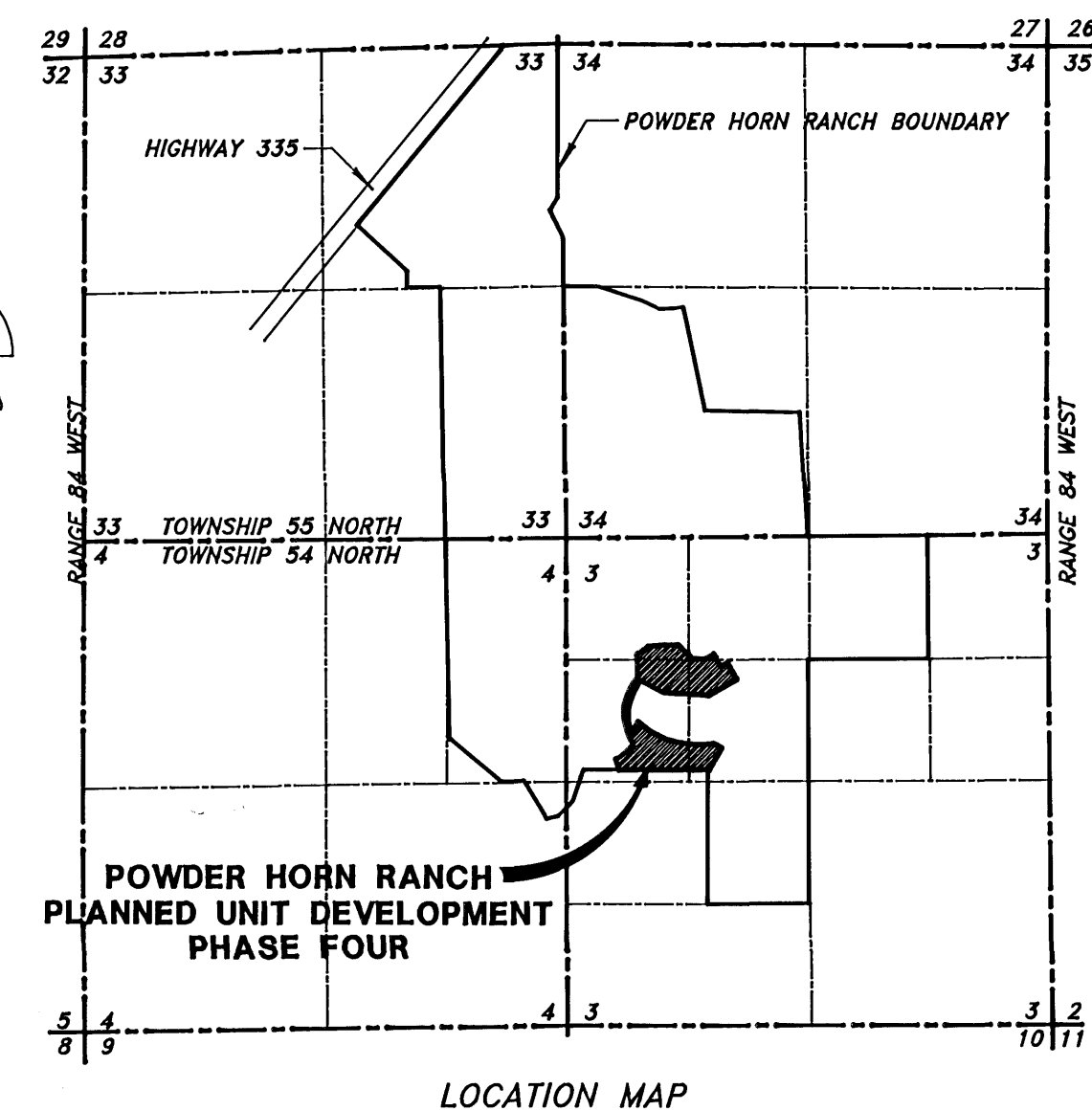
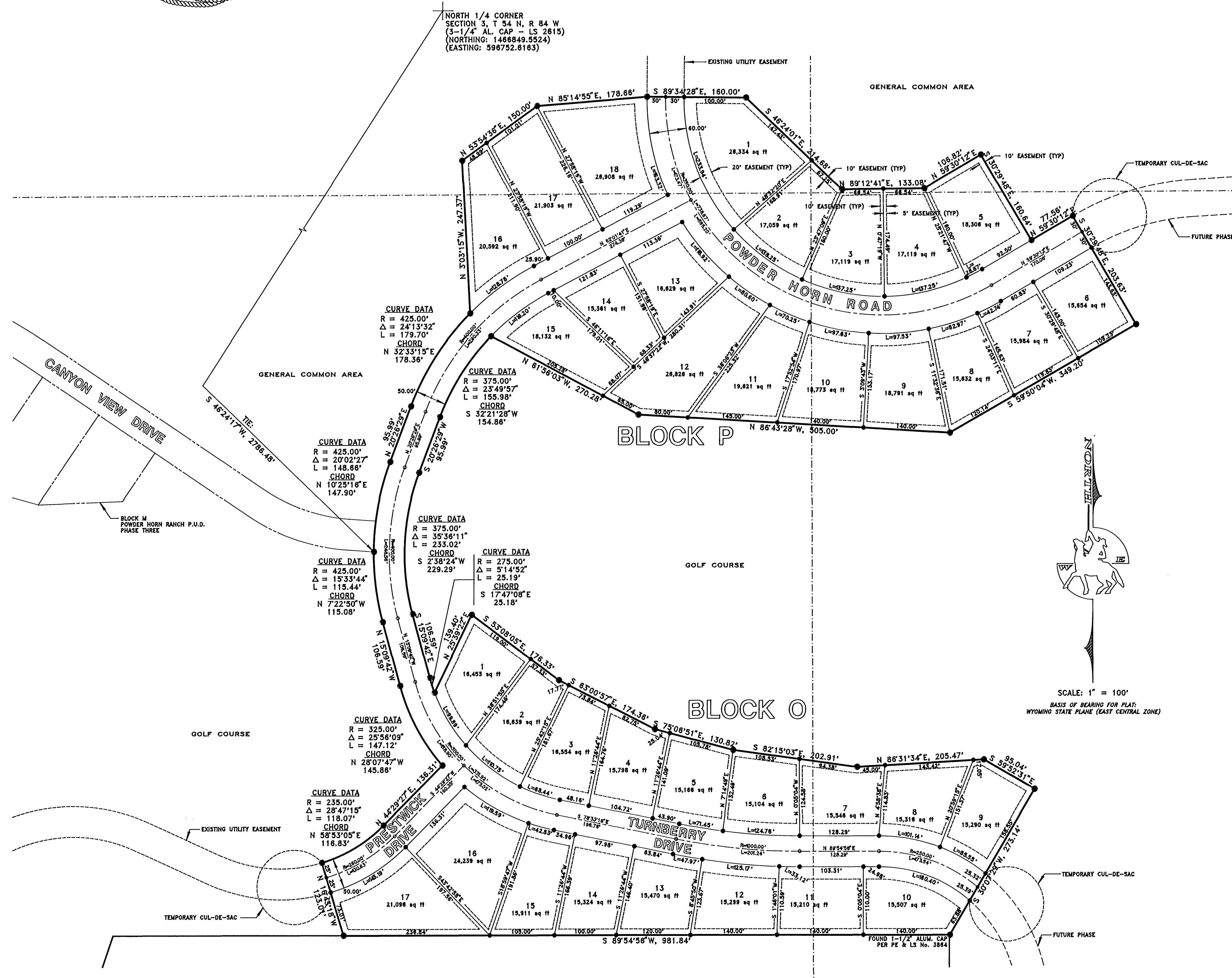




PLAT OF
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE FOUR

LOCATED IN
THE NW1/4 OF SECTION 3
T 54 N, R 84 W, OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 18.260 ACRES
TOTAL LOTS = 35



LEGEND

- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- FUTURE PHASE STREET LOCATION
- 1/16 SECTION LINE (REFER TO LOCATION MAP)
- EXISTING LOT OR DEDICATED STREET
- PHASE FOUR BOUNDARY POINT
SET REBAR & 1" ALUM. CAP - PE & LS No. 3884
(UNLESS OTHERWISE NOTED ON PLAT)
- ROAD CENTERLINE POINT
(REFERENCE POINT ONLY - NOTHING SET)
- LOT CORNER
SET REBAR & 1" ALUM. CAP - PE & LS No. 3884

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 1" 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 CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
- 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).

AREA TABLE

BLOCK	AREA	No. of LOTS	DENSITY (LOTS/ACRE)
O	6.426 Ac.	17	2.65
P	7.960 Ac.	18	2.26
STREETS	3.874 Ac.		
TOTAL	18.260 Ac.	35	

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S 48°24'17"W, 2786.48 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF CANYON VIEW DRIVE AND THE WEST RIGHT OF WAY OF TURNBERRY DRIVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 20°02'22", AND ARC LENGTH OF 148.66 FEET, WITH CHORD BEARING AND DISTANCE OF N 10°25'18"E, 147.90 FEET; THENCE N 20°26'29"E, 95.99 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 24°13'52", AND ARC LENGTH OF 179.07 FEET, WITH CHORD BEARING AND DISTANCE OF N 32°33'15"E, 178.36 FEET; THENCE N 30°31'55"W, 247.37 FEET; THENCE N 53°54'38"E, 150.00 FEET; THENCE N 89°14'55"E, 178.66 FEET; THENCE S 89°34'28"E, 180.00 FEET; THENCE S 48°24'01"E, 214.68 FEET; THENCE N 89°12'41"E, 133.08 FEET; THENCE N 59°30'12"E, 106.82 FEET; THENCE S 30°29'48"E, 203.83 FEET; THENCE S 59°50'04"W, 348.20 FEET; THENCE N 86°43'28"W, 505.00 FEET; THENCE N 61°58'03"W, 270.28 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 23°49'57", AND ARC LENGTH OF 155.98 FEET, WITH CHORD BEARING AND DISTANCE OF S 32°21'28"W, 154.88 FEET; THENCE S 20°26'29"W, 95.99 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 35°36'11", AND ARC LENGTH OF 233.02 FEET, WITH CHORD BEARING AND DISTANCE OF S 2°38'24"W, 229.29 FEET; THENCE S 15°09'42"E, 108.59 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 51°45'52", AND ARC LENGTH OF 25.19 FEET, WITH CHORD BEARING AND DISTANCE OF S 17°47'08"E, 25.18 FEET; THENCE N 28°07'47"W, 145.88 FEET; THENCE S 53°08'05"E, 176.35 FEET; THENCE S 83°00'57"E, 174.36 FEET; THENCE S 50°05'1"E, 130.82 FEET; THENCE S 82°15'03"E, 202.91 FEET; THENCE N 86°31'34"E, 205.44 FEET; THENCE S 89°52'31"E, 95.04 FEET; THENCE S 30°07'29"W, 273.14 FEET; THENCE S 89°54'58"W, 981.84 FEET; THENCE N 16°43'18"W, 123.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 28°47'15", AND ARC LENGTH OF 18.07 FEET, WITH CHORD BEARING AND DISTANCE OF N 58°53'05"E, 116.83 FEET; THENCE N 44°29'27"E, 136.31 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 25°56'09", AND ARC LENGTH OF 147.12 FEET, WITH CHORD BEARING AND DISTANCE OF N 28°07'47"W, 145.88 FEET; THENCE N 15°09'42"W, 108.59 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 15°33'44", AND ARC LENGTH OF 115.44 FEET, WITH CHORD BEARING AND DISTANCE OF N 7°22'50"W, 115.08 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 18.260 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 18.260 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE POWDER HORN RANCH SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE FOUR, 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 14 DAY OF July, 1998

BY: POWDER HORN RANCH, L.L.C.
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 1998, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C.

MY COMMISSION EXPIRES: Sept 11, 1999

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I, WILLIAM A. MENTOCK, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FOUR, 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 6th DAY OF May, 1998.

ATTEST: J. A. Mentock, J. A. Stender
CLERK CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 19th DAY OF May, 1998.

ATTEST: Diane McHall, David D. Spivey
CLERK OF THE BOARD CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:02 O'CLOCK OF THIS DAY OF July, 1998, AND FILED IN DRAWER 118, INSTRUMENT NUMBER 291674, FEE \$50.00.

David R. Dally, Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK

Partial Vacation 7-19-00 BK 416 P 437
Partial Vacation 7-24-00 BK 416 P 491

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492

RECORD OWNER:
HOMER SCOTT, JR.
P.O. BOX 2007
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
22 TAYLOR PLACE
SHERIDAN, WYOMING 82801

DESIGNED BY:
DICK BAILEY DESIGN, INC.
8070 E. MORGAN TRAIL
SUITE 100
SCOTTSDALE, AZ 85258