

**POWDER HORN RANCH
MINOR NO. 34**

BEING A VACATION AND REPLAT OF LOTS 27, 28, 29, 30, 31,
32 & 33, AND PART OF ADJOINING GENERAL COMMON AREA,
BLOCK K, POWDER HORN RANCH P.U.D., PHASE TWO,
SHERIDAN COUNTY, WYOMING
SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH, P.M.
TOTAL AREA = ±160,128 SQUARE FEET; 3.68 Ac.
TOTAL LOTS = 2

CERTIFICATE OF DEDICATION

BEING LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, AND THAT PORTION OF THE
GENERAL COMMON AREA LYING NORTHERLY OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SAID LOT
27 AND THE SOUTHEAST CORNER OF LOT 34 ALL IN BLOCK K, POWDER HORN RANCH PUD, PHASE
TWO, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS PLAT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 34 OF SAID BLOCK K; THENCE N43°08'56"W 182.10 FEET;
THENCE S29°17'03"W 186.96 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 55.00
FEET, A CENTRAL ANGLE OF 61°58'49", AN ARC LENGTH OF 59.65 FEET, A CHORD BEARING OF
S88°15'05"W AND A CHORD LENGTH OF 56.64 FEET; THENCE N59°57'08"W 69.39 FEET; THENCE THROUGH
A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 19°12'00", AN ARC
LENGTH OF 58.64 FEET, A CHORD BEARING OF N89°32'48"W AND A CHORD LENGTH OF 58.37 FEET; THENCE
THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 92°25'11", AN
ARC LENGTH OF 24.20 FEET, A CHORD BEARING OF N32°59'38"W AND A CHORD LENGTH OF 21.66 FEET;
THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF
28°38'01", AN ARC LENGTH OF 62.47 FEET, A CHORD BEARING OF N27°31'32"E AND A CHORD LENGTH OF
61.82 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL
ANGLE OF 62°33'26", AN ARC LENGTH OF 191.07 FEET, A CHORD BEARING OF N10°33'50"E AND A CHORD
LENGTH OF 181.72 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A
CENTRAL ANGLE OF 78°42'22", AN ARC LENGTH OF 171.71 FEET, A CHORD BEARING OF N19°38'18"E AND
A CHORD LENGTH OF 158.82 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF
204.30 FEET, A CENTRAL ANGLE OF 92°18'51", AN ARC LENGTH OF 329.16 FEET, A CHORD BEARING OF
S75°51'59"E AND A CHORD LENGTH OF 294.70 FEET; THENCE S28°42'07"E 274.09 FEET; THENCE
S60°21'50"W 125.00 FEET TO THE NORTHWEST CORNER OF LOT 28 SAID BLOCK K; THENCE
S26°21'06"W 59.35 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 160,128 SQUARE FEET MORE OR LESS, HAVE
BY THESE PRESENTS LAID OUT AND SURVEYED AS THE **POWDER HORN RANCH MINOR
NO. 34**, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE
OF ALL PUBLIC UTILITIES INCLUDING TV CABLES AND FOR DRAINAGE FACILITIES AS ARE LAID OUT AND
DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 1st DAY OF March, 2021.

BY: Joseph M. Hartman BY: Kendall S. Hartman
JOSEPH M. HARTMAN KENDALL S. HARTMAN

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 1st DAY OF March, 2021, BY JOSEPH M. HARTMAN AND KENDALL S. HARTMAN.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 3, 2023
COUNTY OF SHERIDAN STATE OF WYOMING
NOTARY PUBLIC
KAREN B. KOYAMA BEHN

EXECUTED THIS 1st DAY OF March, 2021.

BY: Samuel M. Suzor
SAMUEL M. SUZOR

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 1st DAY OF March, 2021, BY SAMUEL M. SUZOR.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 3, 2023

MY COMMISSION EXPIRES: March 3, 2023
COUNTY OF SHERIDAN STATE OF WYOMING
NOTARY PUBLIC
KAREN B. KOYAMA BEHN

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 27, 28, 29, 30, 31, 32 & LOT 33, BLOCK K, POWDER HORN
RANCH PUD, PHASE TWO, 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.

REPLAT AREA
NO TRUE SCALE

VICINITY MAP
NO TRUE SCALE

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF
SHERIDAN COUNTY, WYOMING, THIS 11th DAY OF February, 2021.

ATTEST:

Kimberly Hein chief deputy Nick Siddle
COUNTY CLERK CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:00 O'CLOCK A.M.,
THIS 1st DAY OF April, 20 21, AND IS DULY RECORDED IN PLAT BOOK P, PAGE 122
FEE \$ 75.00

Kimberly Hein chief deputy 2021-767748
COUNTY CLERK STAMP RECEIVING NUMBER

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF
WYOMING, DO HEREBY STATE THAT THIS PLAT OF **POWDER HORN RANCH
MINOR NO. 34**, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A
SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
Thone Stewart
5369
Date: 3-1-21
WYOMING

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. Deliberations, measurements, or representations may have
occurred since the original plat was recorded.

**POWDER HORN RANCH MINOR
NO. 34 SUBDIVISION**

SHERIDAN COUNTY, WYOMING

CLIENT: JOSEPH AND KENDALL HARTMAN

LOCATION: LOTS 27-33, AND PORTIONS OF THE
GENERAL COMMON AREA BLOCK K,
POWDER HORN RANCH PUD, PHASE TWO,
SHERIDAN COUNTY, WYOMING

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

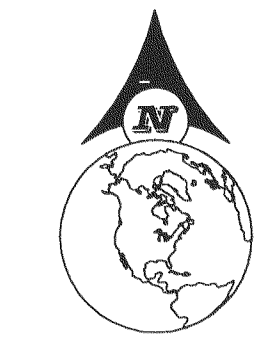
OWNERS: JOSEPH AND
KENDALL HARTMAN
21 EAGLE RIDGE DR.
SHERIDAN, WY 82801

OWNER: SAMUEL M. SUZOR
7 BEARTOOTH DR.
SHERIDAN, WY 82801

JN:2004-029
DN:2019-0600
TBC: 12004-029 2017
JANUARY, 2021

NOTES:

1. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED.
2. 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.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. 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.
5. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
6. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
7. PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN).
8. LOTS ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE POWDER HORN RANCH AND THE POWDER HORN RANCH - 2 AND ARE ALSO SUBJECT TO THE 40 CONDITIONS OF APPROVAL OF THE POWDER HORN RANCH AND POWDER HORN RANCH - 2 P.U.D. MASTER PLANS. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY PLANNING OFFICE.
9. STEEP SLOPES-PORTIONS OF THIS SUBDIVISION MAY CONTAIN NATURAL SLOPES 20% OR GREATER. BUILDING OR DEVELOPING UPON SUCH SLOPES IS RESTRICTED BY THE RULES AND REGULATIONS GOVERNING ZONING IN SHERIDAN COUNTY, WYOMING (SECTION 22, DEVELOPMENT STANDARDS, SUBSECTION C. STEEP SLOPES STANDARDS).



SCALE: 1" = 40'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE ADJUSTED TO SURFACE BY THE FACTOR OF 1.000246811

GRAPHIC SCALE



(U.S. SURVEY FEET)
1 inch = 40'

LEGEND:

- 3-1/2" ALUMINUM CAP PER PLS 6812
- 2" ALUMINUM CAP PER PLS 5369
- 1-1/2" ALUMINUM CAP PER PLS 3684
- RECORD
- MEASURED
- BOUNDARY LINE
- LOT LINE
- UTILITY EASEMENT LINE

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