

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED KENNETH W. McDONALD AND DEBORAH J. McDONALD, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:
THAT THE FOREGOING PLAT, DESIGNATED AS POWDER HORN RANCH MINOR NO. 29 SUBDIVISION, IS LOTS 25 AND 26 OF POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT, BLOCK BB, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING, THENCE S 73°18'40" W 1793.73 FEET TO THE POINT OF BEGINNING;
THENCE S 01°06'46" E, 130.32 FEET; THENCE S 84°30'11" W, 151.73 FEET; THENCE S 84°26'45" W, 167.12 FEET; THENCE N 04°24'12" W, 119.81 FEET; THENCE N 69°05'26" E, 115.88 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF THE CUL-DE-SAC OF OAK TREE COURT; THENCE ALONG SAID RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 71.59 FEET, A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 74°34'32", A CHORD BEARING OF S 58°12'28" E, AND A CHORD LENGTH OF 66.64 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 74.33 FEET, A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 77°26'15", A CHORD BEARING OF N 45°35'59" E, AND A CHORD LENGTH OF 68.80 FEET; THENCE S 83°20'22" E, 110.74 FEET TO THE POINT OF BEGINNING;
CONTAINING 0.98 ACRES MORE OR LESS, AND HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS THE POWDER HORN RANCH MINOR NO. 29 SUBDIVISION, AND DO HEREBY 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.
THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND EASEMENTS
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

SIGNED BY AFFIDAVIT:
KENNETH W. McDONALD AND DEBORAH J. McDONALD SIGNED AFFIDAVIT AS TO OWNERS INTEREST
ROBERT EBERHART WITH FIRST FEDERAL SAVINGS BANK SIGNED AFFIDAVIT AS TO MORTGAGE INTEREST
RECORDED IN BOOK 556, PAGE 545, AND DATED: 11/17/15

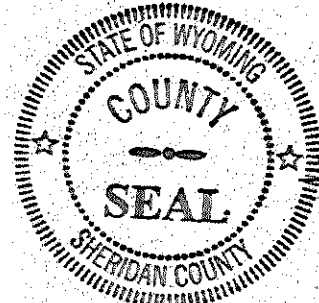
BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 30 DAY OF November 2015.
Eda Schunk Thompson COUNTY CLERK
Jim Rungley CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:40 O'CLOCK THIS 17 DAY OF November 2015 AND IS DULY RECORDED IN PLAT BOOK P ON PAGE 10a. #2015-723361



DECLARATION REGARDING PREVIOUS PLATTING

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

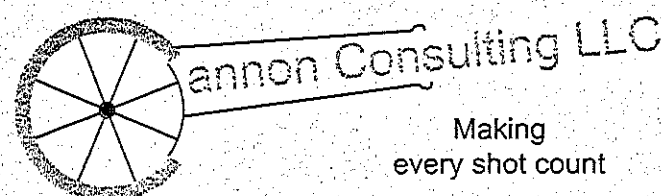
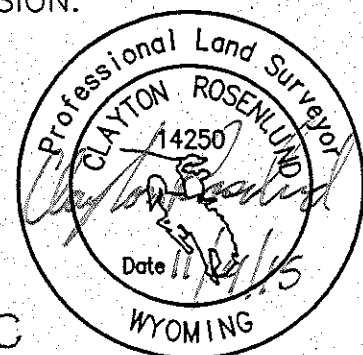
NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or right-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

LEGEND

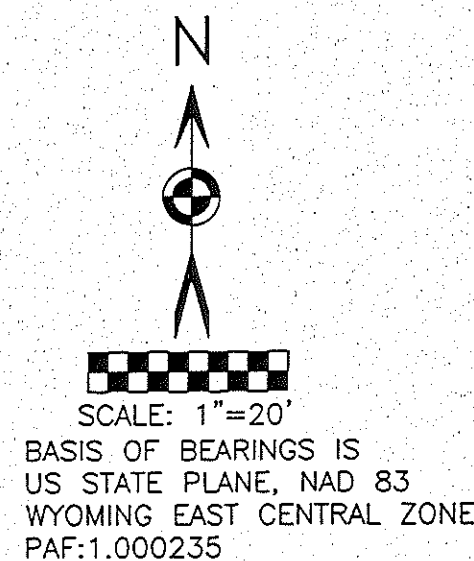
- FOUND 2" AC-PELS 3864 OR AS NOTED
- SET 1 1/2" AC-PLS 14250
- CALCULATED CORNER
- ALUMINUM CAP
- UTILITY AND DRAINAGE EASEMENT

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF POWDER HORN RANCH MINOR NO. 29 SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Prepared by Cannon Consulting LLC/ (307)752-0109

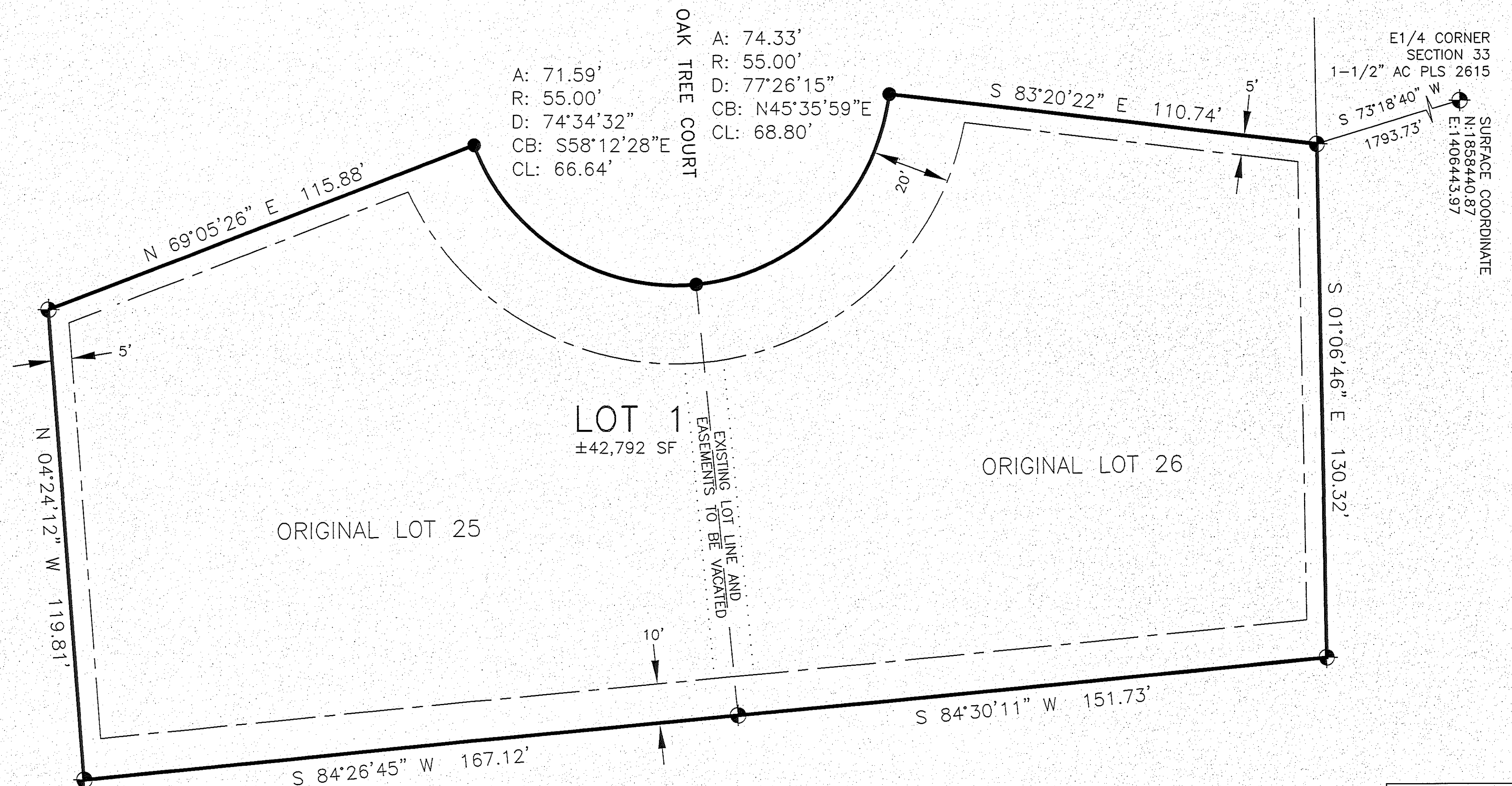
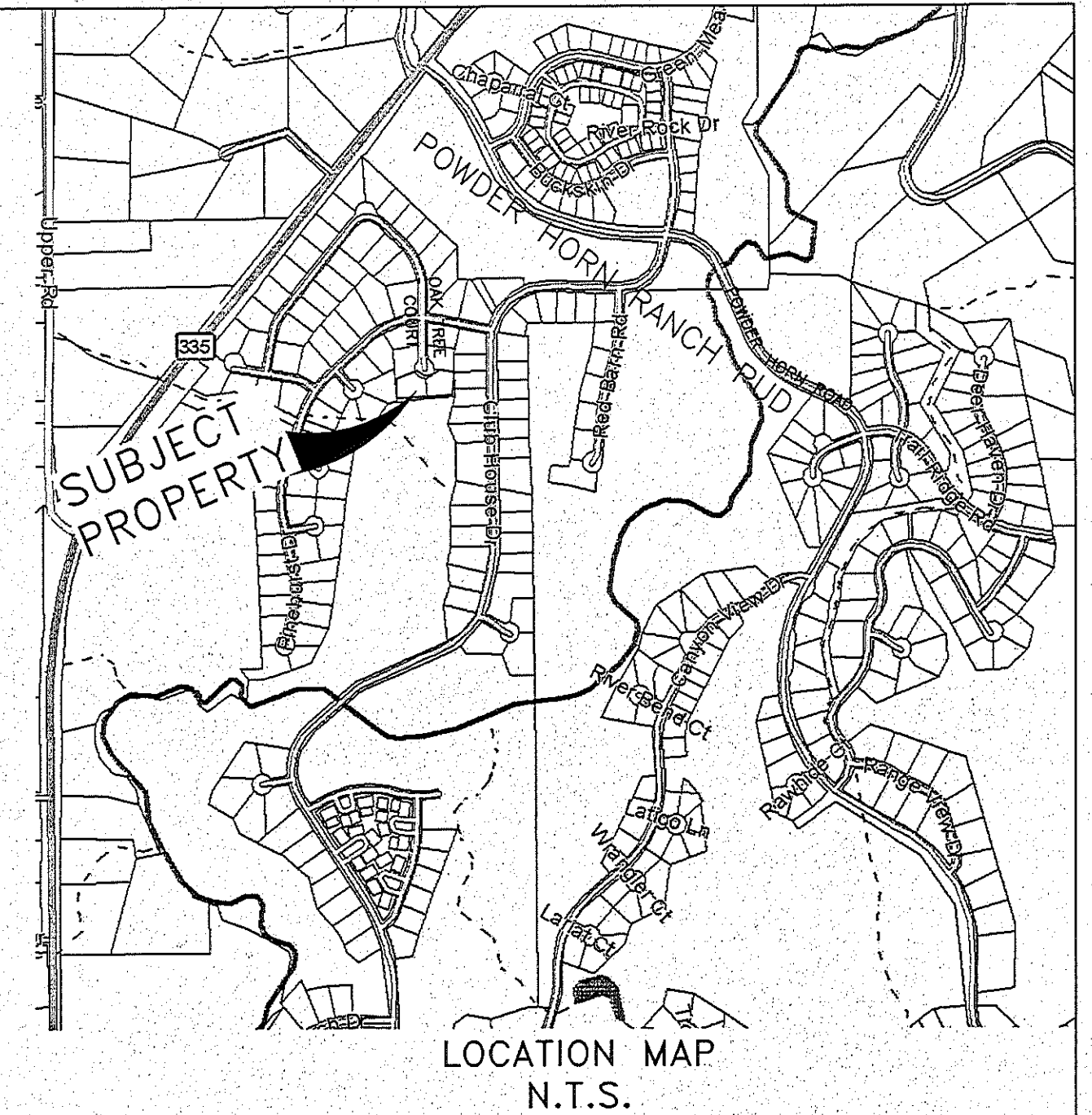


POWDER HORN RANCH MINOR NO. 29 SUBDIVISION

BEING A REPLAT OF LOTS 25 & 26, BLOCK BB, POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT, LOCATED IN THE NW1/4SE1/4, SECTION 33, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±42,792 SF (±0.98 ACRES)
TOTAL LOTS: 1

NOTES

- MAIL BOX LOCATION IS THE EXISTING CLUSTER AT THE POWDER HORN ENTRANCE ON POWDER HORN ROAD.
- NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS, OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND 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 BEARINGS IS WYOMING STATE PLANE COORDINATES SYSTEM (EAST CENTRAL ZONE).
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 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.



FOR:
KENNETH W. McDONALD AND
DEBORAH J. McDONALD
WEST POINT, NEW YORK

11/03/15