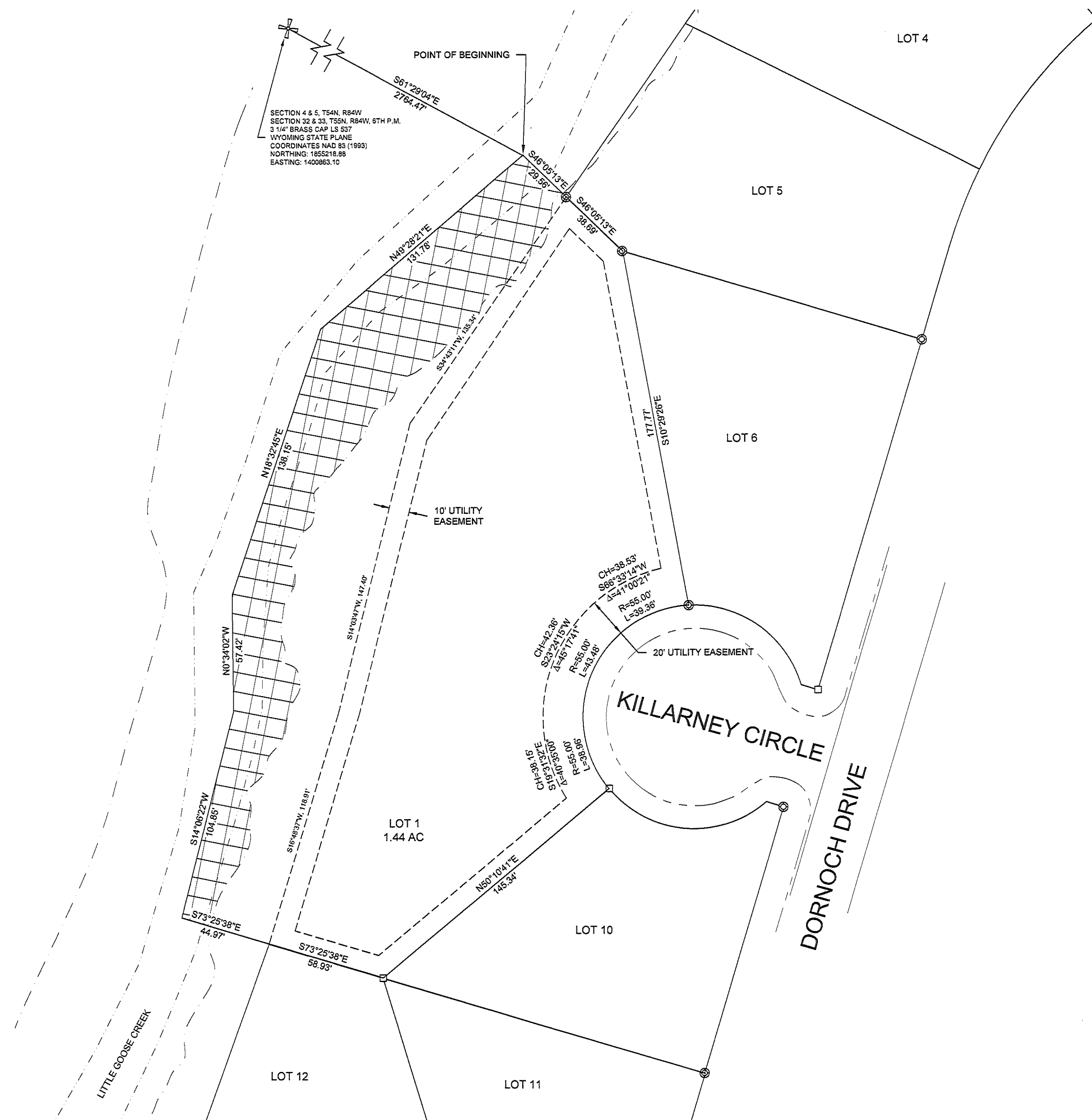


PLAT OF  
**POWDER HORN RANCH  
MINOR NO. 32 SUBDIVISION**

BEING A REPLAT OF LOTS 7, 8 AND 9  
THE GROVE AT THE POWDER HORN  
AND ALSO INCLUDING CERTAIN TRACTS DESCRIBED IN  
BOOK 523 PAGE 14; BOOK 536 PAGE 279; AND BOOK 528 PAGE 515  
LOCATED IN THE SE1/4 NW1/4 OF SECTION 4  
TOWNSHIP 54 NORTH, RANGE 84 WEST,  
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING  
TOTAL AREA = 1.44 ACRES±  
TOTAL NUMBER OF LOTS = 1



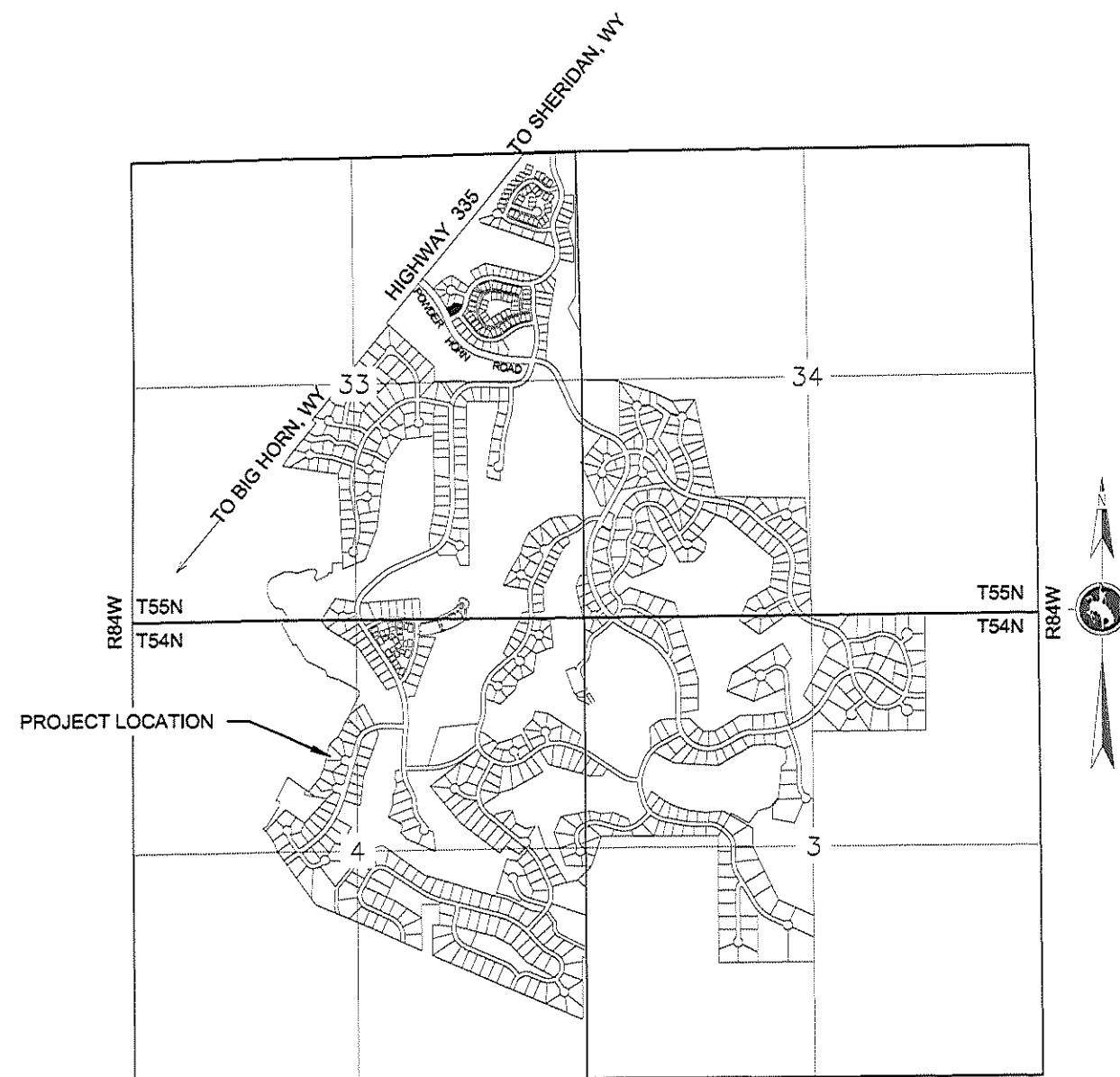
**LEGEND**

- FOUND 5/8\" REBAR WITH 2\" ALUMINUM CAP MARKED PELS 3864
- ⊗ FOUND IRON PIPE
- SET 5/8\" REBAR WITH 2\" ALUMINUM CAP MARKED LS 584
- UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT
- SUBJECT PROPERTY LINE
- FLOOD PLAIN
- - - - - APPROXIMATE STREAM BED
- ▨ APPROXIMATE FLOOD PLAIN AND DRAINAGE EASEMENT PER FEMA; COMMUNITY PANEL NO. 560047 1140 E, REVISED JANUARY 16, 2014 (SEE NOTE: 9)

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE DISTANCES ARE SURFACE

SCALE: 1\" = 30' (24\"X36\")

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000235  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES



**VICINITY MAP**  
1\" = 2000'

**NOTES**

- NO PUBLIC MAINTENANCE OF STREETS OR ROADS, ALL STREETS, ROADS, AND PATHWAYS SHALL BE PRIVATELY MAINTAINED.
- 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 BUILDING WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARD REGULATIONS. BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEW BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
- BASIS OF BEARING IS WYOMING STATE PLANE COORDINATES SYSTEM (EAST CENTRAL ZONE)
- NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
- MAIL BOX LOCATION IS THE EXISTING CLUSTER BOX AT THE POWDER HORN ENTRANCE ON POWDER HORN ROAD.
- "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE."
- THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE FLOOD PLAIN AS SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOOD-WAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM WATER FLOOD-WAY (HAZARD LINE) BY THE CONSTRUCTION OR PLACEMENT OF OBJECTS WITHIN THE FLOOD PLAIN AS PROTRACTED FROM FEMA: COMMUNITY PANEL NO. 560047 1140 E, REVISED JANUARY 16, 2014. SAID FLOOD PLAIN MAY BE REVISED IN THE FUTURE BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. THE COUNTY SHALL AT ALL TIMES HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT, AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY BY THE COUNTY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY DRAINAGE EASEMENT STRUCTURES, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOOD.
- BUILDING NEAR A WATER COURSE MAY BE RESTRICTED.

**CERTIFICATE OF SURVEYOR**

I, ROBERT L. ST. CLAIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS IS A PLAT OF POWDER HORN RANCH MINOR NO. 32 SUBDIVISION, WAS PREPARED AS RESULT OF A FIELD SURVEY PERFORMED BY ANDRE STAMENKOVIC, DURING SEPTEMBER OF 2015 UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.



PREPARED FOR:  
RON PIKE  
27 CONCHO CT.  
SHERIDAN, WY 82801

PROPERTY OWNER:  
TODD BALLANTYNE  
5 KILLARNEY CIRCLE  
BIG HORN, WY 82833

SURVEYOR:  
FIELD: ANDRE STAMENKOVIC  
REVIEW: ROBERT L. ST. CLAIRE, PLS

DATE DRAWN:  
10.30.2015  
BY: RS

**CERTIFICATE OF DEDICATION**

THE FOREGOING SUBDIVISION OF A TRACT OF LAND BEING POWDERHORN RANCH MINOR NO. 32 SUBDIVISION, LOTS 7, 8, AND 9, THE GROVE AT THE POWDER HORN, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 1/4\" ALUMINUM CAP MARKED PLS 537, MARKING THE CORNER OF SECTIONS 4 AND 5, TOWNSHIP 54 NORTH, RANGE 84 WEST AND SECTIONS 32 AND 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; THENCE S61°29'04\" E, 2764.47 FEET TO A 5/8\" REBAR WITH A 2\" ALUMINUM CAP MARKED LS 584, MARKING THE NORTHWEST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE S46°05'13\" E, 29.56 FEET TO A 2\" IRON PIPE; THENCE S46°05'13\" E, 38.69 FEET TO A 2\" IRON PIPE; THENCE S10°29'26\" E, 177.77 FEET TO A 2\" IRON PIPE; THENCE ALONG AN ARC OF A CURVE CONCAVE SOUTHEASTERLY TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°00'21\", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 39.36 FEET, AND A CHORD BEARING AND DISTANCE OF S68°33'14\" W, 38.53 FEET TO A 2\" ALUMINUM CAP STAMPED PELS 3864; THENCE ALONG AN ARC OF A CURVE CONCAVE SOUTHEASTERLY TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°17'41\", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 43.48 FEET, AND A CHORD BEARING AND DISTANCE OF S23°24'15\" W, 42.36 FEET TO A 2\" ALUMINUM CAP STAMPED PELS 3864; THENCE ALONG AN ARC OF A CURVE CONCAVE SOUTHEASTERLY TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°35'00\", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 38.96 FEET, AND A CHORD BEARING AND DISTANCE OF S19°31'32\" E, 38.15 FEET TO A 2\" ALUMINUM CAP STAMPED PELS 3864; THENCE S50°10'41\" W, 145.34 FEET TO A 2\" ALUMINUM CAP STAMPED PELS 3864; THENCE N73°25'38\" W, 58.93 FEET TO A 2\" ALUMINUM CAP STAMPED LS 584, SAID POINT BEING THE NORTHWEST CORNER OF LOT 12 OF THE GROVE AT THE POWDER HORN; THENCE N73°25'38\" W, 44.97 FEET TO A 2\" ALUMINUM CAP STAMPED LS 584; THENCE N14°6'22\" E, 104.85 FEET TO A 2\" ALUMINUM CAP STAMPED LS 584; THENCE N0°34'02\" W, 57.42 FEET TO A 2\" ALUMINUM CAP STAMPED LS 584; THENCE N18°32'45\" E, 138.15 FEET TO A 2\" ALUMINUM CAP STAMPED LS 584; THENCE N49°28'21\" E, 131.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.44 ACRES MORE OR LESS.

AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 1.44 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS **POWDER HORN RANCH MINOR NO. 32 SUBDIVISION**, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

**"SIGNED BY AFFIDAVIT"**

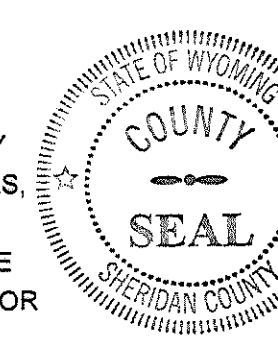
BY: TODD JAMISON BALLANTYNE, TRUSTEE OF THE TJ BALLANTYNE TRUST, DATED APRIL 12, 2010 (OWNER), MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MORTGAGEE), AND FIRST INTERSTATE BANK (MORTGAGEE).

AFFIDAVIT RECORDED IN BOOK 528 PAGE 192, DATED 2/11, 2015.

**CERTIFICATE OF RECORDER**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:10 O'CLOCK PM ON Feb 11, 2016, AND RECORDED IN PLAT BOOK P, AT PAGE 104.



Eda Schunk Thompson  
COUNTY CLERK

**BOARD OF COUNTY COMMISSIONERS**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING  
THIS 28 DAY OF February, 2016

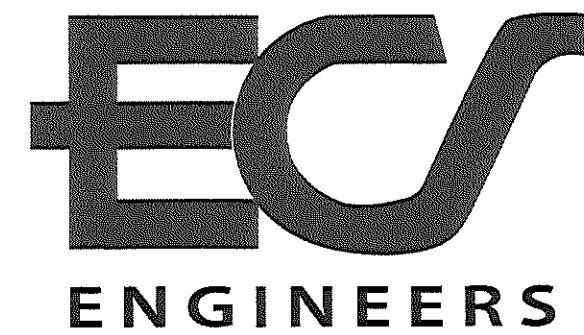
Bob Robison  
CHAIRMAN

Eda Schunk Thompson  
ATTES: COUNTY CLERK

**DECLARATION REGARDING PREVIOUS PLATTING**

APPROVAL OF THIS VACATION AND REPLAT HEREBY VACATES ANY AND ALL LOTS AND EASEMENTS PREVIOUSLY PLATTED FOR THE AREA SHOWN WITHIN THE BOUNDARY OF THIS PLAT.

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. Delineations, measurement or representations may have occurred since the original plat was recorded.



Environmental & Civil Solutions, LLC  
371 Coffeen Ave.  
Sheridan, WY 82801  
Phone: 307.675.1919

www.ecsengineers.net

Project: 150075