

# FINAL PLAT EAST FALLS

AT  
POWDER HORN RANCH  
LOCATED IN THE SW1/4NE1/4 & NW1/4SE 1/4, SECTION 4, T 54 N, R 84 W,  
OF THE 6th P.M., SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 5.200

TOTAL LOTS = 8

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SW1/4NE1/4 & NW1/4SE1/4, 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 S24°53'41"W, 1915.88 FEET FROM THE E1/16 CORNER BETWEEN SECTION 4 AND SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST THENCE S85°59'43"E, 50.46 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 46.73 FEET, WITH A RADIUS OF 1525.00 FEET, WITH A DELTA ANGLE OF 1°45'20", WITH A CHORD BEARING OF S04°42'04"E, AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 105.48 FEET, WITH A RADIUS OF 275.00 FEET, WITH A DELTA ANGLE OF 21°58'36", WITH A CHORD BEARING OF S18°54'02"E, AND A CHORD LENGTH OF 104.84 FEET; THENCE S27°33'20"E, 104.35 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 130.34 FEET, WITH A RADIUS OF 325.00 FEET, WITH A DELTA ANGLE OF 22°58'43", WITH A CHORD BEARING OF S18°03'59"E, AND A CHORD LENGTH OF 129.47 FEET; THENCE S04°34'37"E, 51.77 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 159.88 FEET, WITH A RADIUS OF 275.00 FEET, WITH A DELTA ANGLE OF 33°19'51", WITH A CHORD BEARING OF S21°14'33"E, AND A CHORD LENGTH OF 157.73 FEET; THENCE S37°54'28"E, 117.15 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 44.71 FEET, WITH A RADIUS OF 55.00 FEET, WITH A DELTA ANGLE OF 46°34'39", WITH A CHORD BEARING OF S14°37'09"E, AND A CHORD LENGTH OF 43.49 FEET; THENCE S81°19'49"E, 46.84 FEET; THENCE S07°56'27"E, 232.86 FEET; THENCE N87°09'31"W, 365.04 FEET; THENCE N41°35'41"W, 100.44 FEET; THENCE N17°14'31"E, 72.18 FEET; THENCE H19°42'33"W, 20.05 FEET; THENCE N53°59'30"W, 66.54 FEET; THENCE N63°25'26"W, 119.06 FEET; THENCE N20°50'53"E, 136.88 FEET; THENCE N01°45'47"E, 118.99 FEET; THENCE N24°43'39"E, 79.97 FEET; THENCE N10°24'08"E, 62.84 FEET; THENCE N23°14'28"W, 60.31 FEET; THENCE N08°29'44"E, 91.46 FEET; THENCE N86°25'36"E, 67.84 FEET; TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 226,512 SQUARE FEET, 5.200 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 5.200 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS EAST FALLS, 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 24 DAY OF July, 2007.

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 24 DAY OF JULY, 2007, BY HOMER SCOTT, JR., L.L.C., MANAGER OF POWDER HORN RANCH-2, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

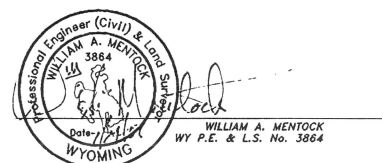
MY COMMISSION EXPIRES: May 17, 2011



## 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 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



## CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 12th DAY OF July, 2007.

ATTEST: *Paul Schaefer* *Phil Jensen*  
CLERK CHAIRMAN

## BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL  
PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 17th DAY OF July, 2007.

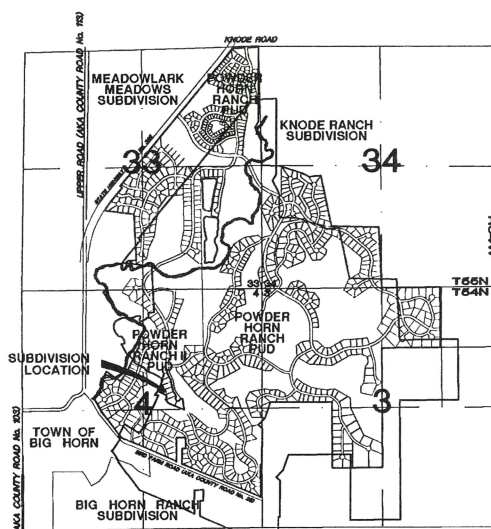
ATTEST: *Carla J. Raymond* *Kim Gram*  
COUNTY CLERK, Deputy CHAIRMAN

## 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 10:28 O'CLOCK THIS 31 DAY OF July, 2007, PLAT NUMBER E-18, INSTRUMENT NUMBER 582113, FEE 50.00.

*Charles Kattiska* *Stacy R. Rauling*  
COUNTY CLERK DEPUTY COUNTY CLERK



LOCATION MAP  
SCALE 1" = 200'

CURVE DATA				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	55.13'	1575.00'	02°00'20"	N 04°34'34" W
C2	68.81'	325.00'	12°07'51"	N 11°38'40" W
C3	55.85'	325.00'	09°50'45"	N 22°37'58" W
C4	60.79'	275.00'	12°39'54"	S 21°13'23" E
C5	49.50'	275.00'	10°16'49"	S 09°44'02" E
C6	12.13'	325.00'	02°08'20"	N 05°38'47" W
C7	110.83'	325.00'	19°32'18"	N 16°29'06" W
C8	66.10'	325.00'	11°39'13"	N 32°04'52" W
C9	7.53'	25.00'	17°15'02"	S 29°16'57" E
C10	25.43'	25.00'	58°16'19"	S 08°28'43" W
C11	101.18'	55.00'	105°24'20"	N 15°05'17" W
C12	99.39'	55.00'	103°32'22"	S 60°26'22" W

## LEGEND

- BOUNDARY
- EXISTING LOT, DEDICATED STREET, OR AS NOTED
- SECTION LINE (REFER TO LOCATION MAP)
- 1/4 SECTION LINE (REFER TO LOCATION MAP)
- UTILITY, DRAINAGE, IRRIGATION, & CONSTRUCTION EASEMENT
- PROPOSED REBAR AND 2" ALUMINUM CAP - PE/LS 3864

## 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 SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- 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

PREPARED FOR:  
POWDER HORN RANCH-2 L.L.C.  
161 U.S. HIGHWAY 335  
P.O. BOX 2007  
SHERIDAN, WYOMING 82801

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

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



**ENGINEERING, INC.**  
Consulting Engineers and Land Surveyors  
BILLINGS • BOZEMAN • SHERIDAN