

POWDER HORN COTTAGES AT THE HUB

BEING A PORTION OF SW1/4SE1/4, SECTION 33, T 55 N, R 84 W,
AND THE NW1/4NE1/4, SECTION 4, T 54 N, R 84 W,
OF THE 6th P.M. SHERIDAN COUNTY, WYOMING

TOTAL ACRES = 6.41
TOTAL LOTS = 27
TOTAL LOT ACRES = 2.26
TOTAL ROAD ACRES = 1.63
TOTAL OUTLOT A ACRES = 2.52

CREEKSIDE
AT THE POWDER HORN

COUNTRY CLUB LANE

POWDER HORN RANCH II
BLOCK EE

PREPARED FOR:
POWDER HORN RANCH-2, L.L.C.
181 U.S. HIGHWAY 335
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK ENGINEERING
1030 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER
WILLIAM A. MENTOCK P.E./S 3864
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

Vacated 4-18-06 BK 473 Pg 419

AUGUST, 2005 00310cottages_PP.dwg sbb

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SW 1/4, SE 1/4, OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST AND THE NW 1/4, NE 1/4, OF SECTION 4, 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 89°44'28" W, 506.40 FEET FROM THE EAST 1/16 CORNER OF SAID SECTIONS 33 AND 4; THENCE S 08°28'54" E, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 69.98 FEET, A RADIUS OF 577.25 FEET, A DELTA ANGLE OF 0°43'41" E, A CHORD BEARING OF S 83°48'13" W, AND A CHORD LENGTH OF 69.98 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 26.51 FEET, A RADIUS OF 605.00 FEET, A DELTA ANGLE OF 02°30'37" E, A CHORD BEARING OF S 87°20'39" W, AND A CHORD LENGTH OF 26.51 FEET; THENCE S 00°15'51" W, 203.40 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 256.26 FEET, A RADIUS OF 785.00 FEET, A DELTA ANGLE OF 18° 42'15", A CHORD BEARING OF S 10°19'11" W, AND A CHORD LENGTH OF 255.13 FEET; THENCE S 19°40'18" W, 184.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 139.42 FEET, A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 35°30'10" E, A CHORD BEARING OF S 37°25'24" W, AND A CHORD LENGTH OF 137.20 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 228.15 FEET, A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 12°41'29" E, A CHORD BEARING OF N 27°44'20" W, AND A CHORD LENGTH OF 227.69 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 34°05'05" W, 507.28 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 59°45'39" E, 38.59 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 132.38 FEET, A RADIUS OF 780.00 FEET, A DELTA ANGLE OF 09° 43'28", A CHORD BEARING OF N 64°37'23" E, AND A CHORD LENGTH OF 132.22 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 307.17 FEET, A RADIUS OF 495.00 FEET, A DELTA ANGLE OF 35°33'17", A CHORD BEARING OF N 87°15'46" E, AND A CHORD LENGTH OF 302.27 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 183.57 FEET, A RADIUS OF 555.00 FEET, A DELTA ANGLE OF 18°57'04", A CHORD BEARING OF S 84°26'08" E, AND A CHORD LENGTH OF 182.74 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 65.99 FEET, A RADIUS OF 827.25 FEET, A DELTA ANGLE OF 04°34'15", A CHORD BEARING OF N 83°48'13" E AND A CHORD LENGTH OF 65.98 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 6.41 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN COTTAGES AT THE HUB, 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 20th DAY OF OCTOBER, 2005.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF OCTOBER, 2005, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH-2, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: MAY 18, 2008
TOM MENTOCK, Notary Public
County of Sheridan, State of Wyoming
My Commission Expires 5/18/2008

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN }
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 TRIANGLE COTTAGES AT THE POWDER HORN, 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

Professional Engineer (Civil) & Land Surveyor
WILLIAM A. MENTOCK
WY P.E. & L.S. No. 3864

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED, BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 8th DAY OF September, 2005.

ATTEST:
Belli Lytle CLERK
Mike Connell CHAIRMAN

BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS SHERIDAN COUNTY, WYOMING, THIS 5th DAY OF October, 2005.

ATTEST:
Carla J. Raymond COUNTY CLERK, *Spce Deputy*
Lawrence A. Duran CHAIRMAN

CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK THIS 15th DAY OF Nov., 2005, PLAT NUMBER P-75, INSTRUMENT NUMBER 525225, FEE 50.00.

Julie Kottke COUNTY CLERK
Dale P. Rawlings DEPUTY COUNTY CLERK

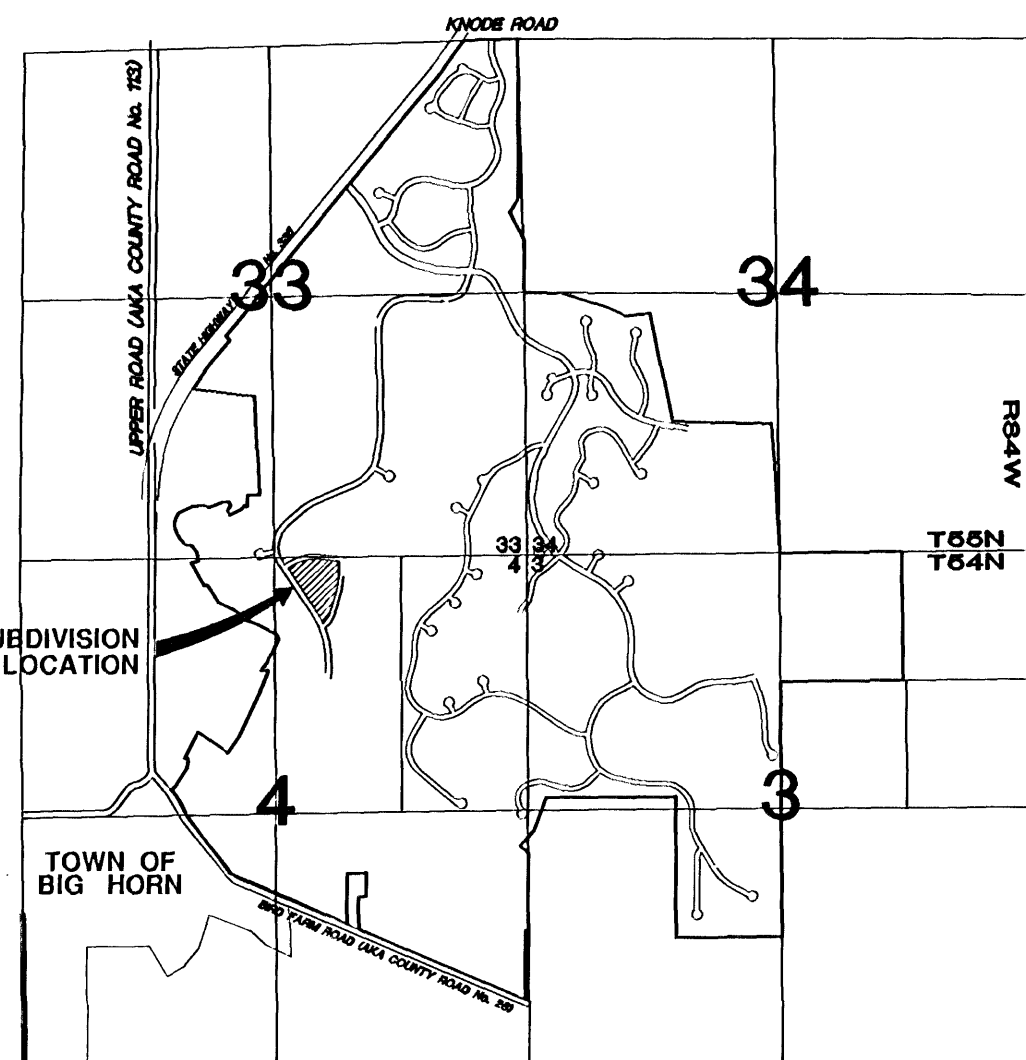
LOT CORNER COORDINATES - NAD 27											
PT	NORTHING		EASTING		PT	NORTHING		EASTING			
1A	1466729.408	591727.650	14D	1466446.217	592124.130	14A	1466729.408	591727.650	14D	1466446.217	592124.130
1B	1466691.856	591648.904	15A	1466425.864	591982.232	15A	1466425.864	591982.232	15B	1466403.819	592044.253
1C	1466640.449	591673.452	15B	1466403.819	592044.253	15C	1466445.735	592059.152	15D	1466467.788	591937.086
1D	1466677.988	591752.171	15C	1466445.735	592059.152	15D	1466467.788	591937.086	16A	1466418.580	591920.783
2A	1466671.340	591738.233	15D	1466467.788	591937.086	16A	1466418.580	591920.783	16B	1466365.787	591952.684
2B	1466643.078	591678.987	16A	1466418.580	591920.783	16B	1466365.787	591952.684	16C	1466393.228	591938.130
2C	1466603.099	591697.813	16B	1466365.787	591952.684	16C	1466393.228	591938.130	16D	1466446.021	591936.229
2D	1466631.085	591757.205	16C	1466393.228	591938.130	16D	1466446.021	591936.229	17A	1466400.513	591925.298
3A	1466667.342	591757.387	16D	1466446.021	591936.229	17A	1466400.513	591925.298	17B	1466364.735	591866.043
3B	1466614.039	591784.685	17A	1466400.513	591925.298	17B	1466364.735	591866.043	17C	1466316.404	591895.228
3C	1466625.693	591827.789	17B	1466364.735	591866.043	17C	1466316.404	591895.228	17D	1466462.185	591934.485
3D	1466684.187	591808.213	17C	1466316.404	591895.228	17D	1466462.185	591934.485	18A	1466346.654	591954.563
4A	1466670.027	591853.555	17D	1466462.185	591934.485	18A	1466346.654	591954.563	18B	1466314.110	591900.346
4B	1466642.533	591878.127	18A	1466346.654	591954.563	18B	1466314.110	591900.346	18C	1466268.594	591927.666
4C	1466622.932	591935.335	18B	1466314.110	591900.346	18C	1466268.594	591927.666	18D	1466301.137	591981.883
4D	1466712.787	591870.480	18C	1466268.594	591927.666	18D	1466301.137	591981.883	19A	1466301.396	591982.315
5C	1466668.840	591877.327	19A	1466301.396	591982.315	19B	1466267.581	591925.979	19C	1466229.652	591948.880
5D	1466678.945	591942.188	19B	1466267.581	591925.979	19C	1466229.652	591948.880	19D	1466263.617	592005.132
6A	1466780.627	591937.069	19C	1466229.652	591948.880	19D	1466263.617	592005.132	20A	1466256.862	592020.373
6B	1466767.413	591850.393	19D	1466263.617	592005.132	20A	1466256.862	592020.373	20B	1466239.873	592014.303
6C	1466711.087	591859.608	20A	1466256.862	592020.373	20B	1466239.873	592014.303	20C	1466247.507	591992.937
6D	1466724.569	591945.603	20B	1466239.873	592014.303	20C	1466247.507	591992.937	20D	1466182.228	591959.735
7A	1466751.249	592090.889	20C	1466247.507	591992.937	20D	1466182.228	591959.735	20E	1466163.113	592021.509
7B	1466664.803	592079.332	20D	1466182.228	591959.735	20E	1466163.113	592021.509	20F	1466245.254	592052.860
7C	1466657.317	592135.379	20E	1466163.113	592021.509	20F	1466245.254	592052.860	21A	1466438.574	591815.503
7D	1466743.758	592146.925	20F	1466245.254	592052.860	21A	1466438.574	591815.503	21B	1466387.940	591853.355
8A	1466762.580	592045.725	21A	1466438.574	591815.503	21B	1466387.940	591853.355	21C	1466400.322	591910.767
8B	1466697.508	592037.082	21C	1466400.322	591910.767	21D	1466470.591	591862.775	21E	1466498.572	591927.755
8C	1466691.639	592081.159	21D	1466470.591	591862.775	21E	1466498.572	591927.755	21F	1466461.651	591873.709
8D	1466756.728	592089.801	21E	1466498.572	591927.755	21F	1466461.651	591873.709	21G	1466424.031	591898.791
9A	1466772.013	591970.687	21F	1466424.031	591898.791	21G	1466424.031	591898.791	21H	1466499.006	592016.261
9B	1466712.492	591962.730	21G	1466498.572	591927.755	21H	1466499.006	592016.261	22A	1466608.295	591947.174
9C	1466705.420	592015.625	21H	1466499.006	592016.261	22A	1466608.295	591947.174	22B	1466576.455	591900.354
9D	1466764.142	592023.575	22A	1466608.295	591947.174	22B	1466576.455	591900.354	22C	1466519.335	591939.565
10A	1466645.940	591954.542	22B	1466576.455	591900.354	22C	1466519.335	591939.565	22D	1466551.180	591986.193
10B	1466637.623	592015.661	22C	1466519.335	591939.565	22D	1466551.180	591986.193	22E	1466648.109	591904.055
10C	1466691.680	592033.032	22D	1466551.180	591986.193	22E	1466648.109	591904.055	22F	1466613.321	591853.118
10D	1466700.014	591981.915	22E	1466648.109	591904.055	22F	1466613.321	591853.118	22G	1466569.452	591883.080
11A	1466628.861	591962.269	22F	1466613.321	591853.118	22G	1466569.452	591883.080	22H	1466604.246	591934.012
11B	1466562.585	591982.069	22G	1466569.452	591883.080	22H	1466604.246	591934.012	23A	1466625.330	591841.429
11C	1466578.746	592036.165	22H	1466604.246	591934.012	23A	1466625.330	591841.429	23B	1466588.301	591787.212
11D	1466637.876	592018.500	23A	1466625.330	591841.429	23B	1466588.301	591787.212	23C	1466551.584	591812.289
11E	1466631.668	591937.720	23B	1466588.301	591787.212	23C	1466551.584	591812.289	23D	1466588.616	591866.511
11F	1466638.814	591995.584	23C	1466551.584	591812.289	23D	1466588.616	591866.511	23E	1466578.019	591720.898
12A	1466561.380	592038.239	23D	1466588.616	591866.511	23E	1466578.019	591720.898	23F	1466507.006	591771.627
12B	1466497.305	592029.873	23E	1466578.019	591720.898	23F	1466507.006	591771.627	23G	1466540.142	591818.012
12C	1466491.502	592073.074	23F	1466507.006	591771.627	23G	1466540.142	591818.012	23H	1466611.156	591767.296
12D	1466555.581	592081.603	23G	1466540.142	591818.012	23H	1466611.156	591767.296			
13A	1466580.900	592085.015	23H	1466611.156	591767.296						
13B	1466494.448	592073.688									
13C	1466486.877	592110.098									
13D	1466573.334	592141.657									
14A	1466465.329	592070.362									
14B	1466383.177	592041.161									
14C	1466364.068	592094.942									

OUTLOT A CORNER COORDINATES - NAD 27		
PT	NORTHING	EASTING
1	1466693.788	591624.672
2	1466711.428	591654.933
3	1466764.463	591768.741
4	1466777.440	592038.165
5	1466757.740	592159.953
6	1466604.133	592157.359
7	1466369.122	592114.566
8	1466195.861	592052.626
9	1466117.493	591996.373
10	1466271.591	591910.356

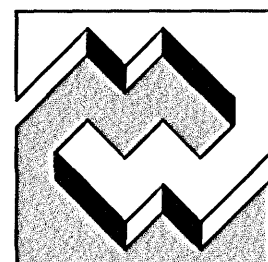
CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	755.00'	128.14'	09°43'28"	127.99'	N 64°37'23" E
C2	470.00'	291.66'	35°33'17"	287.00'	N 87°15'46" E
C3	580.00'	191.84'	18°57'04"	190.97'	N 84°26'08" W
C4	852.25'	67.99'	04°34'15"	67.97'	S 83°48'13" W
C5	760.00'	248.10'	18°42'15"	247.00'	S 10°19'11" W
C6	200.00'	118.27'	33°52'52"	116.55'	S 36°36'45" W
C7	17.62'	26.63'	86°36'45"	24.17'	N 68°49'54" W
C8	397.25'	36.86'	05°19'01"	36.85'	N 71°29'45" E
C9	17.62'	23.91'	77°46'16"	22.12'	S 33°09'49" W
C10	20.00'	39.89'	114°16'18"	33.60'	N 40°29'44" E
C11	30.00'	34.42'	65°43'45"	32.58'	N 49°30'17" W
C12	25.00'	61.39'	140°41'29"	47.09'	N 39°13'19" E
C13	25.00'	17.15'	39°18'31"	16.82'	N 50°46'41" W
C14	33.00'	103.84'	180°17'22"	66.00'	S 34°11'17" E
C15	730.00'	123.90'	09°43'28"	123.75'	N 64°37'23" E
C16	445.00'	276.14'	35°33'17"	271.73'	N 87°15'46" E
C17	605.00'	123.59'	11°42'15"	123.37'	N 80°48'43" W
C18	735.00'	239.94'	18°42'15"	238.87'	S 10°19'11" W
C19	175.00'	97.73'	31°59'53"	98.47'	S 35°40'15" W

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" 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 27.
- OUTLOT A IS DESIGNATED AS A SAWS UTILITY, IRRIGATION, DRAINAGE, AND ACCESS EASEMENT.
- OUTLET A DEFINED AS ALL THAT PORTION OF THE SUBDIVISION EXCEPTING THEREFROM ALL LOTS AND STREET DEDICATIONS.



LOCATION MAP
SCALE 1" = 2000'



MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS

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1030 NORTH MAIN ST.
SHERIDAN, WY 82801
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