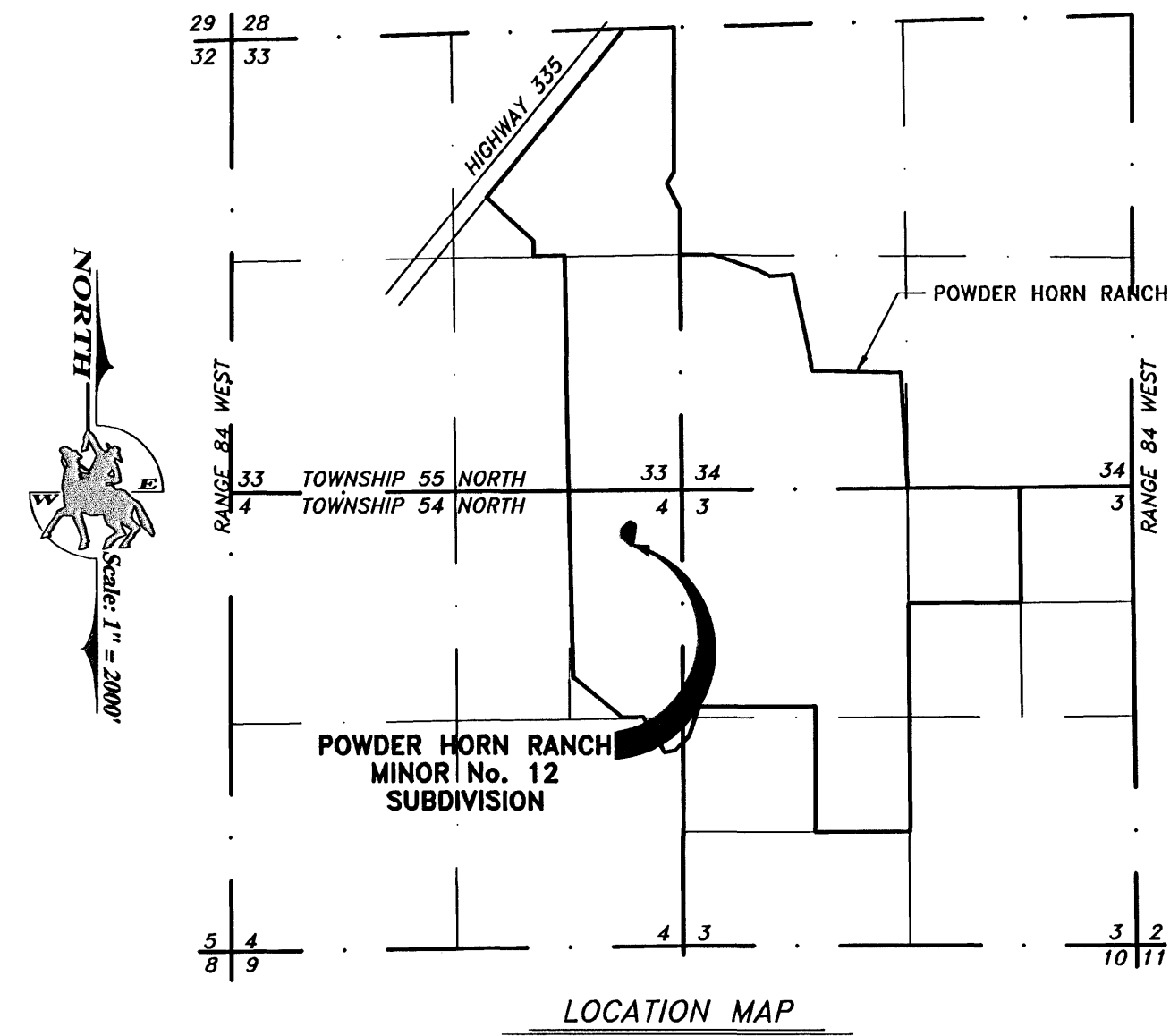




PLAT OF
POWDER HORN RANCH
MINOR No. 12 SUBDIVISION
BEING A REPLAT OF LOTS 14 & 15 OF BLOCK D,
POWDER HORN RANCH P.U.D., PHASE TWO
LOCATED IN THE NE1/4NE1/4 OF SECTION 4,
TOWNSHIP 54 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING
TOTAL AREA = 0.52 ACRES
TOTAL NUMBER OF LOTS = 1



CERTIFICATE OF DEDICATION
THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND BEING LOT 14, AND LOT 15 OF BLOCK D, POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE TWO, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S78°55'28"E, 1982.07 FEET FROM THE EAST SIXTEENTH CORNER OF SECTION 33, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N46°53'15"E, 130.08 FEET; THENCE S56°51'18"E, 61.13 FEET; THENCE S08°29'59"W, 222.85 FEET; THENCE N50°34'59"W, 149.78 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, A DELTA OF 78°52'51" AND AN ARC LENGTH OF 75.72 FEET WITH A CHORD BEARING AND DISTANCE OF N02°02'28"E, 69.88 FEET TO THE POINT OF BEGINNING,
AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 0.52 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR NO. 12 SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER 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 26 DAY OF June, 2001.
BY: Jean G. Dugan
OWNER
JEFFREY B. DEAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 6/15/04
STATE OF CO ss:
COUNTY OF Boulder
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF June, 2001 BY JEAN G. DUGAN, OWNER, WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 6/15/04
Jeffrey B. Dean
NOTARY PUBLIC

- NOTES:
- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 2" ALUMINUM CAP.
 - NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED AND OWNED. THE STREETS, ROADS AND PATHWAYS ARE DEDICATED FOR PUBLIC USE.
 - 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.
 - ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
 - ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE ARCHITECTURAL REVIEW COMMITTEE.
 - BASIS OF BEARING IS WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE).

- LEGEND
- EXISTING LOT OR DEDICATED STREET
 - MINOR No. 12 BOUNDARY
 - 1/16 SECTION LINE (REFER TO LOCATION MAP)
 - UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
 - FOUND REBAR & 1-1/2" ALUM. CAP - PE & LS No. 3864 SET 2" ALUM. CAP - PE & LS No. 3864

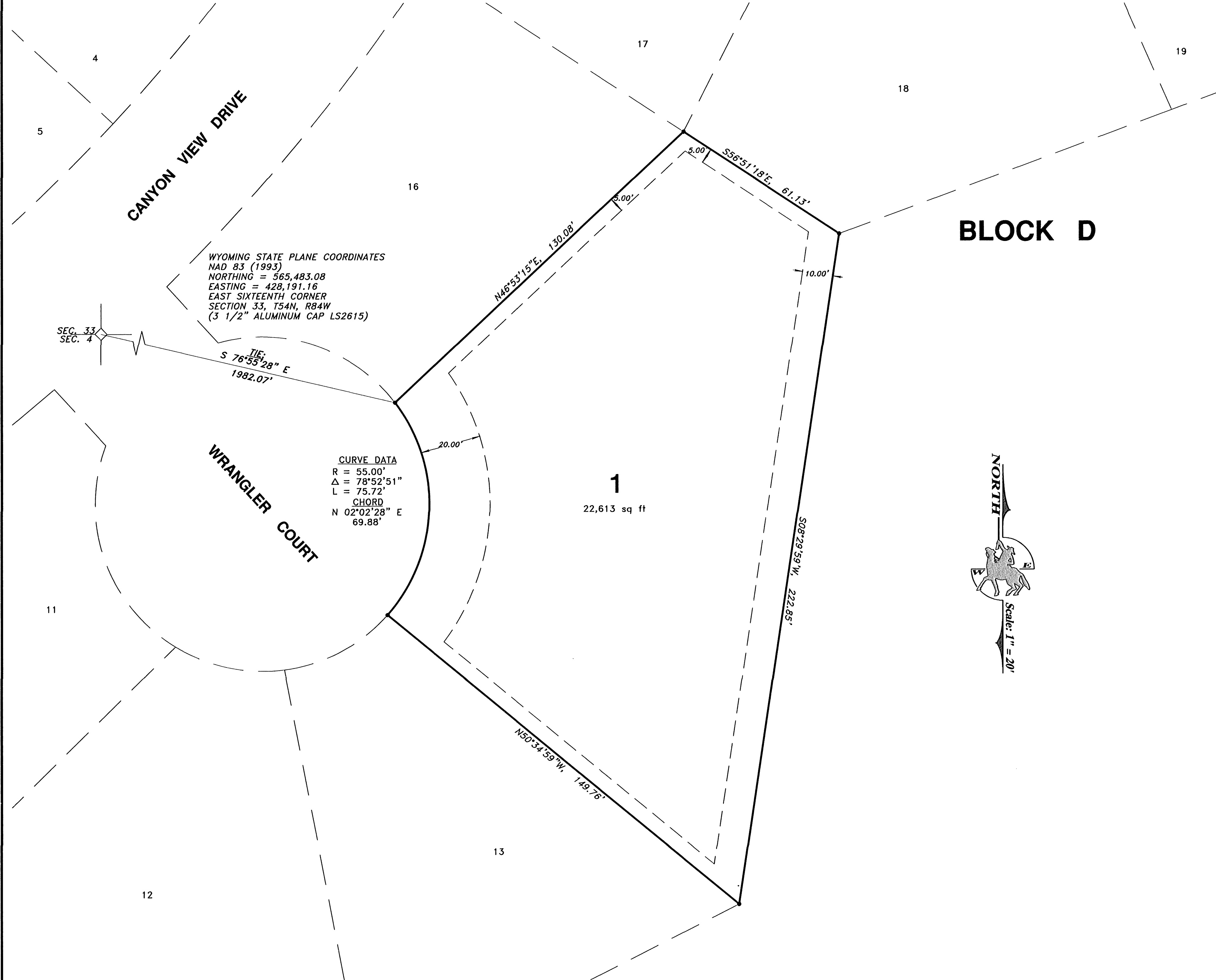
CERTIFICATE OF SURVEYOR
STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }
I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
William A. Mentock
Professional Engineer (Civil) & Land Surveyor
3864
WYOMING
WILLIAM A. MENTOCK
WY P.E. & L.S. No. 3864

CERTIFICATE OF COUNTY PLANNING COMMISSION
APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 6TH DAY OF JUNE, 2001.
ATTEST: John Smith
CLERK
John Smith
CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS
PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 19TH DAY OF JUNE, 2001.
ATTEST: John L. Biddy
COUNTY CLERK
John L. Biddy
CHAIRMAN

CERTIFICATE OF RECORDER
STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK THIS 7 DAY OF JAN., 2001, PLAT NUMBER P-59, INSTRUMENT NUMBER 396320, FEE 50.00.
Audrey Kalkbrenner
COUNTY CLERK
Dale R. Rawlings
DEPUTY COUNTY CLERK

PREPARED FOR:
JEAN G. DUGAN
1440 BLUEBELL AVE.
BOULDER, CO 80302
PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801



MENTOCK-WILLEY 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