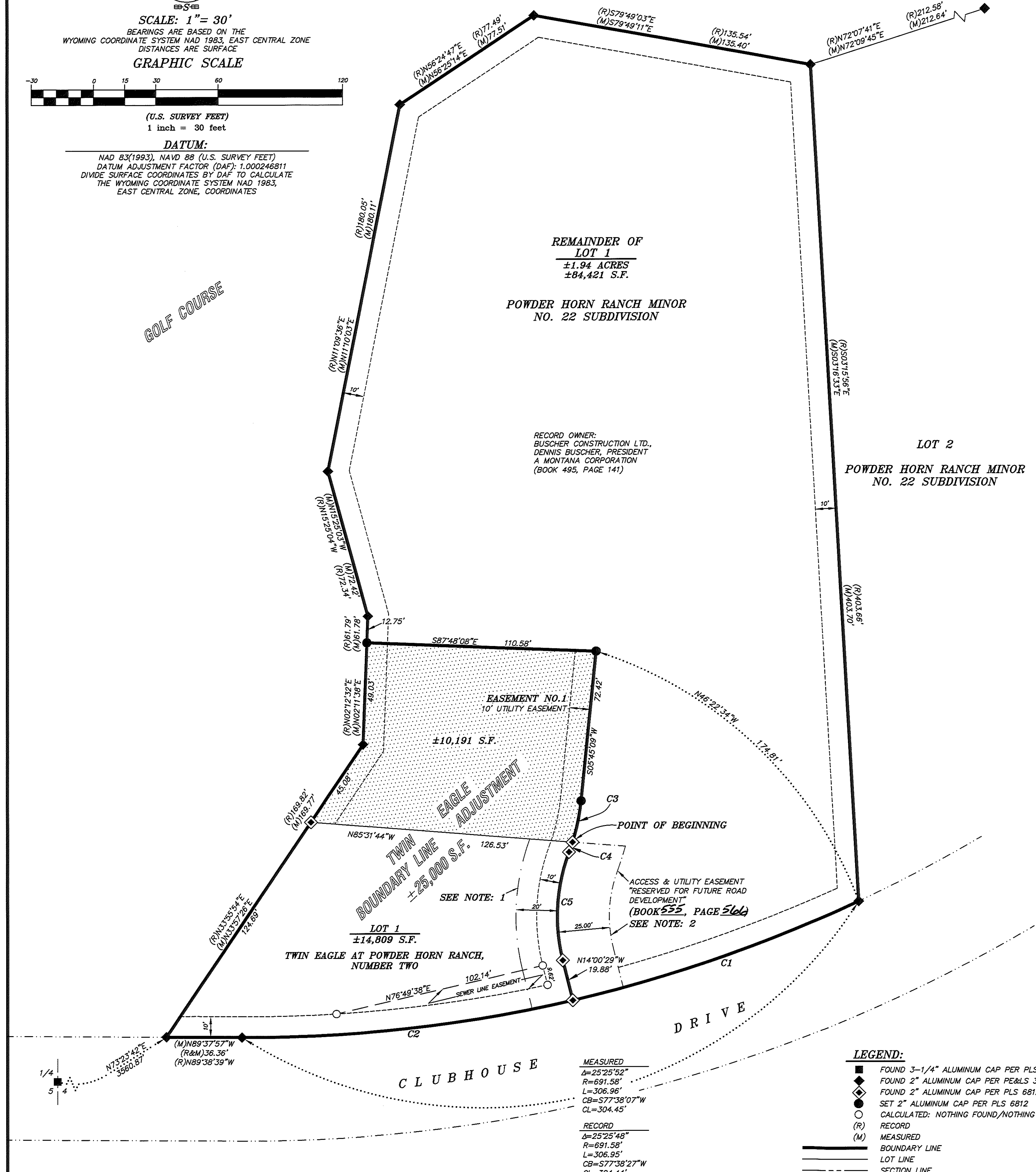


DATUM:
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°06'09"	691.58'	146.08'	S70°38'15"W	145.81'
C2	13°19'43"	691.58'	160.88'	S83°41'11"W	160.52'
C3	11°38'43"	97.50'	20.41'	S11°45'01"W	20.37'
C4	02°57'10"	97.50'	5.02'	N19°13'27"E	5.02'
C5	34°42'31"	87.50'	53.01'	N03°20'46"E	52.20'

- LEGEND:
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
 - FOUND 2" ALUMINUM CAP PER PLS 3884
 - FOUND 2" ALUMINUM CAP PER PLS 6812
 - SET 2" ALUMINUM CAP PER PLS 6812
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - (R) RECORD
 - (M) MEASURED
 - BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - UTILITY EASEMENT LINE
 - ACCESS & UTILITY EASEMENT LINE (RESERVED FOR FUTURE ROAD DEVELOPMENT)
 - PUBLIC RIGHT-OF-WAY LINE
 - SEWER LINE EASEMENT
 - UTILITY & TEMPORARY ACCESS EASEMENT LINE (SEE NOTE-1)
 - BOUNDARY LINE ADJUSTMENT (ADDITIONAL ±10,191 S.F.)

RECORD OF SURVEY

TWIN EAGLE

BOUNDARY LINE ADJUSTMENT

LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO & A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING

TWIN EAGLE BOUNDARY LINE ADJUSTMENT

LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO:
AND A TRACT OF LAND SITUATED IN A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N85°31'44"W, 126.53 FEET ALONG THE NORTH LINE OF SAID LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO; THENCE N33°57'26"E, 45.08 FEET ALONG THE WEST LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE N02°11'38"E, 49.03 FEET LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE S87°48'08"W, 110.58 FEET TO A POINT; THENCE S05°45'09"W, 72.42 FEET TO A POINT; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°59'43", A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 20.41 FEET, A CHORD BEARING OF S11°45'01"W, AND A CHORD LENGTH OF 20.37 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO, CONTAINS 14,809 SQUARE FEET OF LAND, MORE OR LESS & SAID TRACT CONTAINS 10,191 SQUARE FEET OF LAND, MORE OR LESS.
TOTAL: 25,000 SQUARE FEET OF LAND, MORE OR LESS.

REMAINDER OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION

A TRACT OF LAND SITUATED IN A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°59'43", A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 20.41 FEET, A CHORD BEARING OF N11°45'01"E, AND A CHORD LENGTH OF 20.37 FEET TO A POINT; THENCE N05°45'09"E, 72.42 FEET TO A POINT; THENCE N87°48'08"W, 110.58 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE N02°11'38"E, 49.03 FEET ALONG SAID WEST LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE N15°25'03"W, 72.42 FEET ALONG SAID WEST LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE N11°10'03"E, 180.11 FEET ALONG SAID WEST LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE S05°45'09"E, 403.70 FEET ALONG THE WEST LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE S79°49'11"E, 135.40 FEET ALONG SAID NORTH LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE S05°45'09"E, 403.70 FEET ALONG THE WEST LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION AND LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION AND SAID NORTHERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°06'09", A RADIUS OF 691.58 FEET, AN ARC LENGTH OF 146.08 FEET, A CHORD BEARING OF S70°38'15"W, AND A CHORD LENGTH OF 145.81 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO; THENCE N14°00'29"W, 19.88 FEET ALONG THE EAST LINE OF SAID LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO TO A POINT; THENCE, ALONG SAID EAST LINE OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°42'31", A RADIUS OF 87.50 FEET, AN ARC LENGTH OF 53.01 FEET, A CHORD BEARING OF N03°20'46"E, AND A CHORD LENGTH OF 52.20 FEET TO A POINT; THENCE, ALONG SAID EAST LINE OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°57'10", A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 5.02 FEET, A CHORD BEARING OF N19°13'27"E, AND A CHORD LENGTH OF 5.02 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.94 ACRES OF LAND, MORE OR LESS.

EASEMENT NO.1 (10' UTILITY EASEMENT)

A UTILITY EASEMENT BEING A STRIP OF LAND TEN (10) FEET WIDE WHEN MEASURED AT RIGHT ANGLES, SITUATED IN LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING; THE EASTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

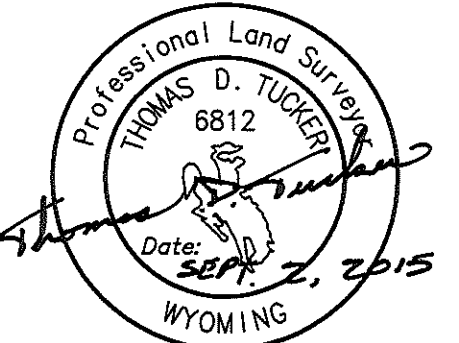
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, ALONG SAID EASTERLY LINE OF SAID STRIP THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°59'43", A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 20.41 FEET, A CHORD BEARING OF N11°45'01"E, AND A CHORD LENGTH OF 20.37 FEET TO A POINT; THENCE N05°45'09"E, 72.42 FEET ALONG SAID EASTERLY LINE OF SAID STRIP TO THE POINT OF TERMINUS OF SAID EASEMENT; SAID POINT BEING N46°22'34"W, 174.81 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3884). LENGTHENING OR SHORTENING THE SIDE LINE OF SAID EASEMENT TO INTERSECT BOUNDARY LINES.

SAID UTILITY EASEMENT CONTAINS 928 SQUARE FEET OF LAND, MORE OR LESS.

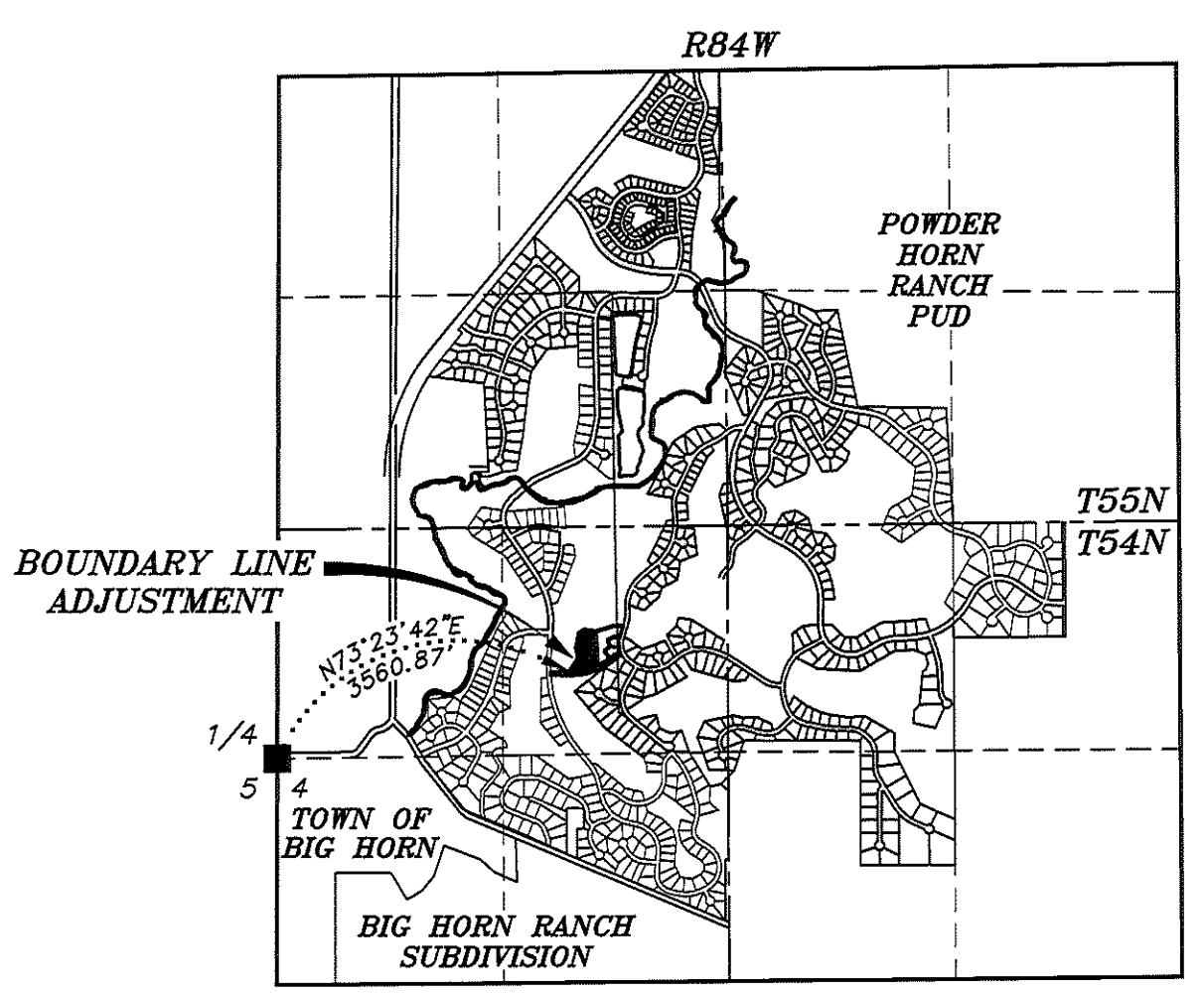
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



LOCATION MAP
NO TRUE SCALE



- NOTES:**
1. TWENTY (20) FOOT WIDE TEMPORARY ACCESS EASEMENT FOR LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION AND LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO IS TO BENEFIT BOTH LOTS UNTIL SUCH TIME THAT LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION IS SUBDIVIDED. THE TWENTY (20) FOOT WIDE TEMPORARY ACCESS EASEMENT SHALL BE AUTOMATICALLY VACATED UPON SUBDIVISION OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION.
 2. SHERIDAN COUNTY HAS NOT ABSOLVED ITS AUTHORITY IN DETERMINING THE FINAL LOCATION NOR THE DESIGN OF A FUTURE ROAD SERVING POTENTIAL DEVELOPMENT IN THE REMAINDER OF LOT 1, POWDER HORN RANCH MINOR NO. 22.
 3. FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCEL.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:38 O'CLOCK A.M., THIS 14 DAY OF September, 2015, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 496.

SEE \$ 50.00

Ela Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2015-722040

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.

RECORD OF SURVEY

FOR

TWIN EAGLE

BOUNDARY LINE ADJUSTMENT

LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO & A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: BUSCHER CONSTRUCTION LTD.,
DENNIS BUSCHER, PRESIDENT
3671 SPALDING AVENUE
BILLINGS, MT 59106

JN: 2015-025
DN: 2015-025-BLA
PF: T2015-025
SEPTEMBER 01, 2015

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