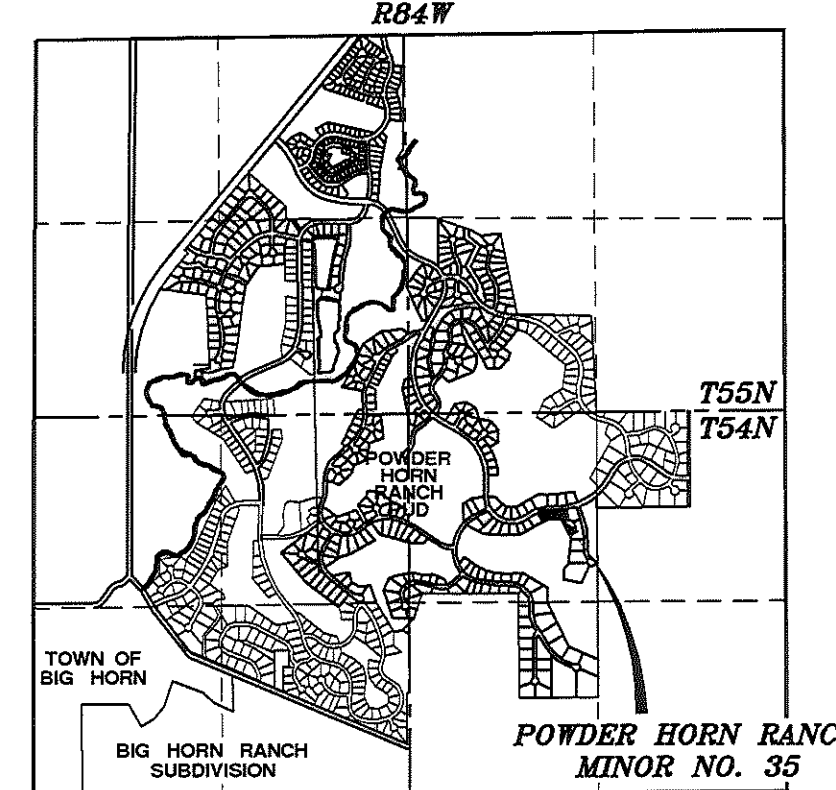


POWDER HORN RANCH  
PLANNED UNIT DEVELOPMENT  
PHASE SEVEN

FINAL PLAT  
OF  
**POWDER HORN RANCH  
MINOR NO. 35**

(NW1/4, SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY)  
BEING A REPLAT OF LOT 11, LOT 12 & LOT 13, BLOCK Y,  
POWDER HORN RANCH PUD PHASE SEVEN, SHERIDAN  
COUNTY, WYOMING  
TOTAL = ±43,009 SQUARE FEET (±0.99 ACRES)  
TOTAL LOTS = 2

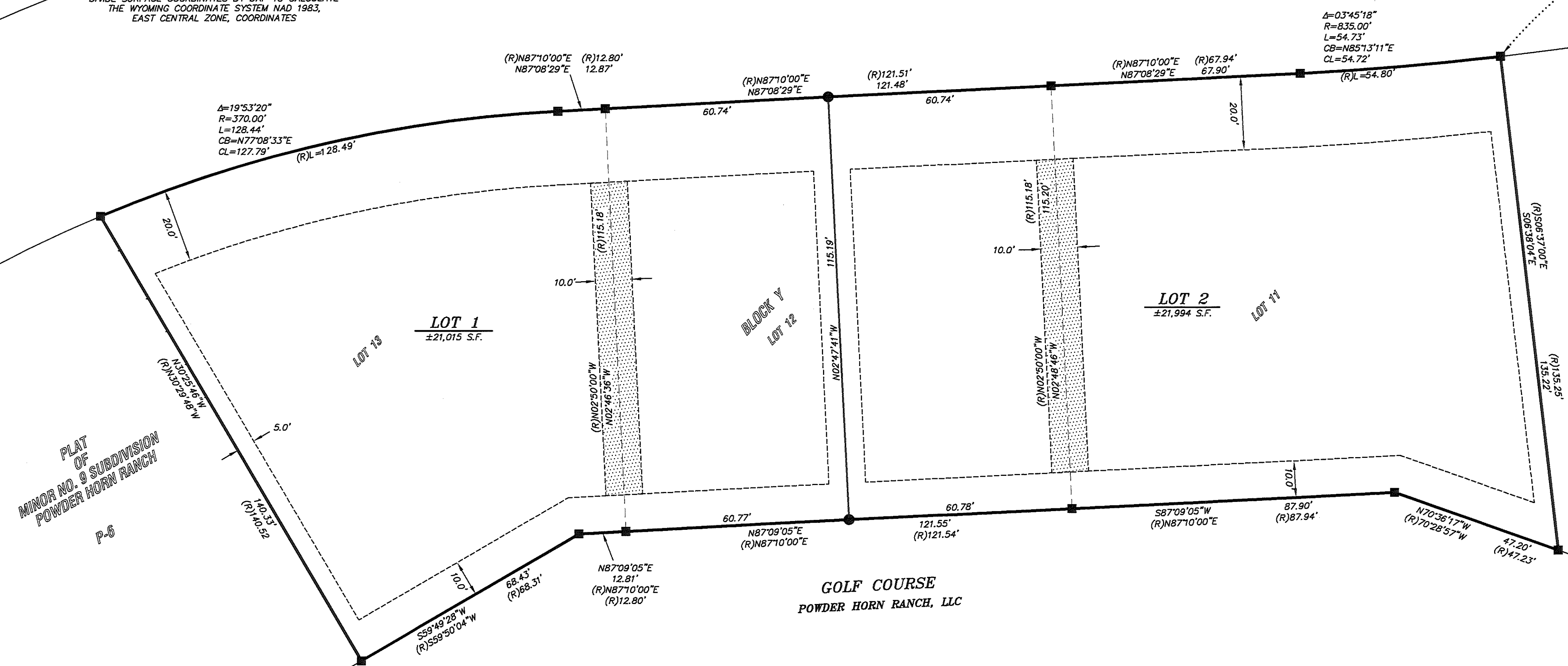


LOCATION MAP  
NO TRUE SCALE



POWDER HORN ROAD

HILLOCKS LANE



**CERTIFICATE OF DEDICATION**

THE ABOVE OR FORGOING SUBDIVISION BEING A REPLAT OF LOT 11, LOT 12, & LOT 13, BLOCK Y, POWDER HORN RANCH PUD PHASE SEVEN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE S17°31'00"W, 1430.21' FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S06°38'04"E, 135.22 FEET TO A POINT; THENCE N70°36'17"W, 47.20 FEET TO A POINT; THENCE S87°09'05"W, 222.26 FEET TO A POINT; THENCE S59°49'28"W, 68.43 FEET TO A POINT; THENCE N30°25'46"W, 140.33 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°53'20", A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 128.44 FEET, A CHORD BEARING OF N77°08'33"E, AND A CHORD LENGTH OF 127.79 FEET TO A POINT; THENCE N87°08'29"E, 202.25 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°45'18", A RADIUS OF 835.00 FEET, AN ARC LENGTH OF 54.73 FEET, A CHORD BEARING OF N85°13'14"E, AND A CHORD LENGTH OF 54.72 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 43,009 SQUARE FEET OF LAND, MORE OR LESS.  
THE ABOVE BEARINGS AND DISTANCES ARE FOR CLOSURE PURPOSES ONLY.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS, CONTAINING 43,009 SQUARE FEET MORE OR LESS; HAVE BY THESE PRESENT LAID OUT AND SURVEYED AS THE **POWDER HORN RANCH MINOR NO. 35** AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES INCLUDING TV CABLES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 5<sup>th</sup> DAY OF May, 2017.

"SIGNED BY AFFIDAVIT"

BY: \_\_\_\_\_  
(SEE AFFIDAVIT FILED IN BOOK 566, PAGE 448)

"SIGNED BY AFFIDAVIT"

BY: \_\_\_\_\_  
(SEE AFFIDAVIT FILED IN BOOK 566, PAGE 448)

"SIGNED BY AFFIDAVIT"

BY: \_\_\_\_\_  
(SEE AFFIDAVIT FILED IN BOOK 566, PAGE 448)

- LEGEND:**
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - FOUND 2" ALUMINUM CAP PER PLS 3864
  - SET 2" ALUMINUM CAP PER PLS 2615
  - CALCULATED: NOTHING FOUND/NOTHING SET
  - (R) RECORD
  - (M) MEASURED
  - BOUNDARY LINE
  - - - LOT LINE
  - - - VACATED LOT LINE
  - - - SECTION LINE
  - - - UTILITY EASEMENT LINE
  - UTILITY EASEMENT TO BE VACATED
  - TOTAL AREA=±1,704 S.F.

**BOARD OF COUNTY COMMISSIONERS**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 18<sup>th</sup> DAY OF April, 2017.

ATTEST:  
*Ella Chuck Thompson* COUNTY CLERK  
*Heu Maw* CHAIRMAN

**DECLARATION VACATING PREVIOUS PLATTING**

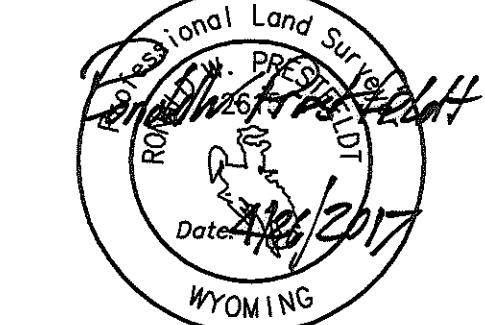
THIS IS A REPLAT OF A PORTION OF LOT 11, LOT 12 & LOT 13, BLOCK Y, POWDER HORN RANCH PUD, PHASE SEVEN, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

**CERTIFICATE OF RECORDER**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:10 O'CLOCK, THIS 5 DAY OF May, 2017, AND RECORDED IN PLAT BOOK P, ON PAGE 110.  
*Ella Chuck Thompson* COUNTY CLERK  
STAMP RECEIVING NUMBER: 2017-734484

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING ) : ss  
COUNTY OF SHERIDAN )  
I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF **POWDER HORN RANCH MINOR NO. 35**, TRULY AND CORRECTLY 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"

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.

FINAL PLAT  
OF  
**POWDER HORN RANCH  
MINOR NO. 35**

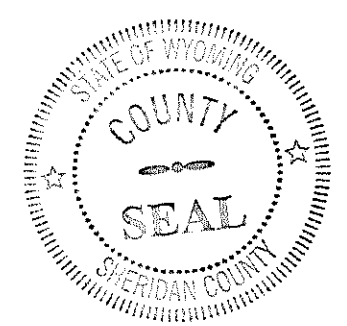
CLIENT: JOHN C. & JEANNE L. HULL, SUSAN ELIZABETH BAKER, & FIRST INTERSTATE BANK, TRUSTEE

LOCATION: LOT 11, LOT 12, & LOT 13, BLOCK Y, POWDER HORN RANCH PUD PHASE SEVEN, SHERIDAN COUNTY, WYOMING

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

JN: 2016-084  
DN: 2016-084D  
PF: 12016-084  
FEBRUARY 23, 2017

- NOTES:**
1. NO PUBLIC MAINTENANCE OF STREETS OR ROADS, ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED. THE STREETS, ROADS AND PATHWAYS ARE DEDICATED FOR PUBLIC USE.
  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 CONDITIONS OF THE POWDER HORN RANCH MASTER PLAN APPROVED MAY 16, 1995. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY PLANNING OFFICE.



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