

PLAT OF
POWDER HORN RANCH
MINOR No. 24 SUBDIVISION

BEING A REPLAT OF LOTS 10 & 11 OF BLOCK T,
POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT
LOCATED IN THE NW1/4NW1/4 OF SECTION 3,
TOWNSHIP 54 NORTH, RANGE 84 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING
TOTAL AREA = 1.399 ACRES
TOTAL NUMBER OF LOTS = 1

PREPARED FOR RICHARD & MICHELLE PETERSEN

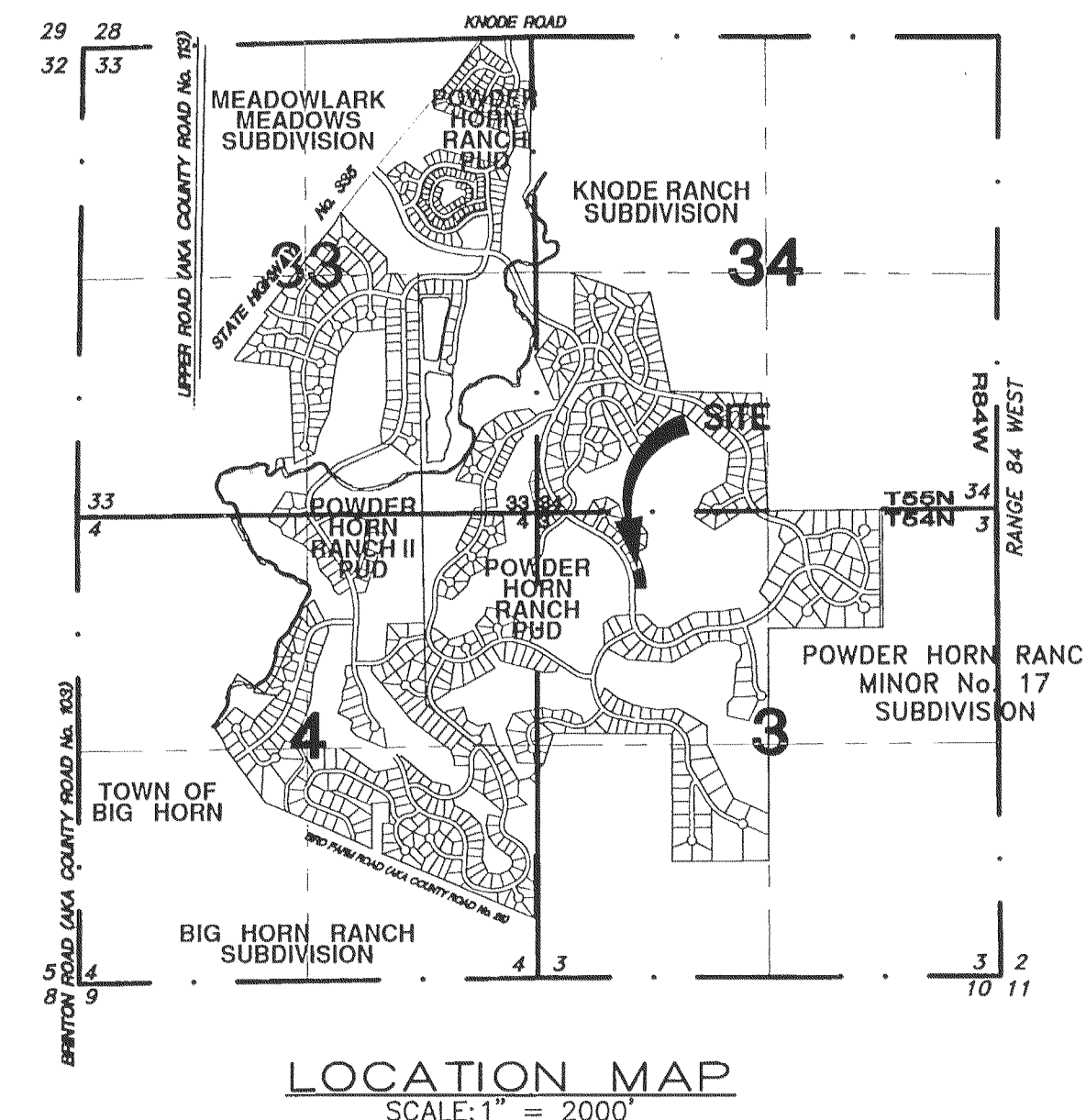
PREPARED BY : **SANDERSON STEWART**

1095 Sugar View Drive
Sheridan, Wyoming 82801
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JULY, 2009
SHERIDAN, WYOMING

SCALE : 1" = 20'



CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A REPLAT OF LOTS 10 & 11 OF BLOCK T, POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, LOCATED IN THE NW1/4NW1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED S61°52'10"W, 1721.93 FEET, TO THE POINT OF BEGINNING; THENCE N83°31'27"E, 206.86 FEET; THENCE S00°24'40"W, 299.15 FEET; THENCE S80°51'54"W, 202.87 FEET TO A POINT ALONG THE NORTH RIGHT-OF-WAY OF POWDER HORN ROAD; THENCE ALONG SAID RIGHT-OF-WAY N00°24'47"E, 218.91 FEET TO A POINT ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 7°05'59" RADIUS OF 720.57 FEET, AN ARC LENGTH OF 89.29 FEET AND A CHORD BEARING N03°00'02"W, 89.23 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 1.399 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS POWDER HORN RANCH MINOR No. 24 SUBDIVISION, 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 AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 21st DAY OF August, 2009.

BY: Richard Petersen
RICHARD PETERSEN, OWNER

BY: Michelle Petersen
MICHELLE PETERSEN, OWNER

STATE OF NEBRASKA }
COUNTY OF LANCASTER }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF August, 2009, BY RICHARD PETERSEN.

WITNESS MY HAND AND OFFICIAL SEAL.



Julie A. Drupeppel
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/9/2013

STATE OF NEBRASKA }
COUNTY OF LANCASTER }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF August, 2009, BY MICHELLE PETERSEN.

WITNESS MY HAND AND OFFICIAL SEAL.



Julie A. Drupeppel
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/9/2013

"SIGNED BY AFFIDAVIT"
BY: FIRST INTERSTATE BANK, (SEE AFFIDAVIT BOOK 510, PAGE 166)

CERTIFICATE OF SURVEYOR

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 MINOR No. 24 SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

William A. Mentock
Professional Engineer (Civil) & Land Surveyor
3864
WYOMING
Date of Survey: 7/1/09
WILLIAM A. MENTOCK
WYO. P.E. & L.S. No. 3864

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 24 DAY OF August, 2009.

ATTEST:

Carla J. Raymond
COUNTY CLERK, Deputy
Paul D. Johnston
CHAIRMAN

CERTIFICATE OF 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 28 DAY OF Oct., 2009, PLAT NUMBER P-91, INSTRUMENT NUMBER 654936, FEE 50.00

Andrew Koltaba
COUNTY CLERK
Dale R. Rawlings
DEPUTY COUNTY CLERK

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