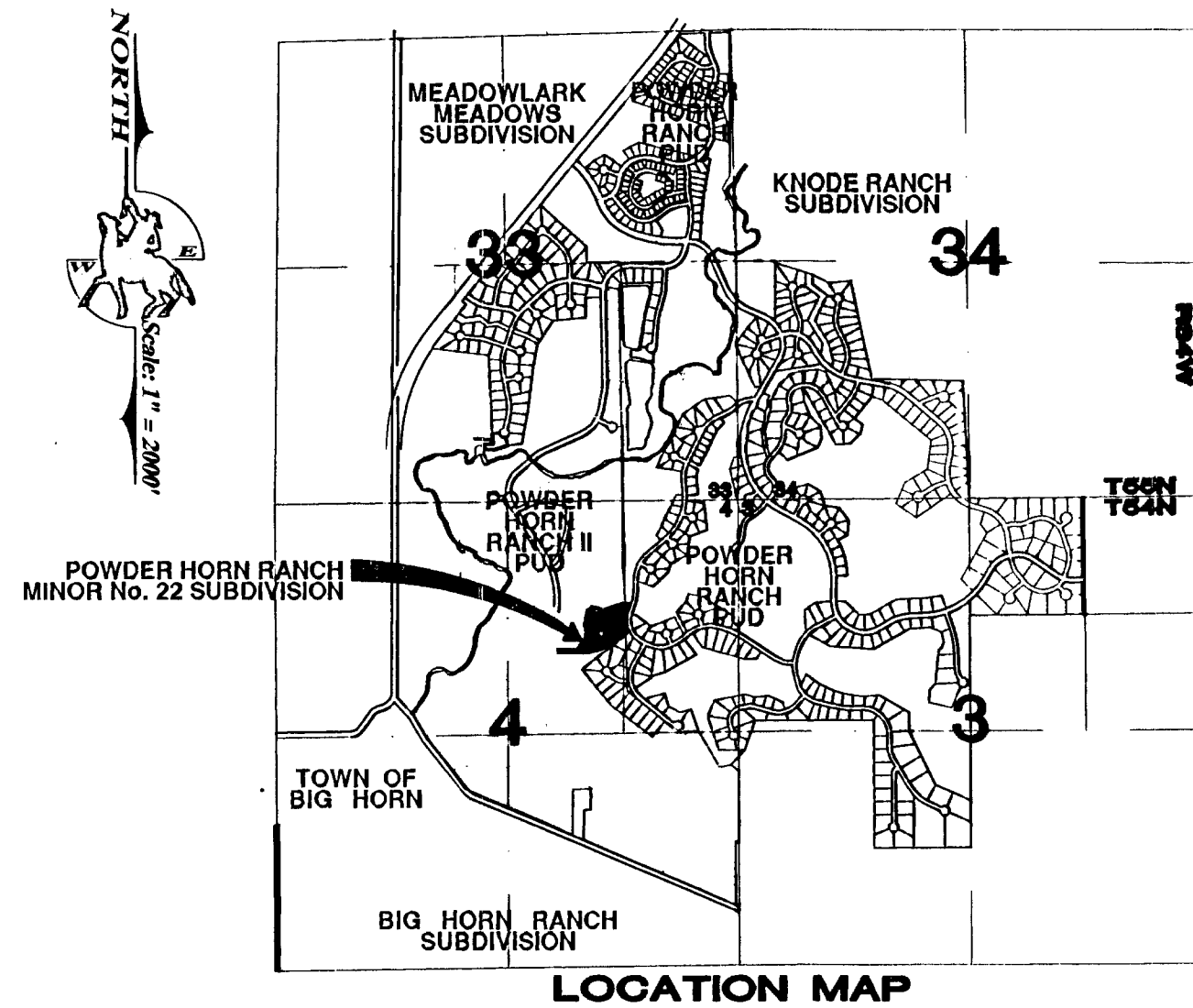




# PLAT OF POWDER HORN RANCH MINOR No. 22 SUBDIVISION

LOCATED WITHIN THE NE1/4 OF SECTION 4  
TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE 6th PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING

TOTAL AREA = 6.77 ACRES  
AREA OF LOTS = 5.75 ACRES  
AREA OF ROAD = 1.02 ACRES  
TOTAL No. OF LOTS = 5



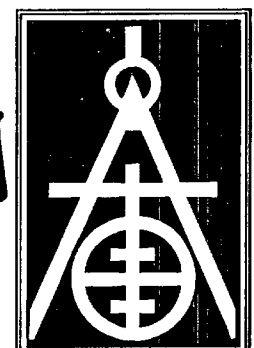
## NOTES:

- 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 SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- 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

- BOUNDARY
- INTERIOR LOT LINE
- EXISTING LOT, DEDICATED STREET, OR AS NOTED
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- FOUND 2" ALUMINUM CAP PER PE/LS 3864
- SET 2" ALUMINUM CAP PER PE/LS 3864

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	C BEARING	C DIST.
C1	14.64	285.00	2°56'35"	S16°59'02"W	14.64
C2	120.02	285.00	24°07'44"	S02°22'53"W	119.14
C3	36.02	285.00	7°14'32"	S13°13'15"E	36.00
C4	52.08	285.00	10°28'13"	S22°04'37"E	52.01
C5	497.11	741.58	38°24'26"	N71°09'08"E	487.85
C6	158.64	691.58	12°58'38"	N58°26'14"E	158.31
C7	308.95	691.58	25°23'48"	N77°38'27"E	304.44
C8	68.60	87.50	44°35'16"	S81°51'21"W	68.86
C9	50.08	1525.00	1°52'54"	S02°52'57"E	50.08



**ENGINEERING, INC.**  
Consulting Engineers and Land Surveyors  
BILLINGS • BOZEMAN • SHERIDAN

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF CANYON VIEW DRIVE, SAID POINT LOCATED S04°46'55"E, 1171.97 FEET FROM THE EAST SIXTEENTH (E1/16) CORNER BETWEEN SAID SECTION 4 AND SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S17°28'20"W, 125.71 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 44°47'04", AN ARC LENGTH OF 222.77 FEET, AND A CHORD BEARING AND DISTANCE OF S04°55'12"E, 217.14 FEET TO THE NORTHERMOST CORNER OF BLOCK AA, POWDER HORN RANCH-2, PLANNED UNIT DEVELOPMENT, PHASE ONE; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK AA S51°56'55"W, 693.30 FEET; THENCE LEAVING THE NORTHWESTERLY LINE OF SAID BLOCK AA N39°14'09"W, 238.32 FEET; THENCE N89°38'39"W, 128.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CLUBHOUSE DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1525.00 FEET, A CENTRAL ANGLE OF 01°52'54", AN ARC LENGTH OF 50.08 FEET, AND A CHORD BEARING AND DISTANCE OF N02°52'57"W, 50.08 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY S89°38'39"E, 219.70 FEET; THENCE N83°55'54"E, 189.82 FEET; THENCE N02°12'32"E, 61.79 FEET; THENCE N15°25'04"W, 72.34 FEET; THENCE N11°09'36"E, 180.05 FEET; THENCE N56°24'42"E, 77.49 FEET; THENCE S79°49'03"E, 135.54 FEET; THENCE N72°07'41"E, 212.58 FEET; THENCE S88°10'02"E, 113.61 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 6.77 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 6.77 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR No. 22 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 20<sup>th</sup> DAY OF MARCH, 2008.

BY: Homer Scott, Jr.  
POWDER HORN RANCH-2, 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 20<sup>th</sup> DAY OF March, 2008, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH-2, L.L.C., A WYOMING LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: May 17, 2011

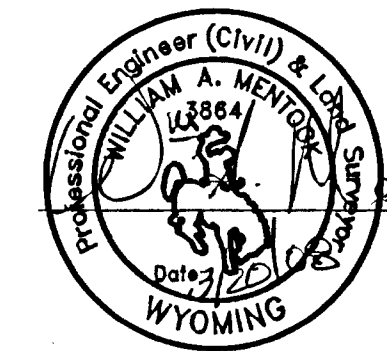


Janet Korpela  
NOTARY PUBLIC

## 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  
WY P.E. & L.S. No. 3864

## CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 5<sup>th</sup> DAY OF March, 2008.

ATTEST:

Lanni Scheels  
CLERK

Phil Zeman  
CHAIRMAN

## CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 12<sup>th</sup> DAY OF March, 2008.

ATTEST:

Carla J. Raymond  
COUNTY CLERK, Deputy

Robert L. Rolston  
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 9:00 A.M. O'CLOCK THIS 14 DAY OF April, 2008, PLAT NUMBER P-84, INSTRUMENT NUMBER 605536, FEE 30.00.

Dudley Kattida  
COUNTY CLERK

Maria Dunkelberger  
DEPUTY COUNTY CLERK

PREPARED FOR:  
POWDER HORN RANCH-2, L.L.C.  
161 U.S. HIGHWAY 335  
P.O. BOX 2007  
SHERIDAN, WYOMING 82801

PREPARED BY:  
ENGINEERING, INC.  
1095 SUGAR VIEW DRIVE  
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER  
WILLIAM A. MENTOCK PE/LS 3864  
1095 SUGAR VIEW DRIVE  
SHERIDAN, WYOMING 82801