

DATUM:
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM HAD 1983, EAST CENTRAL ZONE, COORDINATES

FINAL PLAT
OF
**CREEKSIDE CABINS
AT THE POWDER HORN**

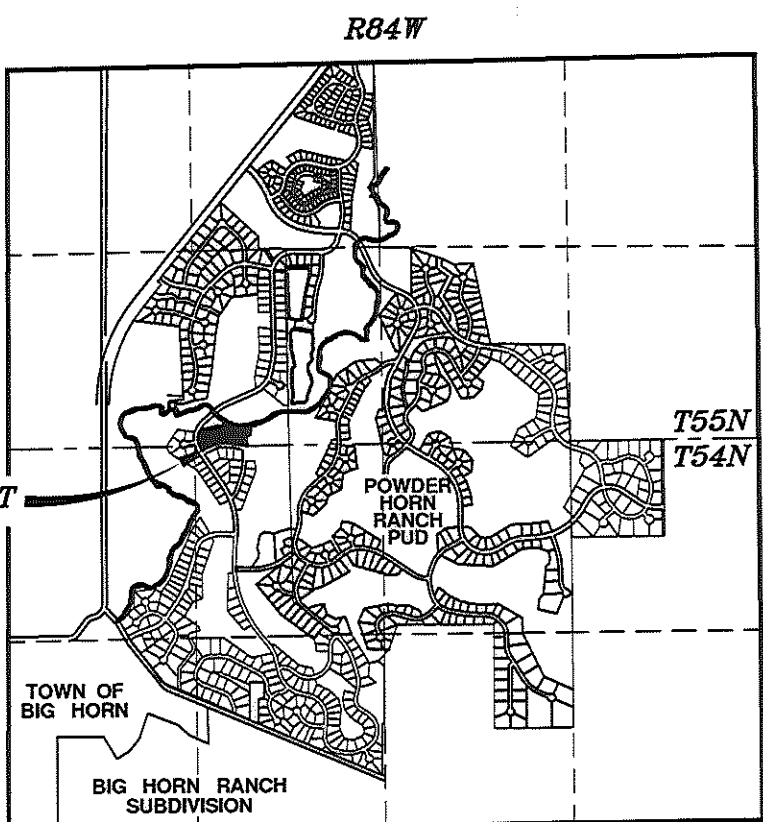
SUBDIVISION OF A TRACT OF LAND SITUATED IN LOT 2, SECTION 4,
TOWNSHIP 54 NORTH, RANGE 84 WEST, & THE SW¹/₄SE¹/₄ OF SECTION 33,
TOWNSHIP 55 NORTH, RANGE 84 WEST 6TH P.M., SHERIDAN COUNTY, WYOMING.

TOTAL AREA = ±4.48 ACRES
TOTAL AREA OF LOTS = ±171,982 S.F. (±3.95 ACRES)
TOTAL AREA OF OUTLOT = ±4,622 S.F. (±0.11 ACRES)
TOTAL AREA OF ROAD = ±18,457 S.F. (±0.42 ACRES)
OUTLOTS = 1
TOTAL LOTS = 14

DRAINAGE EASEMENT
(BASE FLOOD)

LINE	BEARING	LENGTH
DE1	N80°50'28"E	96.38'
DE2	S87°25'17"E	65.00'
DE3	S18°02'01"E	60.00'
DE4	N76°49'32"E	5.00'
DE5	N76°49'32"E	5.00'
DE6	N06°58'22"W	60.00'
DE7	N73°22'45"E	33.50'
DE8	N66°23'37"E	35.00'
DE9	N82°20'15"E	86.57'
DE10	N78°24'58"E	84.73'
DE11	S83°56'17"E	40.00'
DE12	N77°49'42"E	36.00'
DE13	N88°45'54"E	77.98'
DE14	S88°24'49"E	83.19'
DE15	N88°32'04"E	77.36'

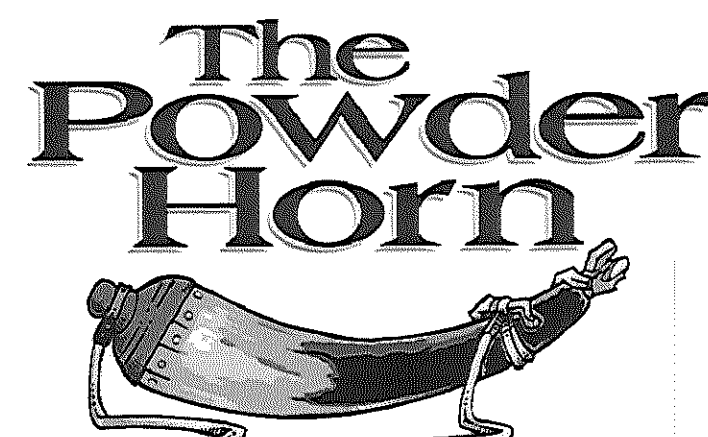
CREEKSIDE CABINS AT
THE POWDER HORN



LOCATION MAP
NO TRUE SCALE

LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND BRASS CAP PER PLS 537 AND PLS 529
- FOUND 1-1/2" ALUMINUM CAP PER PLS 12699
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- WC WITNESS CORNER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- 7.5' SANITARY SEWER EASEMENT LINE
- 7.5' WATERLINE SEWER EASEMENT LINE
- UTILITY EASEMENT LINE (SIZE AS NOTED)
- DRAINAGE EASEMENT (BASE FLOOD) (SEE NOTE: 11)
- DRAINAGE EASEMENT (SIZE AS NOTED)
- ORDINARY HIGH WATER LINE "LITTLE GOOSE CREEK" (SURVEYED NOVEMBER 12, 2014)



NOTICE
This plat is an image, or reproduction of the original as it 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.

CERTIFICATES OF APPROVAL

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 1st DAY
OF September 2017.

ATTEST:

B. R. K.
CLERK

D. M. C. H.
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF
SHERIDAN COUNTY, WYOMING, THIS 3rd DAY OF October 2017.

ATTEST:

E. Schunk Thompson
COUNTY CLERK

M. J. Schunk
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:49 O'CLOCK, THIS 22nd
DAY OF February 2018, AND RECORDED IN PLAT BOOK C, ON PAGE 94.

E. Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER: 2018-740654

FINAL PLAT
OF

**CREEKSIDE CABINS
AT THE POWDER HORN**

CLIENT: MORRISON MAIERLE, INC.

LOCATION: SITUATED IN LOT 2, SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST,
AND THE SW¹/₄SE¹/₄ OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST
6TH P.M., SHERIDAN COUNTY, WYOMING.

Morrison
Maierle

PREPARED FOR:
POWDER HORN RANCH-2, LLC
161 HIGHWAY 335
P.O. BOX 2007
SHERIDAN, WY 82801
307-672-7415

JN:2014-103
DN:2014-103-DF
PF:2014-103
NOVEMBER 20, 2017

SETBACK REQUIREMENTS	20'
FROM ALL RIGHT-OF-WAYS	20'
ORDINARY HIGH WATER LINE "LITTLE GOOSE CREEK" (SEE NOTE: 13)	50'

NOTES:

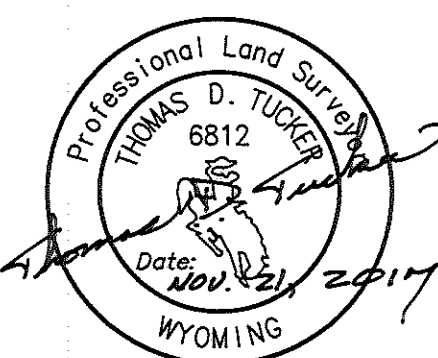
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS, ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED. THE STREETS, ROADS AND PATHWAYS ARE DEDICATED FOR PUBLIC USE.
- ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING. THE WATER RIGHTS WERE CHANGED BY PETITION TO THE BOARD OF CONTROL ON MAY 15, 2003 FROM IRRIGATION RIGHTS TO MISCELLANEOUS RIGHTS FOR WATERING LAWNS, GARDENS, AND A GOLF COURSE WITHIN THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT.
- 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.
- ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
- NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
- 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 P.U.D. MASTER PLANS. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY PLANNING OFFICE.
- OUTLOT "A" IS DEDICATED AS A DRAINAGE & UTILITY EASEMENT TO BE MAINTAINED BY THE POWDER HORN RANCH AND POWDER HORN RANCH-2
- THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT (BASE FLOOD) SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF FENCE WHICH WOULD INHIBIT DRAINAGE, BUILDING OR OTHER STRUCTURE; NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO MAINTAIN OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.
- LIMITED ENCROACHMENT FOR CONSTRUCTION ACTIVITIES ON LOT 7, LOT 8, AND LOT 9 MAY BE PERMITTED IN THE DRAINAGE EASEMENT OF THE BASE FLOOD (100 - YEAR FLOOD PLAIN) AREA PROVIDED APPROPRIATE DOCUMENTATION IS SUBMITTED (COUNTY FLOOD PLAIN DEVELOPMENT PERMIT) AND APPROVED BY THE COUNTY.
- AN OVERALL AVERAGE BUILDING SETBACK OF 100 FEET SHALL BE MAINTAINED FOR THE NINE STRUCTURES SITUATED ON THE NORTH SIDE OF CREEKSIDE LANE FROM THE ORDINARY HIGH WATER LINE OF LITTLE GOOSE CREEK, WITH NOT STRUCTURES BEING CLOSER THAN 50 FEET FROM THE ORDINARY HIGH WATER LINE.

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°33'01"	827.25'	22.38'	S85°17'08"W	22.38'
C2	03°38'16"	555.00'	35.24'	S87°52'35"W	35.23'
C3	02°28'40"	555.00'	24.00'	N89°03'57"W	24.00'
C4	12°50'26"	555.00'	124.38'	N81°24'24"W	124.12'
C5	13°55'26"	495.00'	120.29'	N81°56'45"W	120.00'
C6	13°42'34"	495.00'	118.82'	S84°12'36"W	118.63'
C7	07°32'24"	495.00'	68.04'	S73°22'42"W	67.98'
C8	04°01'59"	780.00'	54.90'	S67°26'27"W	54.89'
C9	05°41'36"	780.00'	77.51'	S62°34'38"W	77.48'
C10	22°03'16"	270.00'	103.93'	N23°04'35"W	103.28'
C11	05°05'41"	270.00'	24.01'	N09°30'06"W	24.00'
C12	34°38'58"	270.00'	163.28'	N10°22'13"E	160.81'
C13	03°41'09"	500.00'	32.16'	N78°40'06"E	32.16'
C14	08°23'00"	500.00'	73.16'	N81°01'02"E	73.09'
C15	07°47'41"	500.00'	68.02'	N89°08'22"E	67.92'
C16	07°32'58"	500.00'	65.88'	S83°13'18"E	65.83'
C17	06°38'22"	100.00'	11.59'	S82°46'00"E	11.58'
C18	24°41'26"	49.00'	21.12'	S73°44'28"E	20.95'
C19	36°38'22"	49.00'	31.62'	S42°54'34"E	31.07'
C20	25°21'33"	49.00'	21.69'	S11°44'36"E	21.51'
C21	87°01'21"	25.00'	37.97'	N42°34'31"W	34.42'
C22	06°38'22"	124.00'	14.37'	N82°46'00"W	14.36'
C23	08°48'58"	476.00'	73.24'	N83°51'18"W	73.17'
C24	14°54'41"	476.00'	123.88'	S84°16'52"W	123.53'
C25	03°41'09"	524.00'	33.71'	S78°40'06"W	33.70'
C26	20°33'10"	270.00'	98.42'	S38°08'18"W	97.88'
C27	03°01'19"	827.25'	43.63'	S82°59'58"W	43.62'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING) :ss
COUNTY OF SHERIDAN)

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF CREEKSIDE CABINS AT THE POWDER HORN, 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"

EXECUTED THIS 21st DAY OF November, 2017.

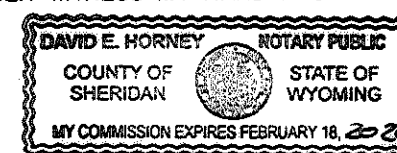
BY: *Homer Scott, Jr.*
POWDER HORN RANCH-2, LLC
HOMER SCOTT, JR., MANAGER

STATE OF Wyoming) :ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November,

2017, BY POWDER HORN RANCH-2, LLC, HOMER SCOTT, JR., MANAGER WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 18 Feb. 2020



NOTARY PUBLIC