

PLAT OF POWDER HORN COTTAGES AT THE HUB No. 2

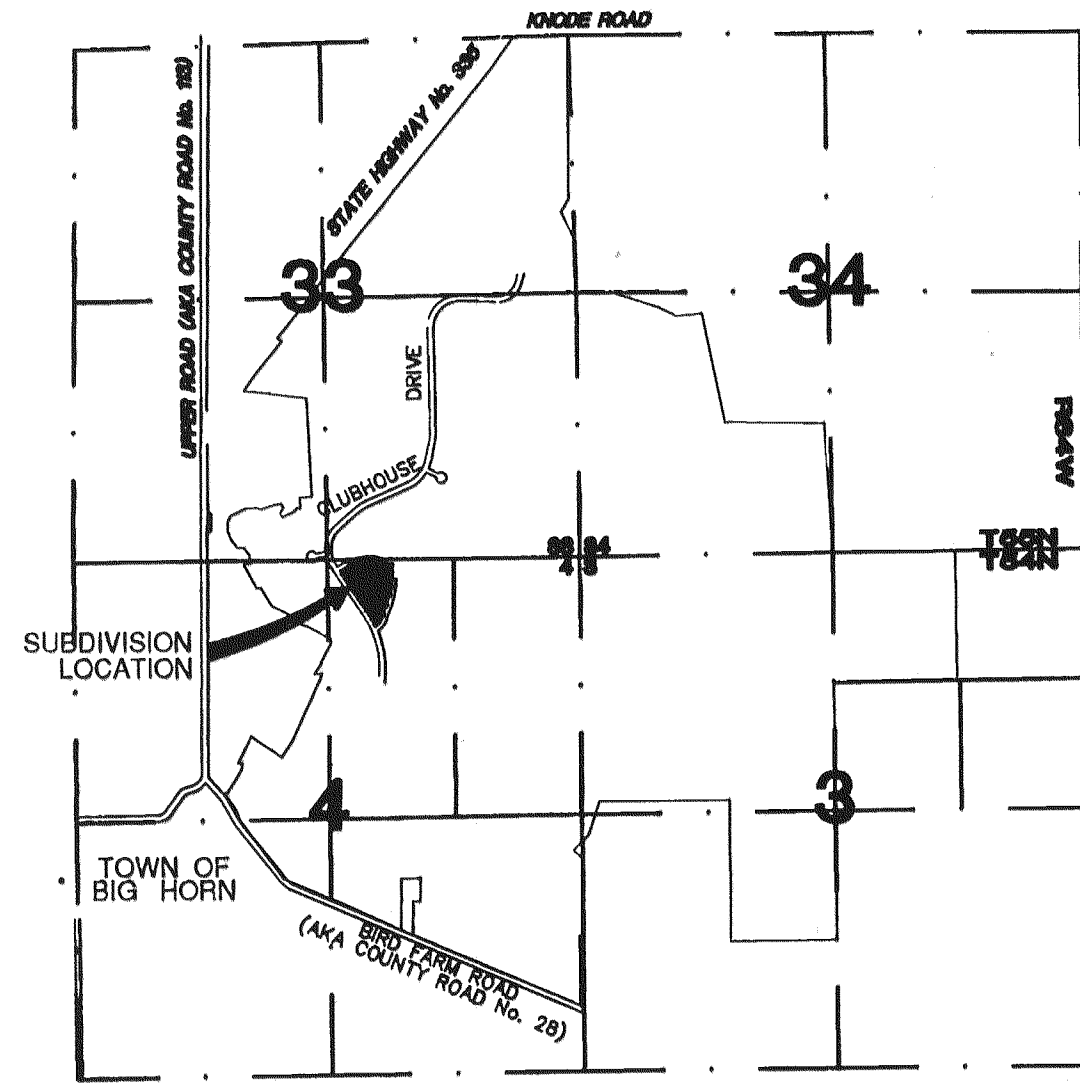
BEING A REPLAT OF LOTS 14 THROUGH 27 AND OUTLOT A
OF POWDER HORN COTTAGES AT THE HUB
LOCATED IN THE SW1/4 SE1/4, SECTION 33, T 55 N, R 84 WEST,
AND THE NW1/4 NE1/4, SECTION 4, T 54 N, R 84 W,
OF THE 6th P.M. SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 4.78
TOTAL LOTS = 10
TOTAL LOT ACREAGE = 1.10
TOTAL OUTLOT A ACREAGE = 2.59

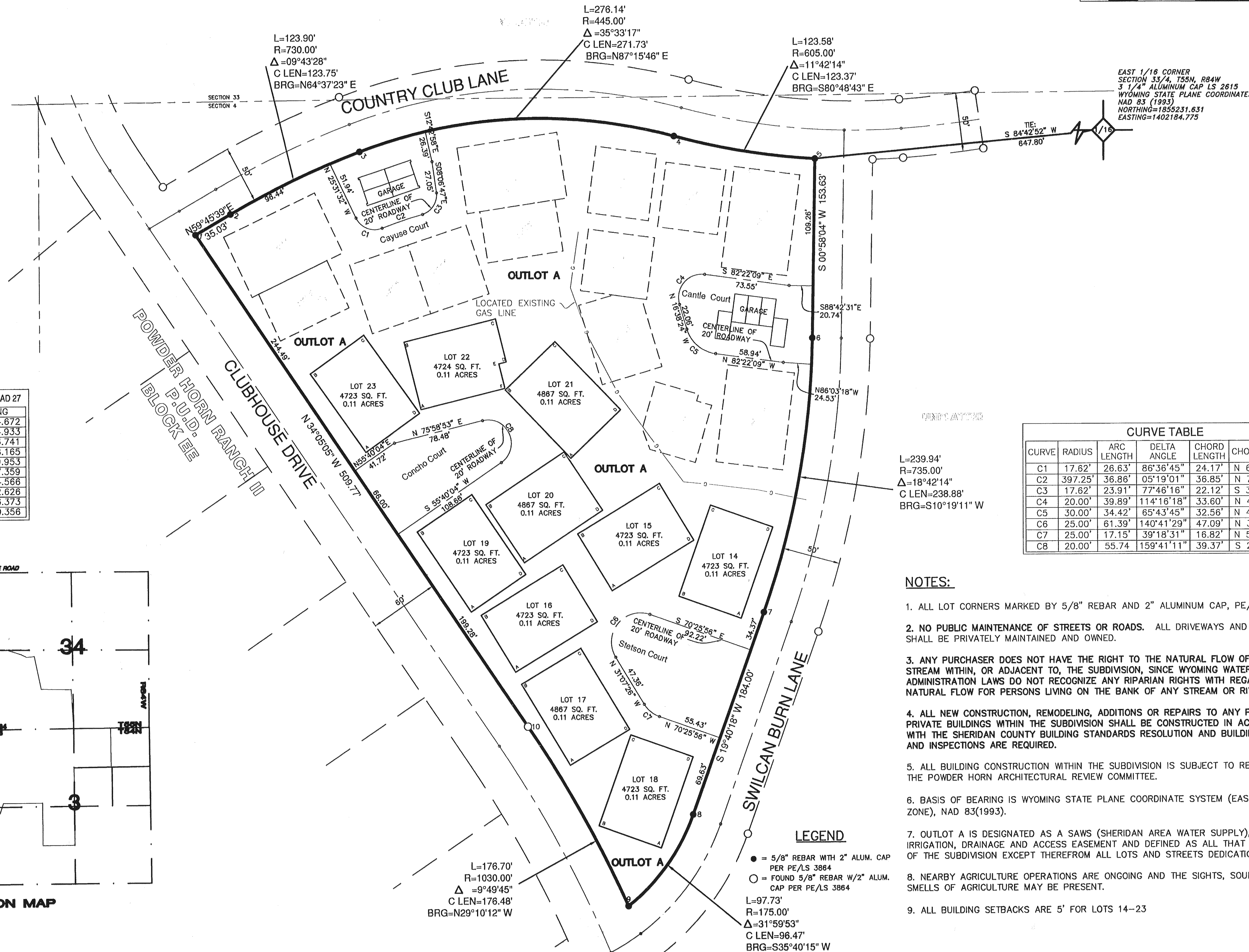
JANUARY, 2010
SHERIDAN, WYOMING

| PT | NORTHING | EASTING | PT | NORTHING | EASTING |
|-----|-------------|------------|-----|-------------|------------|
| 14A | 1466364.049 | 592094.900 | 22D | 1466584.155 | 591892.821 |
| 14B | 1466383.154 | 592041.152 | 22E | 1466582.561 | 591886.434 |
| 14C | 1466461.164 | 592068.881 | 22F | 1466561.458 | 591891.702 |
| 14D | 1466442.059 | 592122.628 | 23A | 1466507.033 | 591771.563 |
| 15A | 1466388.015 | 591983.589 | 23B | 1466574.407 | 591723.446 |
| 15B | 1466436.733 | 591953.919 | 23C | 1466607.558 | 591769.865 |
| 15C | 1466479.796 | 592024.630 | 23D | 1466540.184 | 591817.982 |
| 15D | 1466431.078 | 592054.300 | | | |
| 16A | 1466318.445 | 591899.953 | | | |
| 16B | 1466367.163 | 591870.284 | | | |
| 16C | 1466410.227 | 591940.995 | | | |
| 16D | 1466361.508 | 591970.664 | | | |
| 17A | 1466238.328 | 591946.697 | | | |
| 17B | 1466308.039 | 591904.878 | | | |
| 17C | 1466338.840 | 591956.223 | | | |
| 17D | 1466269.130 | 591998.042 | | | |
| 18A | 1466167.270 | 592024.932 | | | |
| 18B | 1466186.470 | 591971.219 | | | |
| 18C | 1466264.430 | 591999.087 | | | |
| 18D | 1466245.230 | 592052.800 | | | |
| 19A | 1466370.037 | 591881.864 | | | |
| 19B | 1466438.589 | 591815.441 | | | |
| 19C | 1466470.573 | 591862.671 | | | |
| 19D | 1466402.022 | 591909.095 | | | |
| 20A | 1466412.035 | 591907.950 | | | |
| 20B | 1466461.878 | 591874.773 | | | |
| 20C | 1466506.921 | 591942.445 | | | |
| 20D | 1466457.078 | 591975.621 | | | |
| 21A | 1466501.537 | 591948.393 | | | |
| 21B | 1466559.995 | 591891.904 | | | |
| 21C | 1466601.602 | 591934.961 | | | |
| 21D | 1466543.144 | 591991.450 | | | |
| 22A | 1466543.361 | 591819.219 | | | |
| 22B | 1466601.453 | 591804.715 | | | |
| 22C | 1466621.145 | 591883.585 | | | |

| PT | NORTHING | EASTING |
|----|-------------|------------|
| 1 | 1466693.788 | 591624.672 |
| 2 | 1466711.428 | 591654.933 |
| 3 | 1466764.463 | 591766.741 |
| 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 |



LOCATION MAP



| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|-------------|--------------|---------------|
| C1 | 17.62' | 26.63' | 86°36'45" | 24.17' | N 68°49'54" W |
| C2 | 397.25' | 36.86' | 05°19'01" | 36.85' | N 71°29'45" E |
| C3 | 17.62' | 25.91' | 77°46'16" | 22.12' | S 33°09'49" W |
| C4 | 20.00' | 39.89' | 114°16'18" | 33.60' | N 40°29'44" E |
| C5 | 30.00' | 34.42' | 65°43'45" | 32.56' | N 49°30'17" W |
| C6 | 25.00' | 61.39' | 140°41'29" | 47.09' | N 39°13'19" E |
| C7 | 25.00' | 17.15' | 39°18'31" | 16.82' | N 50°46'41" W |
| C8 | 20.00' | 55.74' | 159°41'11" | 39.37' | S 24°10'32" E |

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 2" ALUMINUM CAP, PE/LS #3864.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL DRIVEWAYS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED AND OWNED.
- 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 SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
- BASIS OF BEARING IS WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE), NAD 83(1993).
- OUTLOT A IS DESIGNATED AS A SAWS (SHERIDAN AREA WATER SUPPLY), UTILITY, IRRIGATION, DRAINAGE AND ACCESS EASEMENT AND DEFINED AS ALL THAT PORTION OF THE SUBDIVISION EXCEPT THEREFROM ALL LOTS AND STREETS DEDICATIONS.
- NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
- ALL BUILDING SETBACKS ARE 5' FOR LOTS 14-23

LEGEND

- = 5/8" REBAR WITH 2" ALUM. CAP PER PE/LS 3864
- = FOUND 5/8" REBAR W/2" ALUM. CAP PER PE/LS 3864

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SW1/4 SE1/4 OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST AND THE NW1/4 NE1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S84°42'52"W, 647.80 FEET FROM THE EAST 1/16 CORNER OF SAID SECTIONS 33 AND 4 ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY CLUB LANE AND THE WEST RIGHT-OF-WAY LINE OF SWILCAN BURN LANE; THENCE S00°58'04"E ALONG THE SAID WEST RIGHT-OF-WAY LINE, 153.63 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 239.94 FEET, A RADIUS OF 735.00 FEET, A DELTA ANGLE OF 18°42'14", A CHORD BEARING OF S10°19'11"W, AND A CHORD LENGTH OF 238.88 FEET; THENCE S19°40'18"W, 184.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 97.73 FEET, A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 31°59'53", A CHORD BEARING OF S35°40'15"W, AND A CHORD LENGTH OF 96.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A LENGTH OF 176.70 FEET, A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 9°49'45", A CHORD BEARING OF N29°10'12"W, AND A CHORD LENGTH OF 178.48 FEET; THENCE N34°05'05"W, 509.77 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY CLUB LANE N89°45'39"E, 35.03 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 123.90 FEET, A RADIUS OF 730.00 FEET, A DELTA ANGLE OF 09°43'28", A CHORD BEARING OF N84°37'23"E, AND A CHORD LENGTH OF 123.75 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 276.14 FEET, A RADIUS OF 445.00 FEET, A DELTA ANGLE OF 35°33'17", A CHORD BEARING OF N87°15'46"E, AND A CHORD LENGTH OF 271.73 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 123.58 FEET, A RADIUS OF 605.00 FEET, A DELTA ANGLE OF 11°42'14", A CHORD BEARING OF S80°48'43"E, AND A CHORD LENGTH OF 123.37 FEET TO THE POINT OF BEGINNING.

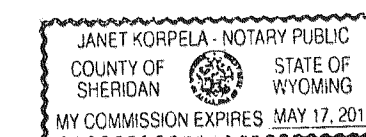
AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 4.78 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN COTTAGES AT THE HUB No. 2, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADS, 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 29th DAY OF January, 2010.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF January, 2010, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN COTTAGES-2, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.



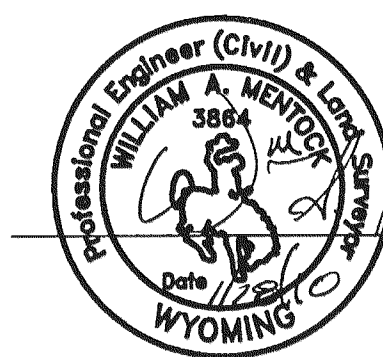
Janet Korpele
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

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 COTTAGES AT THE HUB NO. 2, 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

BOARD OF COUNTY COMMISSIONERS

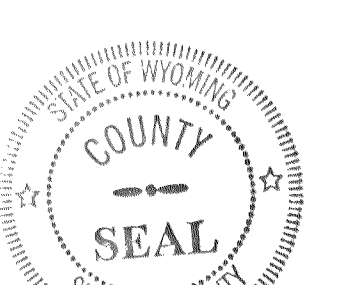
CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 30th DAY OF January, 2010.

ATTEST:

Caba J. Raymond
COUNTY CLERK, Deputy

Steve Nien
CHAIRMAN



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 4:05 O'CLOCK P.M. THIS 3rd DAY OF March, 2010 PLAT NUMBER P-93 INSTRUMENT NUMBER 12373, FEE \$6.00

Andrey Kottuska
COUNTY CLERK

Maria Dunkelberger
DEPUTY COUNTY CLERK