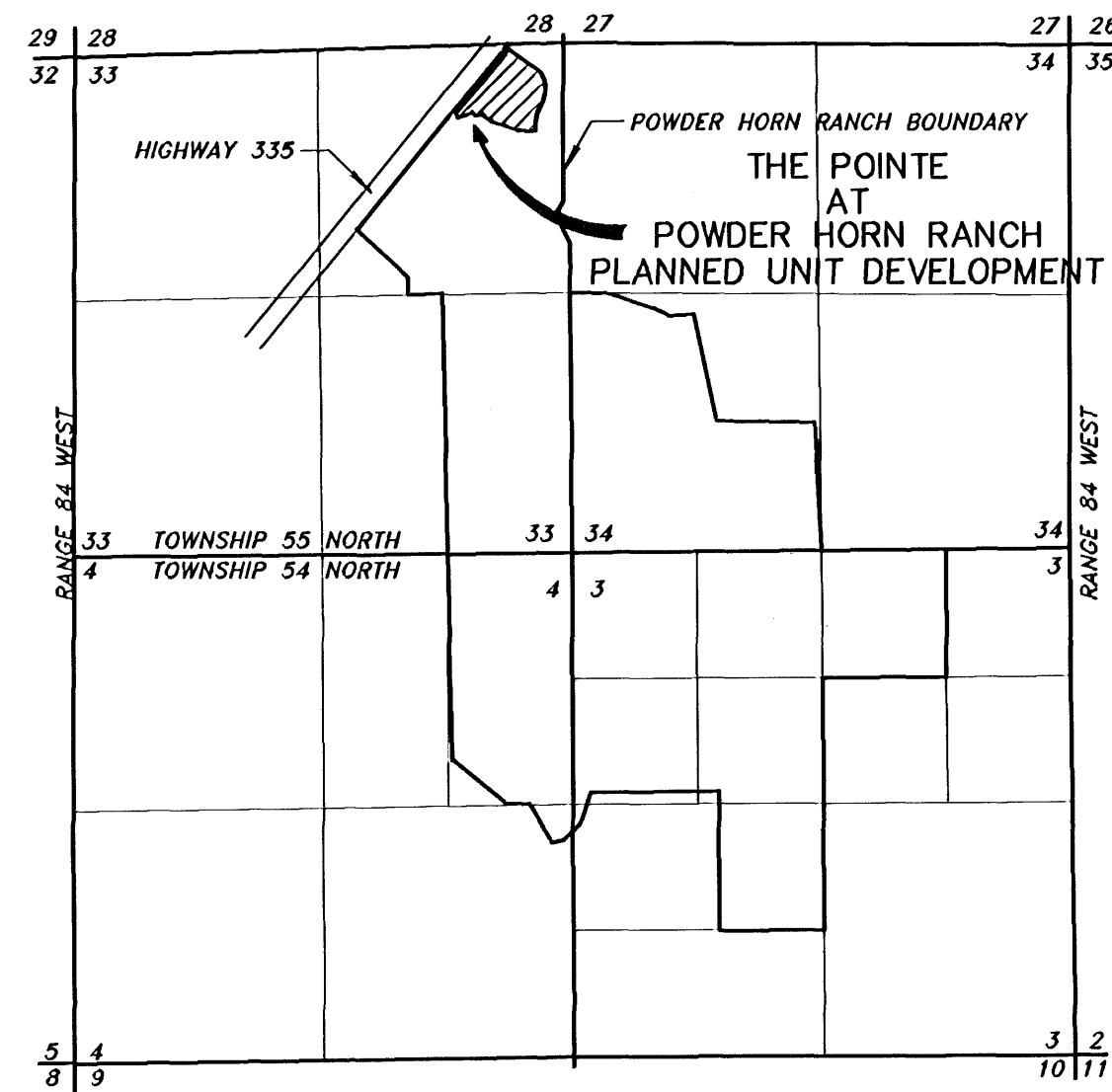


PLAT OF
THE POINTE AT
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOTS 22-61, STETSON CIRCLE AND CONCHO LANE
IN BLOCK A, POWDER HORN RANCH PUD, PHASE FIVE
LOCATED IN THE NE 1/4 OF SECTION 33, T55N, R84W, 6th PM
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 10.56 ACRES
ACREAGE OF ROADS: 2.42 ACRES
ACREAGE OF OUTLOTS: 4.81 ACRES
NET DENSITY: 4.18 UNITS/ACRE
TOTAL LOTS = 34

SECTION CORNER - FOUND ALUMINUM CAP PER LS #6812
WY STATE PLANE COORDINATES (NAD 83 (1993))
NORTHING: 567124.7759 METERS
EASTING: 428563.7780 METERS



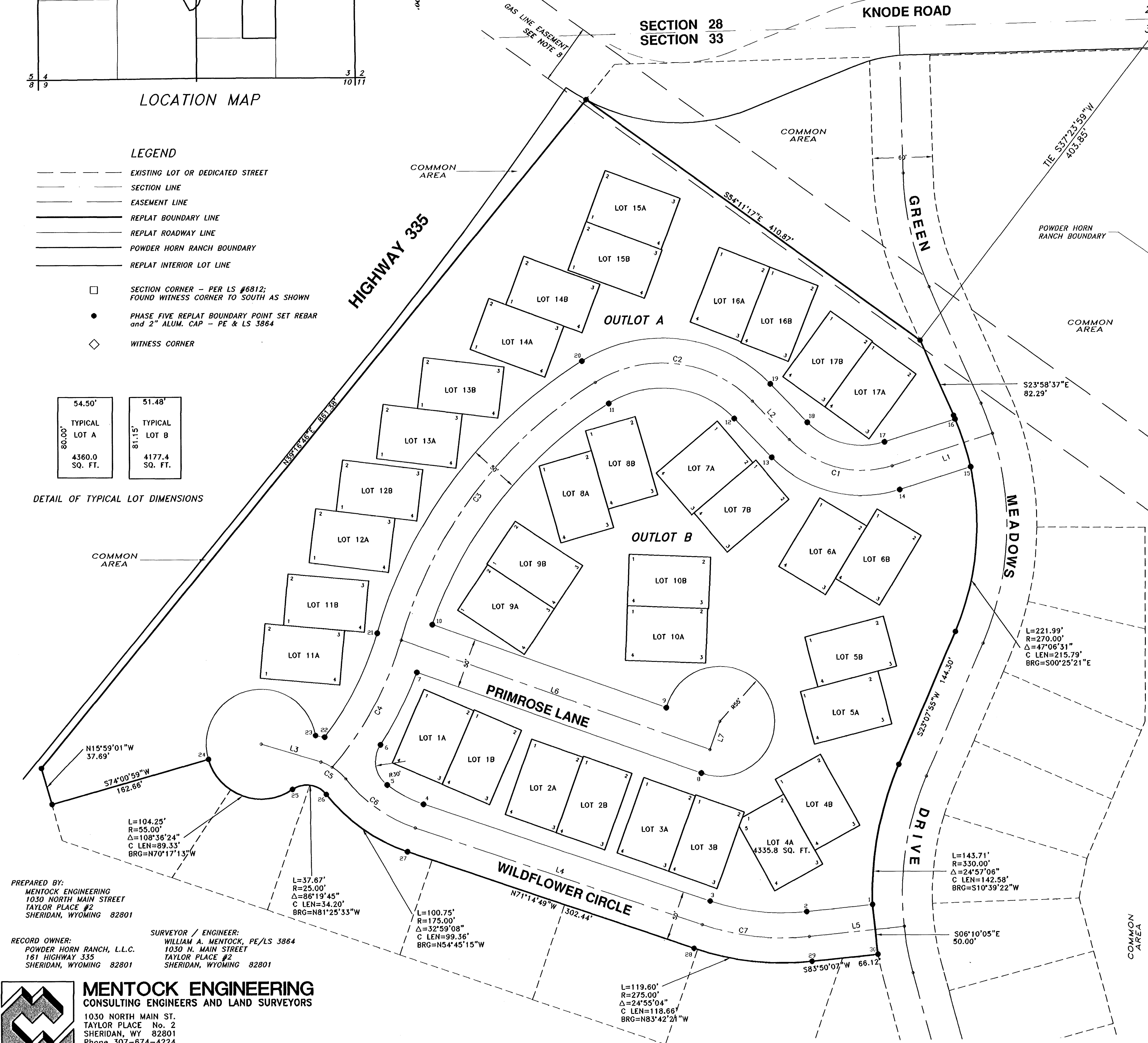
LOCATION MAP

LEGEND

- EXISTING LOT OR DEDICATED STREET
- SECTION LINE
- EASEMENT LINE
- REPLAT BOUNDARY LINE
- REPLAT ROADWAY LINE
- POWDER HORN RANCH BOUNDARY
- REPLAT INTERIOR LOT LINE
- SECTION CORNER - PER LS #6812;
FOUND WITNESS CORNER TO SOUTH AS SHOWN
- PHASE FIVE REPLAT BOUNDARY POINT SET REBAR
AND 2" ALUM. CAP - PE & LS 3864
- WITNESS CORNER

54.50' TYPICAL LOT A	51.48' TYPICAL LOT B
4360.0 SQ. FT.	4177.4 SQ. FT.

DETAIL OF TYPICAL LOT DIMENSIONS



PREPARED BY:
MENTOCK ENGINEERING
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

RECORD OWNER:
POWDER HORN RANCH, L.L.C.
161 HIGHWAY 335
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER:
WILLIAM A. MENTOCK, PE/LS 3864
1030 N. MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
1030 NORTH MAIN ST.
TAYLOR PLACE No. 2
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492

LOT CORNER COORDINATES WYOMING STATE PLANE COORDINATE SYSTEM - NAD 27					
NORTH EAST CORNER, SECTION 33, 155N, R84W					
COORDINATES: NAD 27					
NORTHING: 1477205.93			EASTING: 594027.73		
PT	NORTHING	EASTING	PT	NORTHING	EASTING
1A1	1471537.048	593286.504	981	1471681.720	593349.456
1A2	1471515.363	593336.503	982	1471704.689	593377.877
1A3	1471441.968	593304.671	983	1471659.930	593445.576
1A4	1471463.654	593254.672	984	1471616.982	593417.194
1B1	1471516.290	593336.301	10A1	1471619.889	593490.175
1B2	1471495.798	593384.130	10A2	1471616.948	593570.121
1B3	1471421.351	593351.842	10A3	1471562.486	593568.118
1B4	1471441.835	593304.613	10A4	1471565.426	593488.172
2A1	1471488.962	593394.265	10B1	1471617.339	593491.922
2A2	1471488.663	593445.600	10B2	1471616.982	593570.121
2A3	1471393.308	593418.739	10B3	1471616.912	593571.121
2A4	1471411.607	593367.404	10B4	1471619.894	593490.030
2B1	1471469.605	593445.336	11A1	1471548.447	593122.680
2B2	1471452.321	593494.427	11A2	1471602.742	593127.394
2B3	1471375.886	593467.181	11A3	1471595.822	593207.094
2B4	1471393.170	593418.691	11A4	1471541.527	593202.380
3A1	1471448.165	593506.241	11B1	1471601.127	593146.000
3A2	1471429.866	593557.577	11B2	1471652.413	593150.453
3A3	1471354.510	593530.716	11B3	1471645.394	593231.294
3A4	1471372.809	593479.380	11B4	1471594.108	593226.841
3B1	1471430.808	593557.913	12A1	1471663.553	593171.838
3B2	1471413.623	593606.404	12A2	1471717.052	593178.240
3B3	1471337.088	593579.158	12A3	1471707.962	593257.651
3B4	1471354.373	593530.667	12A4	1471653.863	593251.049
4A1	1471408.590	593604.645	12B1	1471715.123	593198.964
4A2	1471431.449	593645.819	12B2	1471766.223	593205.199
4A3	1471381.505	593684.651	12B3	1471756.394	593285.748
4A4	1471335.051	593637.002	12B4	1471705.294	593279.512
4A5	1471399.298	593601.333	13A1	1471787.448	593239.202
4B1	1471446.389	593637.924	13A2	1471821.541	593245.801
4B2	1471471.377	593682.533	13A3	1471811.881	593252.212
4B3	1471400.432	593721.921	13A4	1471757.762	593316.614
4B4	1471375.444	593676.912	13B1	1471817.342	593280.277
5A1	1471514.223	593662.762	13B2	1471868.442	593286.510
5A2	1471554.623	593740.118	13B3	1471858.618	593367.058
5A3	1471501.925	593754.015	13B4	1471807.517	593360.826
5A4	1471481.525	593676.660	14A1	1471876.179	593332.961
5B1	1471588.596	593667.060	14A2	1471927.288	593351.937
5B2	1471603.288	593745.923	14A3	1471899.413	593426.331
5B3	1471559.510	593758.650	14A4	1471848.324	593407.955
5B4	1471538.818	593680.187	14B1	1471920.931	593368.999
6A1	1471727.446	593662.373	14B2	1471969.189	593438.923
6A2	1471694.346	593729.070	14B3	1471940.535	593462.991
6A3	1471630.799	593687.822	14B4	1471892.677	593445.067
6A4	1471658.899	593641.125	15A1	1472003.462	593449.209
6B1	1471716.485	593739.381	15A2	1472054.551	593468.195
6B2	1471699.446	593783.493	15A3	1472020.696	593545.179
6B3	1471620.414	593741.854	15A4	1471975.607	593524.203
6B4	1471646.957	593697.545	15B1	1471955.254	593431.147
7A1	1471904.161	593759.988	15B2	1472003.513	593449.072
7A2	1471762.803	593615.246	15B3	1471976.256	593523.140
7A3	1471710.849	593554.245	15B4	1471927.000	593507.215
7A4	1471752.407	593518.987	16A1	1471977.773	593581.923
7B1	1471716.485	593739.381	16A2	1471957.962	593632.895
7B2	1471725.941	593661.805	16A3	1471884.434	593603.812
7B3	1471673.444	593589.728	16A4	1471903.245	593552.843
7B4	1471712.698	593556.425	16B1	1471958.098	593632.748
8A1	1471759.859	593401.837	16B2	1471939.385	593680.706
8A2	1471714.856	593454.293	16B3	1471886.463	593687.312
8A3	1471697.987	593476.282	16B4	1471882.503	593603.251
8A4	1471682.960	593423.895	17A1	1471883.224	593734.282
8B1	1471794.625	593448.562	17A2	1471851.284	593778.441
8B2	1471809.819	593468.046	17A3	1471786.463	593731.853
8B3	1471730.819	593520.420	17A4	1471818.402	593687.397
8B4	1471716.625	593470.936	17B1	1471914.204	593693.156
9A1	1471615.700	593320.282	17B2	1471884.034	593734.868
9A2	1471681.169	593359.929	17B3	1471818.402	593687.397
9A3	1471617.062	593417.072	17B4	1471848.454	593645.600
9A4	1471571.594	593387.025			

OUTLOT AND ROAD CORNER COORDINATES					
WYOMING STATE PLANE COORDINATE SYSTEM - NAD 27					
	1	2	3	4	5
1	1471321.311	593734.420	16	1471806.220	593817.496
2	1471314.210	593668.678	17	1471783.576	593746.838
3	1471324.854	593752.180	18	1471802.969	593669.932
4	1471422.085	593786.435	19	1471841.433	593726.903
5	1471441.485	593749.824	20	1471864.330	593444.958
6	1471481.707	593742.877	21	1471593.071	593239.712
7	1471553.981	593729.436	22	1471489.402	593188.968
8	1471452.625	593563.544	23	1471491.089	593177.852
9	1471518.118	593528.849	24	1471467.313	593070.657
10	1471601.554	593294.891	25	1471437.180	593154.754
11	1471821.952	593471.494	26	1471432.080	593188.577
12	1471806.747	593598.971	27	1471917.379	593269.725
13	1471768.042	593634.152	28	1471277.508	593556.107
14	1471735.962	593762.097	29	1471264.499	593674.048
15	1471758.615	593832.786	30	1471271.600	593739.792

CENTERLINE CURVE AND LINE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	100.00'	111.43'	63°50'35"	105.75' S 75°50'51" W
C2	125.00'	170.78'	78°16'56"	157.81' S 83°04'01" E
C3	450.00'	329.63'	41°58'12"	322.31' S 37°07'00" E
C4	334.41'	145.50'	24°55'43"	144.35' S 28°35'45" W
C5	50.00'	145.50'	35°00'41"	30.08' S 55°46'01" E
C6	150.00'	86.36'	32°59'04"	85.17' N 54°45'15" W
C7	250.00'	108.72'	24°55'04"	107.87' N 83°42'21" W

LINE	BEARING	DISTANCE
L1	S 72°13'52" W	105.37'
L2	N 43°55'33" W	53.41'
L3	S 73°16'21" E	62.45'
L4	S 71°14'49" E	302.44'
L5	S 83°50'07" W	95.18'
L6	S 70°22'21" E	327.33'
L7	N 19°37'39" E	30.00'

NOTES:

- ALL BOUNDARY CORNERS MARKED BY 2" ALUMINUM CAP PER PE/LS #3864
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS AND ROADS SHALL BE PRIVATELY MAINTAINED. THE STREETS AND ROADS WILL BE 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) NAD 27.
- PROPERTY ALSO SUBJECT TO EASEMENT TO MONTANA-DAKOTA UTILITIES CO. AS DESCRIBED BOOK 236, PAGE 205.
- PROPERTY ALSO SUBJECT TO EASEMENT TO CONTINENTAL PIPE LINE CO. AS DESCRIBED BOOK 142, PAGE 430.
- OUTLOT A AND OUTLOT B ARE DESIGNATED AS UTILITY, IRRIGATION, DRAINAGE, AND ACCESS EASEMENTS.
- OUTLOT A AND OUTLOT B ARE DEFINED AS ALL THAT PORTION WITHIN THE SUBDIVISION BOUNDARY EXCEPTING THEREFROM ALL LOTS AND STREET DEDICATIONS.

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A REPLAT OF LOTS 22-61, STETSON CIRCLE AND CONCHO LANE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF GREEN MEADOWS DRIVE, SAID POINT BEING LOCATED S37°23'59"W, 403.85 FEET FROM THE NE CORNER OF SAID SECTION 33;
THENCE ALONG SAID RIGHT OF WAY S23°58'37"E, 82.29 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY WITH A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 221.99 FEET, WITH A RADIUS OF 270.00 FEET, WITH A DELTA ANGLE OF 47°06'51", WITH A CHORD BEARING OF S00°25'21"E, AND A CHORD LENGTH OF 215.79 FEET;
THENCE ALONG SAID RIGHT OF WAY S23°07'55"W, 144.30 FEET;
THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 143.71 FEET, WITH A RADIUS OF 330.00 FEET, WITH A DELTA ANGLE OF 24°55'04", WITH A CHORD BEARING OF S10°39'22"W, AND A CHORD LENGTH OF 142.58 FEET;
THENCE S06°10'05"E, 50.00 FEET;
THENCE S83°50'07"W, 66.12 FEET;
THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 119.60 FEET, WITH A RADIUS OF 275.00 FEET, WITH A DELTA ANGLE OF 24°55'04", WITH A CHORD BEARING OF N83°42'21"W, AND A CHORD LENGTH OF 118.66 FEET;
THENCE N71°14'49"W, 302.44 FEET;
THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 100.75 FEET, WITH A RADIUS OF 175.00 FEET, WITH A DELTA ANGLE OF 32°59'08", WITH A CHORD BEARING OF N54°45'15"W, AND A CHORD LENGTH OF 99.36 FEET;
THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 37.67 FEET, WITH A RADIUS OF 25.00 FEET, WITH A DELTA ANGLE OF 86°19'45", WITH A CHORD BEARING OF N81°25'33"W, AND A CHORD LENGTH OF 34.20 FEET;
THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 104.25 FEET, WITH A RADIUS OF 55.00 FEET, WITH A DELTA ANGLE OF 108°36'24", WITH A CHORD BEARING OF N70°17'13"W, AND A CHORD LENGTH OF 89.33 FEET;
THENCE S74°00'59"W, 162.86 FEET;
THENCE N15°59'01"W, 37.69 FEET;
THENCE N39°16'48"E, 861.38 FEET;
THENCE S54°11'17"E, 410.87 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 10.56 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FIVE, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER 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 FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 16th DAY OF JUNE, 2006.

BY: *Tom Mentock*
POWDER HORN RANCH, L.L.C., A LIMITED LIABILITY COMPANY
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE, 2006, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C., A WYOMING LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: May 18, 2008
Tom Mentock
NOTARY PUBLIC

BY: *Sandy Suzor*
BISON MEADOWS, L.L.C., A LIMITED LIABILITY COMPANY
SANDY SUZOR, MANAGER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JUNE, 2006, BY SANDY SUZOR, MANAGER OF BISON MEADOWS, L.L.C., A WYOMING LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: May 18, 2008
Tom Mentock
NOTARY PUBLIC

BY: FIRST INTERSTATE BANK (MORTGAGEE) (SIGNED BY AFFIDAVIT)
BY: FIRST INTERSTATE BANK (MORTGAGEE) (SIGNED BY AFFIDAVIT)

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 OF THE POINTE AT THE POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.