

# POWDER HORN RANCH PLANNED UNIT DEVELOPMENT BLOCK T

LOCATED IN THE  
SW1/4 SW1/4 SECTION 34, T 55 N, R 84 W  
NW1/4 NW1/4 SECTION 3, T 54 N, R 84 W  
OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING  
TOTAL ACREAGE = 11.59 ACRES  
LOT ACREAGE = 10.56 ACRES  
ROADWAY ACREAGE = 1.03 ACRES  
TOTAL NO. OF LOTS = 15

## CERTIFICATE OF DEDICATION POWDER HORN RANCH P.U.D. BLOCK T

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

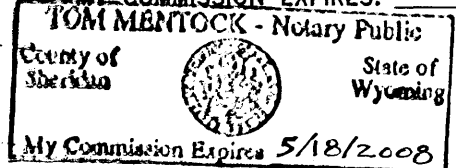
BEGINNING AT A POINT LOCATED N81°28'55"E, 1740.95 FEET FROM THE EAST SIXTEENTH CORNER OF SECTIONS 33 AND 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EAGLE RIDGE DRIVE; THENCE N61°47'26"E, 151.07 FEET; THENCE S71°17'38"E, 553.70 FEET; THENCE S16°55'15"E, 928.66 FEET; THENCE S00°25'32"W, 341.26 FEET; THENCE S80°54'10"W, 202.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWDER HORN ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID POWDER HORN ROAD THE FOLLOWING COURSES: N00°25'32"E, 218.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 746.63 FEET, AN ARC LENGTH OF 805.73 FEET, A DELTA ANGLE OF 61°49'50", WITH A CHORD LENGTH OF 767.19 FEET BEARING N30°23'23"W, THENCE N61°24'18"W, 267.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 147.87 FEET, A DELTA ANGLE OF 11°00'11", WITH A CHORD LENGTH OF 147.84 FEET BEARING N55°54'13"W TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EAGLE RIDGE DRIVE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID POWDER HORN ROAD AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID EAGLE RIDGE DRIVE THE FOLLOWING COURSES: N41°27'31"E, 41.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 243.33 FEET, A DELTA ANGLE OF 79°40'04", WITH A CHORD LENGTH OF 224.20 FEET, BEARING N01°37'29"E TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 11.59 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 11.59 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, BLOCK T, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 15th DAY OF September, 2005.  
BY: *Homer Scott, Jr.*  
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 15th DAY OF SEPTEMBER, 2005  
BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C.  
BY COMMISSION EXPIRES: MAY 18, 2008

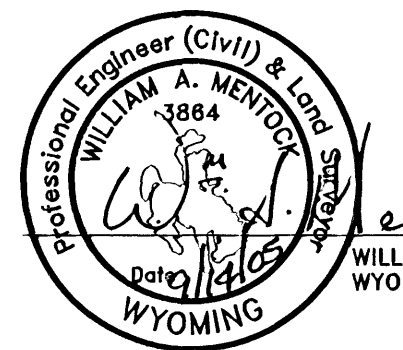


NOTARY PUBLIC

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

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 OF POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, BLOCK T, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



WYOMING

## SHERIDAN COUNTY PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION, THIS 15th DAY OF August, 2005.

ATTEST: *Mike Connell*  
CLERK CHAIRMAN

## BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY CERTIFICATE OF APPROVAL

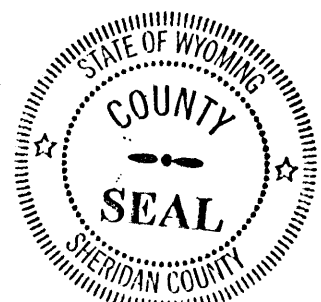
PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 29th DAY OF September, 2005.

ATTEST: *Charles J. Raymond*  
COUNTY CLERK Special Deputy

## CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:30 O'CLOCK THIS 29th DAY OF September, 2005, AND FILED IN DRAWER 29 PLAT NUMBER 74  
INSTRUMENT No. 521337 FEE \$0.00  
*Debra K. Rawlings*  
COUNTY CLERK DEPUTY COUNTY CLERK



## NOTES

- ALL LOT CORNERS MARKED BY 5/8" d x 24" REBAR AND 2" ALUMINUM CAP PE/LS 3864.
- 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 COORDINATE SYSTEM (EAST CENTRAL ZONE) NAD 83.
- PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN)
- LOTS ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE POWDER HORN RANCH AND 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.

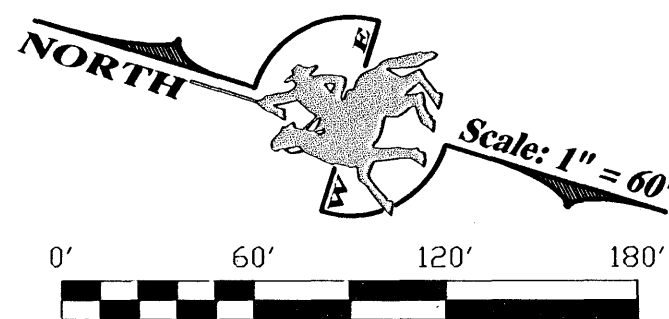
## CURVE TABLE

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 200.00' | 35.54'     | 84.89'       | S73°39'26"E   | 24°30'15"   |
| C2    | 200.00' | 155.28'    | 151.41'      | S39°09'47"E   | 44°29'04"   |
| C3    | 75.00'  | 84.61'     | 80.19'       | S15°23'50"W   | 64°38'09"   |
| C4    | 225.00' | 59.78'     | 59.61'       | S78°17'52"E   | 15°13'23"   |
| C5    | 225.00' | 36.45'     | 36.41'       | S66°02'44"E   | 09°16'52"   |
| C6    | 175.00' | 74.84'     | 74.27'       | S73°39'26"E   | 24°30'15"   |
| C7    | 225.00' | 114.35'    | 113.12'      | S46°50'46"E   | 29°07'06"   |
| C8    | 225.00' | 60.34'     | 60.16'       | S24°36'14"E   | 15°21'58"   |
| C9    | 175.00' | 56.13'     | 55.89'       | S52°12'58"E   | 18°22'41"   |
| C10   | 175.00' | 79.74'     | 79.05'       | S29°58'26"E   | 26°06'22"   |
| C11   | 100.00' | 8.55'      | 8.55'        | S14°28'16"E   | 04°53'58"   |
| C12   | 100.00' | 107.60'    | 102.48'      | S18°48'12"W   | 61°38'58"   |
| C13   | 50.00'  | 53.91'     | 51.33'       | S13°57'56"W   | 61°46'21"   |
| C14   | 175.00' | 104.10'    | 102.58'      | S21°09'57"E   | 34°05'12"   |
| C15   | 175.00' | 25.09'     | 25.06'       | S00°00'57"E   | 08°12'48"   |
| C16   | 175.00' | 25.09'     | 25.06'       | S08°11'50"W   | 08°12'48"   |
| C17   | 175.00' | 89.05'     | 88.09'       | S26°52'52"W   | 29°09'17"   |
| C18   | 746.63' | 54.58'     | 54.56'       | S59°18'40"E   | 04°11'17"   |
| C19   | 746.63' | 256.15'    | 254.89'      | S47°23'20"E   | 19°39'23"   |
| C20   | 746.63' | 25.18'     | 25.19'       | S36°15'39"E   | 01°55'58"   |
| C21   | 746.63' | 25.17'     | 25.17'       | S34°39'43"E   | 01°55'53"   |
| C22   | 746.63' | 87.89'     | 87.84'       | S30°19'26"E   | 06°44'40"   |
| C23   | 746.63' | 133.75'    | 133.57'      | S21°49'11"E   | 10°15'51"   |
| C24   | 746.63' | 133.75'    | 133.57'      | S11°33'21"E   | 10°15'49"   |
| C25   | 746.63' | 89.26'     | 89.21'       | S02°59'57"E   | 06°50'59"   |

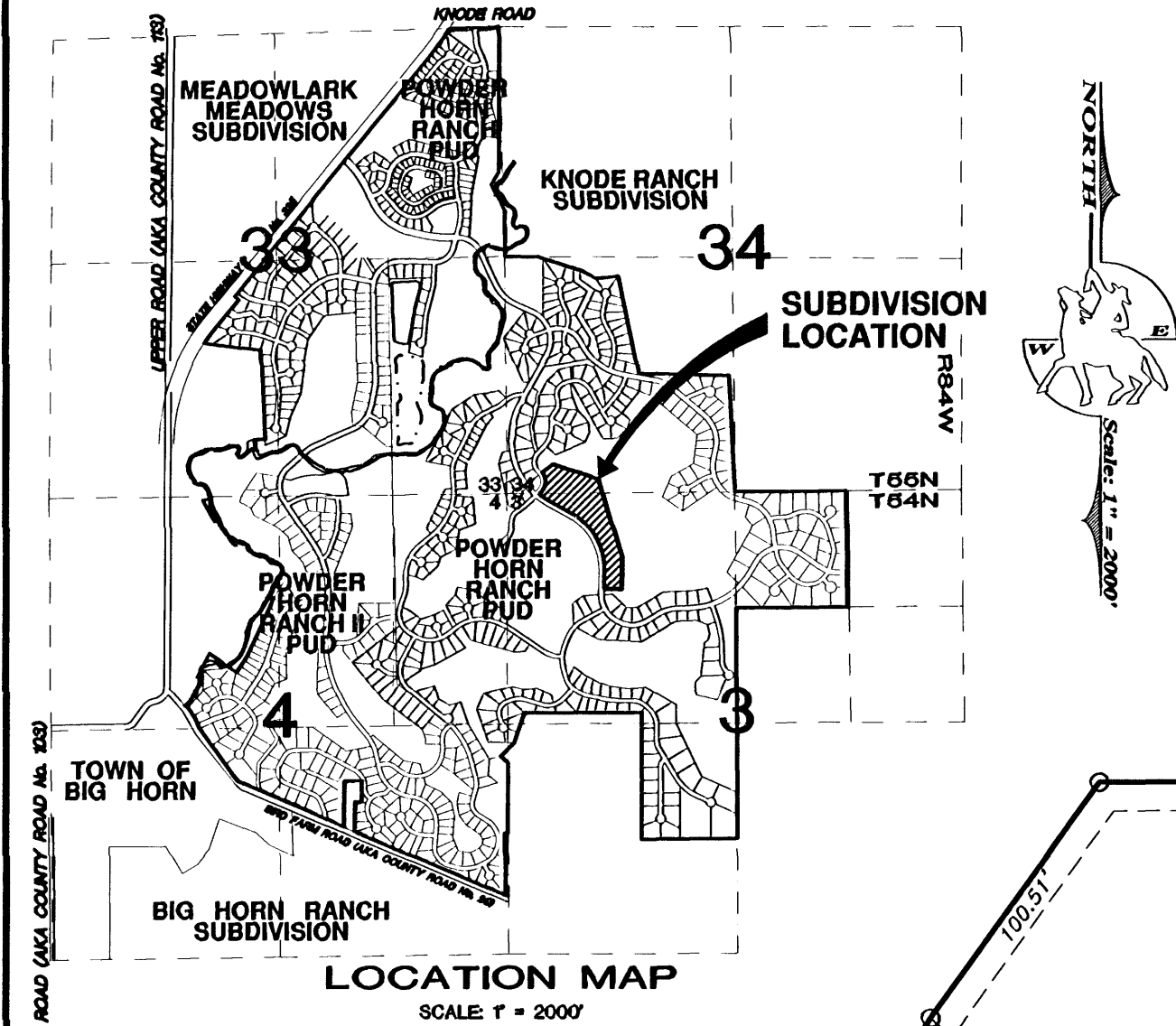
## LEGEND

○ SET REBAR AND 2" ALUMINUM CAP - PE/LS 3864

- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE AND/OR RIGHT-OF-WAY LINE
- EXISTING LOT AND/OR EXISTING DEDICATED STREET
- RIGHT-OF-WAY CENTERLINE
- DRAINAGE AND/OR UTILITY EASEMENT (AS NOTED)
- DITCH



GOLF COURSE



POWDER HORN RANCH P.U.D.  
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POWDER HORN ROAD  
CLUB HOUSE DRIVE  
RAMBLING CT.

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SHERIDAN, WYOMING 82801  
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