



TOTAL AREA= ± 1.94 ACRES
TOTAL AREA OF LOTS = $\pm 74,116$ S.F. (± 1.70 ACRES)
TOTAL AREA OF ROAD = $\pm 10,303$ S.F. (± 0.24 ACRES)
TOTAL LOTS = 7

JN: 2015-025
DN: 2015-025-TE
PF: T2015-025
CHECKED BY: JSF
AUGUST 5, 2020

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

10. LOT 2 HAS BEEN GRANTED A SETBACK VARIANCE FROM 25' TO 20' AS SHOWN.

| CURVE TABLE | | | | | |
|-------------|-----------|---------|------------|---------------|--------------|
| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 12'06"09" | 691.58' | 146.00'00" | 370'59"15"W | 145.51' |
| C1A | 10'01"52" | 691.58' | 121.08' | 359'22"13"W | 120.20' |
| C1B | 02'04'17" | 691.58' | 25.00' | 575'59"11"W | 25.00' |
| C2 | 34'42"31" | 87.50' | 53.01' | S63'20'46"E | 52.20' |
| C3 | 02'57"10" | 87.50' | 5.02' | N19'13'27"E | 5.02' |
| C4 | 11'59.43" | 87.50' | 20.21' | N11'45'01"E | 20.37' |
| C5 | 20'23'33" | 87.50' | 22.24' | N40'26'37"W | 22.12' |
| C6 | 10'21'51" | 87.50' | 12.22' | N45'02'22"E | 12.35' |
| C6A | 07'21'20" | 87.50' | 11.23' | N105'57'12"E | 11.23' |
| C6B | 42'02'05" | 87.50' | 64.19' | N13'43'59"E | 62.76' |
| C6C | 28'06'21" | 87.50' | 42.92' | N48'08'17"E | 42.49' |
| C6D | 23'52'05" | 87.50' | 36.45' | N74'47'25"E | 36.19' |
| C7 | 34'42"31" | 62.50' | 37.86' | N03'20'46"E | 37.29' |
| C8 | 14'56'51" | 122.50' | 31.96' | N13'13'36"E | 31.87' |
| C9 | 20'23'33" | 87.50' | 31.14' | N40'26'37"W | 30.92' |
| C10 | 21'21'51" | 82.49' | 110.57' | N36'02'22"E | 108.71' |

THIS PLAT IS THE REPLAT OF A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

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