6	35°14'31"	606.62'	373.12'	S71°53'05"E	367.27'
C7	2°32'41"	864.00'	38.37'	S72°02'17"E	38.37'
C8	16°44'17"	864.00'	252.41'	S81°40'46"E	251.51'
C9	10°19'22"	1130.00'	203.59'	N84°45'21"E	203.31'
C10	44°09'25"	1370.00'	1055.84'	S78°18'22"E	1029.90'
C11	21°01'35"	666.62'	244.64'	S64°48'51"E	243.27'
C12	14°12'45"	666.62'	165.36'	S82°26'01"E	164.93'
C13	3°36'07"	864.00'	54.32'	S68°57'53"E	54.31'
C14	2°04'41"	804.00'	29.16'	S68°12'14"E	29.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°16'55"W	63.96'
L2	N79°37'29"E	96.30'
L3	N79°37'29"E	60.90'
L4	N79°37'29"E	121.42'
L5	S89°33'23"E	57.65'
L6	S00°03'01"E	46.93'

NOTES:

1. DEEDS AND EASEMENTS OF RECORD WERE PROVIDED BY WILCOX ABSTRACT & TITLE COMPANY. A TITLE COMMITMENT WAS NOT REQUIRED FOR THIS PROJECT. WILCOX ABSTRACT & TITLE COMPANY AND PRESTFELDT SURVEYING, LLC DID A PRELIMINARY SEARCH FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURT HOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.

2. MONUMENTS ESTABLISHED BY PERLS 3864 AT THE NORTHEAST CORNER, AND THE SOUTHEAST CORNER OF LOT 8, BLOCK R, POWDER HORN RANCH PUD PHASE SEVEN WERE "NOT ACCEPTED". THE TWO MONUMENTS ARE APPROXIMATELY ONE FOOT EAST OF THE SENIOR DEED LINE AS DESCRIBED IN QUILMAN DEED RECORDED JUNE 28, 1995 PER BOOK 374 OF DEEDS, PAGE 313 TO THE POWDER HORN RANCH, LLC, WHICH IS A STRAIGHT LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, AND THE NORTHEAST CORNER OF SADDLE VIEW MEADOWS SUBDIVISION. ESTABLISHED A MONUMENT AT THE INTERSECTION OF THE SENIOR DEED LINE (CENTER QUARTER LINE) AND A STRAIGHT LINE BETWEEN MONUMENTS FOUND AT THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF LOT 8, BLOCK R, POWDER HORN RANCH PUD PHASE SEVEN, ESTABLISHED A MONUMENT AT THE INTERSECTION OF THE SENIOR DEED LINE (CENTER QUARTER LINE) AND A STRAIGHT LINE BETWEEN MONUMENTS FOUND AT THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF LOT 8, BLOCK R, POWDER HORN RANCH PUD PHASE SEVEN.

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PERLS 3864 (NOT ACCEPTED) SET 2" ALUMINUM CAP PER PLS 6812 (SEE NOTE: 2)
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" OR 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 2" ALUMINUM CAP PER PERLS 3864
- ◆ FOUND 1-1/2" ALUMINUM CAP INSIDE IRON PIPE PER PLS 102
- ◆ FOUND 1" PLASTIC CAP PER PLS 2333
- ◆ FOUND 5/8" REBAR
- ◇ CALCULATED NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- BOUNDARY/PARCEL/LOT LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT AS NOTED
- - - USE RESTRICTION AREA LINE
- x - x - FENCE LINE (SURVEYED 2021)

EASEMENTS OF RECORD

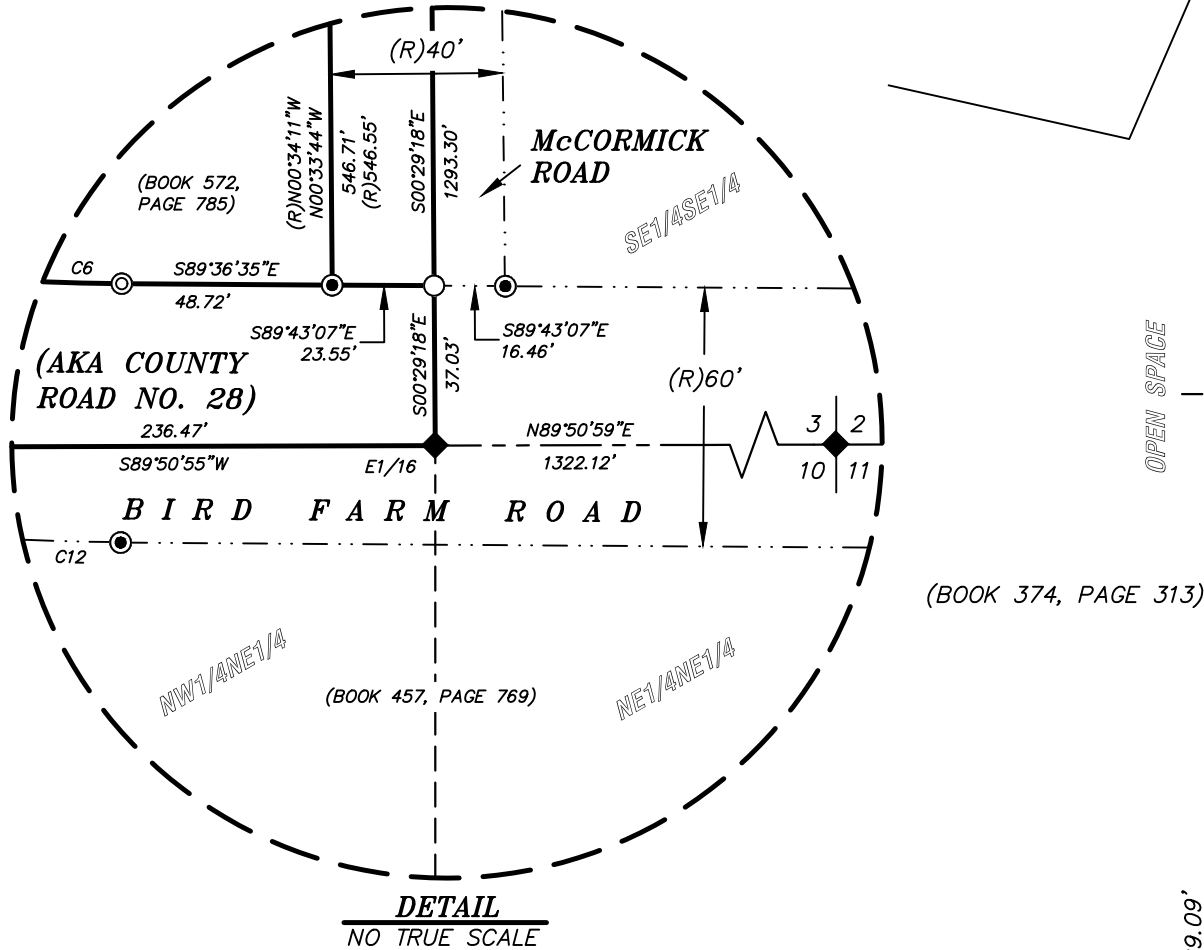
RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	WIDTH & TYPE	BOOK	PAGE
1	20' WATERLINE EASEMENT	579	469
2	26' WATERLINE EASEMENT	502	631
3	SHERIDAN COUNTY PERPETUAL R/W & CONVEYING PROPERTY	461	189
4	16' TELECOMMUNICATIONS EASEMENT	451	443
5	60' R/W DEED TO SHERIDAN COUNTY (DOCUMENT WAS RECORDED IN WRONG "RANGE") IT DOES NOT ENCUMBER THIS PROPERTY	348	349
6	15' MDU UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT	341	605
7	16' TELEPHONE R/W EASEMENT	205	54
8	MDU ELECTRIC LINE RIGHT-OF-WAY EASEMENT (BLANKET)	109	440
9	MDU RIGHT-OF-WAY EASEMENT (BLANKET)	79	471

POWDER HORN RANCH PUD PHASE SEVEN

LOT 6 BLOCK Y

RECORD OWNER:
GARBER AGRI-BUSINESS, INC.
(BOOK 304, PAGE 522)

PARCEL 2
±102.52 ACRES



(BOOK 374, PAGE 313)

DETAIL
NO TRUE SCALE

POWDER HORN RANCH PUD PHASE SEVEN

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