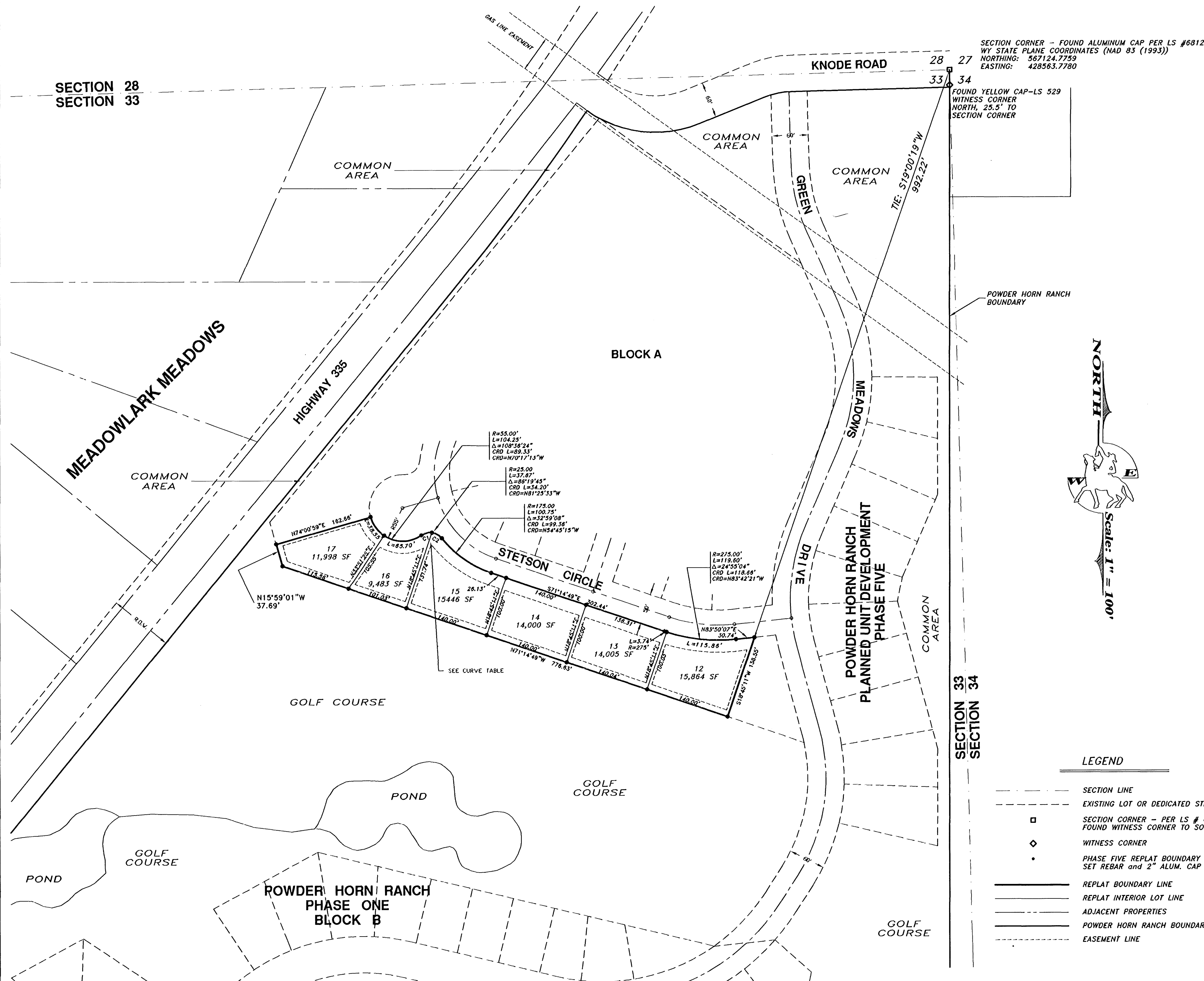


# PLAT OF POWDER HORN RANCH PLANNED UNIT DEVELOPMENT PHASE FIVE-A

BEING A REPLAT OF LOTS 12 THROUGH 21, BLOCK A,  
OF POWDER HORN RANCH PHASE FIVE  
LOCATED IN THE NE 1/4 SECTION 33, T55N, R84W, 6th PM  
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 1.86 ACRES  
TOTAL LOTS = 6

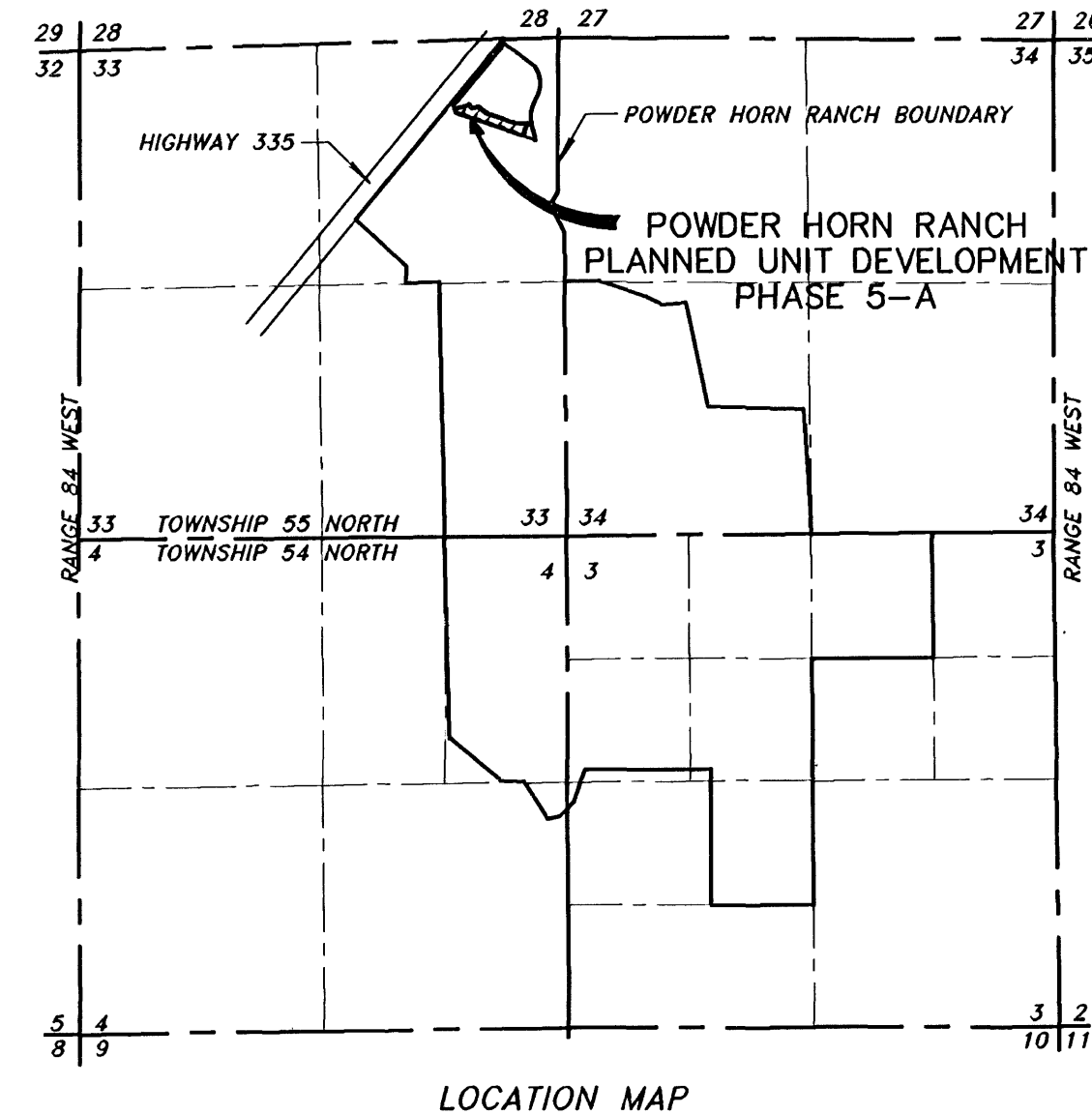
SECTION 28  
SECTION 33



SECTION CORNER - FOUND ALUMINUM CAP PER LS #6812  
WY STATE PLANE COORDINATES (NAD 83 (1993))  
NORTHING: 567124.7759  
EASTING: 428563.7780

FOUND YELLOW CAP-LS 529  
WITNESS CORNER  
NORTH, 25.5' TO  
SECTION CORNER

NORTH  
Scale: 1" = 1000'



## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF LOTS 12 THROUGH 21 OF POWDER HORN RANCH P.U.D., PHASE 5 LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, T55N, R84W, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 1.86 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FIVE-A, 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 16<sup>th</sup> DAY OF JUNE, 2006.

BY: Homer Scott, Jr.  
POWDER HORN RANCH, L.L.C., A LIMITED LIABILITY COMPANY  
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING } SS  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF JUNE, 2006, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C., A WYOMING LIMITED LIABILITY COMPANY



May 18, 2008  
Tom Henthorn  
NOTARY PUBLIC

BY: Patrick L. Green  
BOMBAY LAND COMPANY, INC., A WYOMING CORPORATION  
PRESIDENT

STATE OF WYOMING } SS  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF July, 2006, BY Patrick L. Green PRESIDENT OF BOMBAY LAND COMPANY, INC., A WYOMING CORPORATION

MY COMMISSION EXPIRES: July 9, 2008

Marla Miecz  
NOTARY PUBLIC



BY: Sherry J. Krajcar  
KEARNY LINKS, L.L.C., A WYOMING LIMITED LIABILITY COMPANY  
MANAGER

STATE OF WYOMING } SS  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF July, 2006, BY Sherry J. Krajcar MANAGER OF KEARNY LINKS, L.L.C., A WYOMING LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: July 9, 2008

Marla Miecz  
NOTARY PUBLIC



## CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 11<sup>th</sup> DAY OF May, 2006.

ATTEST:  
Laurie Scherba  
CLERK

Phil Zeman  
CHAIRMAN

## CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 6<sup>th</sup> DAY OF June, 2006.

ATTEST:  
Paula J. Raymond  
Dep. COUNTY CLERK

Tom Henthorn  
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 9:25 O'CLOCK THIS 28 DAY OF July, 2006, AND FILED IN DRAWER P, PLAT NUMBER 78, INSTRUMENT NUMBER 547771, FEE 50.00

Anders Kattis  
COUNTY CLERK

Dele R. Kauling  
DEPUTY COUNTY CLERK

- NOTES:
- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 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.
  - ANY 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 COORDINATES (EAST CENTRAL ZONE). NAD 27
  - PROPERTY ALSO SUBJECT TO (BLANKET) EASEMENT TO MONTANA-DAKOTA UTILITIES CO. AS DESCRIBED BOOK 238, PAGE 205.
  - UTILITY EASEMENTS DEDICATED TO THE PUBLIC AS FOLLOWS:  
ALONG ALL ROAD RIGHTS OF WAY: 20.00 FEET  
ALONG ALL LOT LINES NOT ABUTTING OTHER LOTS: 10.00 FEET  
ALONG ALL LOT LINES ABUTTING OTHER LOTS: 5.00 FEET

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	25.00'	18.28'	41°50'41"	17.86'	S 76°19'55" W
C2	25.00'	19.41'	44°29'04"	18.93'	N 60°30'12" W

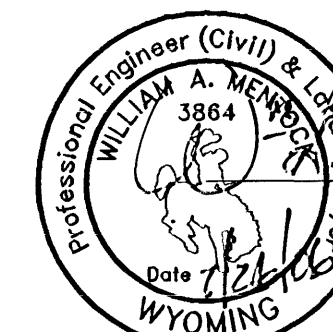
## LEGEND

- SECTION LINE
- EXISTING LOT OR DEDICATED STREET
- SECTION CORNER - PER LS # 6812;  
FOUND WITNESS CORNER TO SOUTH AS SHOWN
- WITNESS CORNER
- PHASE FIVE REPLAT BOUNDARY POINT  
SET REBAR and 2" ALUM. CAP - PE & LS 3864
- REPLAT BOUNDARY LINE
- REPLAT INTERIOR LOT LINE
- ADJACENT PROPERTIES
- POWDER HORN RANCH BOUNDARY
- EASEMENT LINE

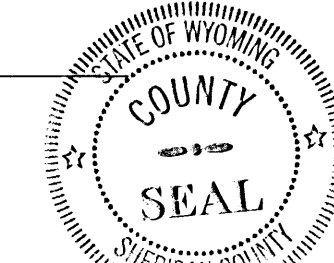
## CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS  
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 POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FIVE-A, 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



**MENTOCK ENGINEERING**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
TAYLOR PLACE No. 2  
1030 NORTH MAIN ST.  
SHERIDAN, WY 82801  
Phone 307-674-4224  
Fax 307-672-9492

RECORD OWNER:  
POWDER HORN RANCH, L.L.C.  
161 HIGHWAY 335  
SHERIDAN, WYOMING 82801

PREPARED BY:  
MENTOCK ENGINEERING  
1030 NORTH MAIN STREET  
TAYLOR PLACE #2  
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER:  
WILLIAM A. MENTOCK, PE/LS 3864  
1030 N. MAIN STREET  
TAYLOR PLACE #2  
SHERIDAN, WYOMING 82801