## 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

S 00°24'40" W 299.15'

LOT 1

1.399 ACRES

10.00'

UTILITY EASEMENT

PREPARED FOR RICHARD & MICHELLE PETERSEN

5.00' LASEMENT

PREPARED BY : SANDERSON STEWART

3 1/4" ALUMINUM CAP LS 2615

1/4 CORNER SECTION 34/3, T55N, R84W WYOMING STATE PLANE COORDINATES

> NAD 83 (1993) NORTHING=1855287.168

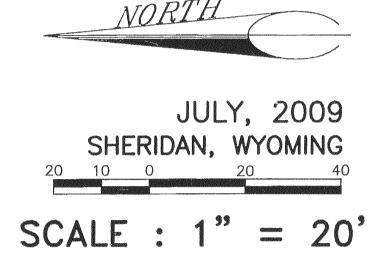
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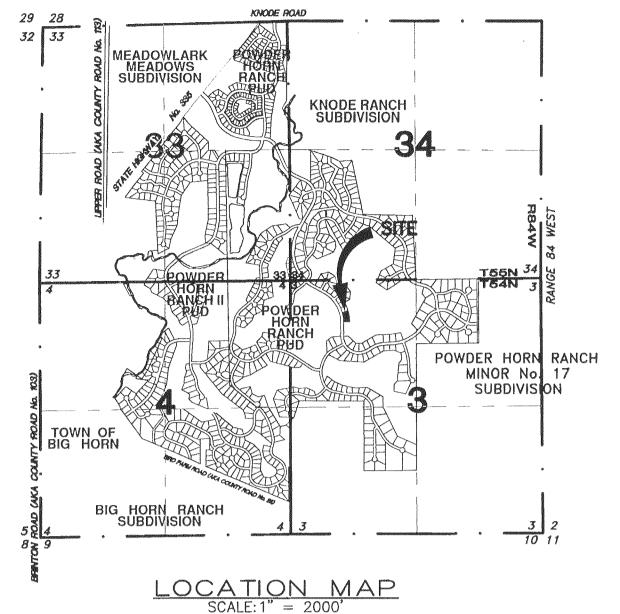
1095 Sugar View Drive Sheridan, Wyoming 82801 Phone: 307.674.4224 www.sandersonstewart.com

Δ=7°05'59" R=720.57

L = 89.29CHORD NO3.00,05,M

P.O.B.





STATE OF NEBRASKA

COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS <u>PLOT</u> DAY OF AUQUET, 2009, BY RICHARD

CERTIFICATE OF DEDICATION

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 SAIL RIGHT-OF-WAY NO0°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 NO3'00'02"W. 89.23 FEET TO THE POINT OF

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED

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

OWNERS AND PROPRIETORS; CONTAINING 1.399 ACRES MORE OF

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:

WITNESS MY HAND AND OFFICIAL SEAL



Julie & Dniepal

MY COMMISSION EXPIRES: 4/09/2013

STATE OF NEBRASKA

COUNTY OF LANCASTER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2151 DAY OF AUQUIST , 2009, BY MICHELLE

WITNESS MY HAND AND OFFICIAL SEAL.

JULIE A. DRUEPPEL MY COMMISSION EXPIRES April 9, 2013

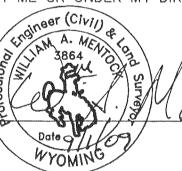
Truis A Drueppel NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/69/2013

"<u>SIGNED BY AFFIDAVIT"</u> 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 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 4th DAY OF August

CERTIFICATE OF RECORDER

STATE OF WYOMING

COUNTY OF SHERIDAN )

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 654836 FEE <u>50.00</u>

UTILITY EASEMENT N 00°24'47" E 218.91' -POWDER HORN ROAD

UTILITY EASEMENT

NOTES:

1. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. THE STREETS. ROADS AND PATHWAYS SHALL BE PRIVATELY

2. 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.

3. 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.

4. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.

5. BASIS OF BEARING IS WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE).

6. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE

7. MAIL BOX LOCATION IS THE EXISTING CLUSTER BOX AT THE POWDER HORN ENTRANCE ON POWDER HORN ROAD.

LEGEND

BOUNDARY EXISTING LOT, DEDICATED STREET, OR AS NOTED — — EASEMENTS

O = FOUND 2" ALUMINUM CAP PE&LS 3468