

POWDER HORN ESTATES - PHASE 1

TO SHERIDAN COUNTY, WYOMING
SITUATED IN THE SE1/4 AND THE SE1/4NE1/4 OF SECTION 4,
TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING POWDER HORN ESTATES - PHASE 1, BEING A SUBDIVISION SITUATED IN THE SE1/4 AND THE SE1/4NE1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE N89°15'56"W, 461.45 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, POWDER HORN RANCH MINOR NO. 6 SUBDIVISION AND LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 374 OF DEEDS, PAGE 313; THENCE S31°21'38"E, 478.10 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 374 OF DEEDS, PAGE 313 TO A POINT; THENCE N77°56'39"E, 129.47 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 374 OF DEEDS, PAGE 313 TO A POINT, SAID POINT LYING ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 583 OF DEEDS, PAGE 125; THENCE S48°28'42"E, 116.97 FEET ALONG SAID WESTERLY LINE TO A POINT; THENCE S00°12'51"W, 803.11 FEET ALONG SAID WESTERLY TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 305 OF DEEDS, PAGE 18; THENCE S89°38'21"W, 32.55 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 305 OF DEEDS, PAGE 18; THENCE S00°17'38"E, 719.22 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 305 OF DEEDS, PAGE 18 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490, AND LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28); THENCE N87°09'46"W, 856.37 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE N87°08'08"W, 909.17 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE N65°54'41"W, 120.65 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 349 OF DEEDS, PAGE 546; THENCE N00°23'46"E, 346.59 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 349 OF DEEDS, PAGE 546 TO A POINT; THENCE S89°53'13"E, 77.90 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 349 OF DEEDS, PAGE 546 TO A POINT; THENCE N00°04'42"W, 152.57 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 349 OF DEEDS, PAGE 546 TO A POINT; THENCE S66°20'15"E, 1016.13 FEET TO A POINT; THENCE N23°23'22"E, 178.73 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°56'28", A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 63.89 FEET, A CHORD BEARING OF N86°13'19"E, AND A CHORD LENGTH OF 63.71 FEET TO A POINT; THENCE N11°14'54"W, 50.00 FEET TO A POINT; THENCE N06°12'48"E, 217.72 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF EAST SIDE DITCH; THENCE N65°32'28"W, 302.76 FEET ALONG SAID CENTERLINE OF EAST SIDE DITCH TO A POINT; THENCE N89°49'33"W, 232.34 FEET ALONG SAID CENTERLINE OF EAST SIDE DITCH TO A POINT; THENCE N82°48'12"W, 67.22 FEET ALONG SAID CENTERLINE OF EAST SIDE DITCH TO A POINT; THENCE N63°51'50"W, 43.45 FEET ALONG SAID CENTERLINE OF EAST SIDE DITCH TO A POINT; THENCE N80°41'30"E, 249.42 FEET TO A POINT; THENCE N24°20'16"E, 190.00 FEET TO A POINT; THENCE N26°26'43"W, 235.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 15, BLOCK AA, POWDER HORN RANCH-2 PLANNED UNIT DEVELOPMENT PHASE ONE; THENCE N39°31'01"E, 106.68 FEET ALONG THE EASTERLY LINE OF SAID LOT 15 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 16, BLOCK AA, POWDER HORN RANCH-2 PLANNED UNIT DEVELOPMENT PHASE ONE; THENCE S59°12'18"E, 193.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 16 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 16; THENCE, ALONG THE EASTERLY LINE OF SAID LOT 16 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°06'55", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 46.17 FEET, A CHORD BEARING OF N38°21'16"E, AND A CHORD LENGTH OF 46.03 FEET TO A POINT; THENCE N45°57'02"E, 45.17 FEET ALONG SAID EASTERLY LINE OF SAID LOT 16 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 16; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 16 THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°55'16", A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 81.59 FEET, A CHORD BEARING OF N48°01'59"W, AND A CHORD LENGTH OF 81.57 FEET TO A POINT; THENCE S50°44'11"E, 39.75 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY LINE OF POWDER HORN RANCH MINOR NO. 4 SUBDIVISION, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HEATHER HILL LANE; THENCE, ALONG SAID SOUTHERLY LINE OF SAID POWDER HORN RANCH MINOR NO. 4 SUBDIVISION THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°31'15", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 39.86 FEET, A CHORD BEARING OF S71°06'49"E, AND A CHORD LENGTH OF 38.99 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A DEDICATION OF PUBLIC RIGHT-OF-WAY, DOCUMENT NUMBER 2021-765302; THENCE S00°01'34"E, 2.29 FEET ALONG THE WEST LINE OF SAID DOCUMENT NUMBER 2021-765302 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER 2021-765302; THENCE S89°38'57"E, 49.25 FEET ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER 2021-765302 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID DOCUMENT NUMBER 2021-765302 AND LYING ON THE SOUTH LINE OF SAID LOT 2, POWDER HORN RANCH MINOR NO. 6 SUBDIVISION; THENCE, CONTINUE S89°38'57"E, 175.27 FEET ALONG SAID SOUTH LINE OF LOT 2 TO THE POINT OF BEGINNING OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS, CONTAINING 41.79 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN ESTATES - PHASE 1, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREAFTER ALL STREETS SITUATED WITHIN SAID BOUNDARY, AS SHOWN AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES INCLUDING TV CABLES, AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 22 DAY OF April

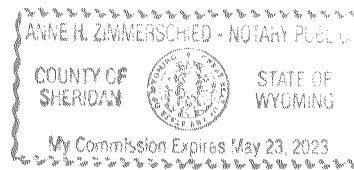
BY: POWDER HORN RANCH-2, LLC
JAMES MARSHALL SCOTT, MANAGER

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

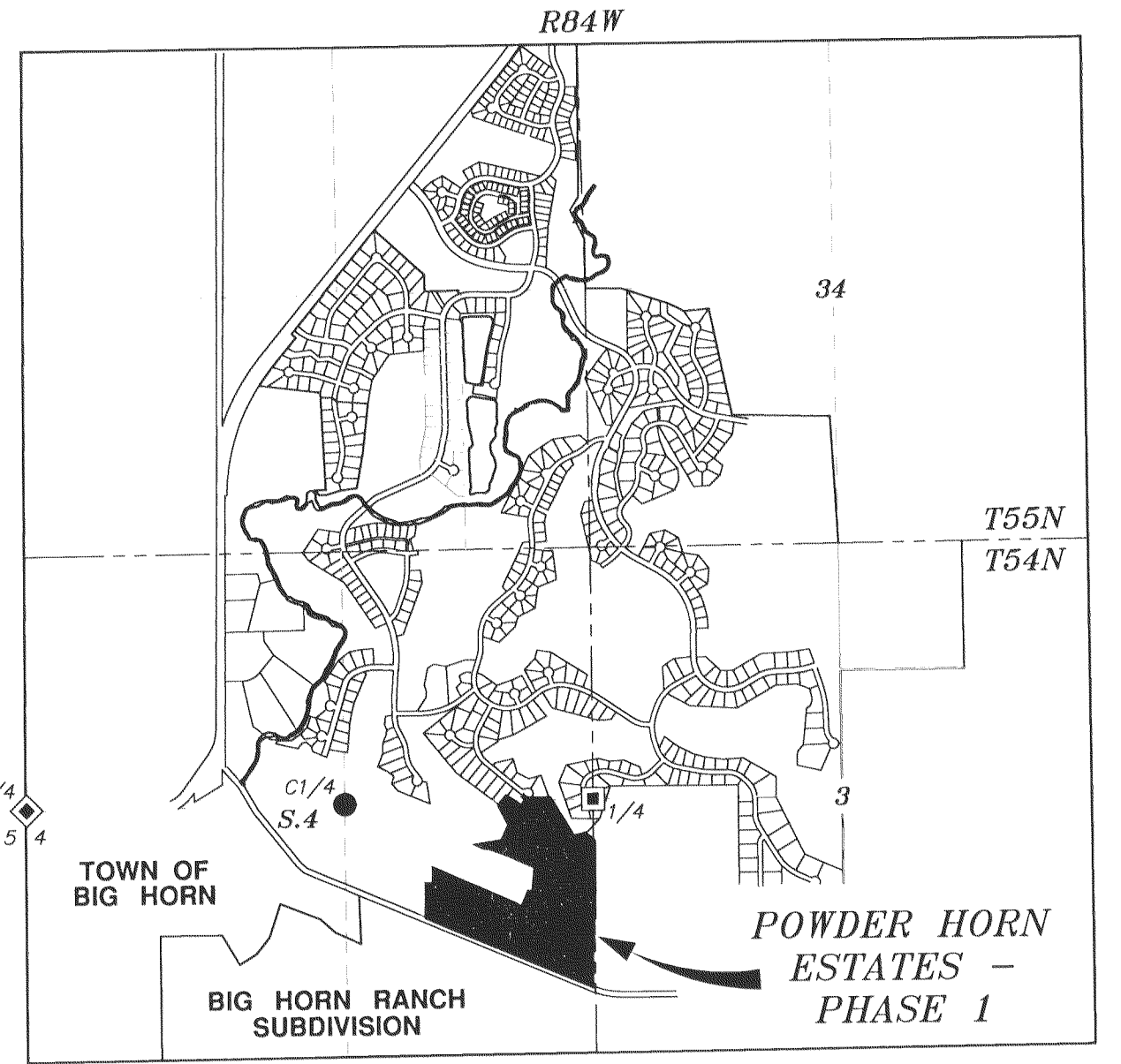
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY POWDER HORN RANCH-2, LLC, JAMES MARSHALL SCOTT, MANAGER, WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF April, 2022.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5/23/2023

NOTARY PUBLIC



NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.



LOCATION MAP
NO TRUE SCALE

CERTIFICATES OF APPROVAL

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 7th DAY OF April, 2022.

ATTEST: Jeff Wallack, Clerk; Nancy Kolish, Chairman

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF

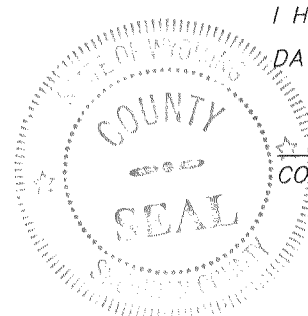
SHERIDAN COUNTY, WYOMING, THIS 19th DAY OF April, 2022.

ATTEST: Eda Schunk Thompson, County Clerk; Jimmy J. Lunt, 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 1:12 O'CLOCK, THIS 3 DAY OF May, AND RECORDED AS PLAT 126, PAGE 126.

Eda Schunk Thompson, County Clerk; Stamp RECEIVING NUMBER: 2022-778224



FINAL PLAT POWDER HORN ESTATES - PHASE 1

LOCATION: SITUATED IN THE SE1/4 AND THE SE1/4NE1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

- ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

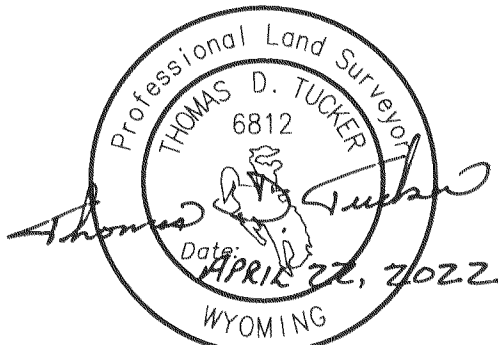
NOTES:

- NO PUBLIC MAINTENANCE OF STREETS OR ROADS, ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED. 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.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING. THE WATER RIGHTS WERE CHANGED BY PETITION TO THE BOARD OF CONTROL ON MAY 15, 2003 FROM IRRIGATION RIGHTS TO MISCELLANEOUS RIGHTS FOR WATERING LAWNS, GARDENS, AND A GOLF COURSE WITHIN THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT.
- 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 REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
- NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
- PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN).
- LOTS ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE POWDER HORN RANCH AND THE POWDER HORN RANCH - 2 AND ARE ALSO SUBJECT TO THE 40 CONDITIONS OF APPROVAL OF THE POWDER HORN RANCH AND POWDER HORN RANCH - 2 P.U.D. MASTER PLANS. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY PLANNING OFFICE.
- OUTLOTS "A", "B", & "C" ARE OPEN SPACE, IRRIGATION, SURFACE AND STORM DRAINAGE EASEMENTS OWNED BY POWDER HORN RANCH-2, LLC, WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS.
- OUTLOT "V" IS "NOT FOR RESIDENTIAL USE", AND SHALL BE TRANSFERRED TO THE ADJOINER (BOOK 583 OF DEEDS, PAGE 125), ONCE ATTACHED TO THE ADJOINER OUTLOT "V" CAN NOT BE SOLD AS A SEPARATE PARCEL UNTIL SUCH TIME THAT IT CAN BE LEGALLY SUBDIVIDED OR REALIGNED AND MEETS COUNTY REGULATIONS.
- ALL LOTS ALONG BIRD FARM ROAD ARE RESTRICTED FROM ACCESSING SAID BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) AND SHALL NOT BE GRANTED A COUNTY ACCESS PERMIT.
- THIS SUBDIVISION CONTAINS AREAS WITH SHALLOW GROUNDWATER DEPTH THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. EFFORTS HAVE BEEN MADE TO POSITION LOTS OUTSIDE OF LOCALIZED SHALLOW GROUNDWATER AREAS. HOWEVER, IF GROUNDWATER IS EVIDENT THERE MAY BE POTENTIAL DIFFICULTY INSTALLING A BASEMENT OR CRAWL SPACE. IT IS RECOMMENDED THAT A SUBSOIL INVESTIGATION BE PERFORMED PRIOR TO HOME CONSTRUCTION.
- THIS SUBDIVISION CONTAINS AREAS WITH STEEP SLOPES (>20%) THAT CAN BE SUSCEPTIBLE TO SLUMPS AND LANDSLIDES. ALL STRUCTURES AND OTHER IMPROVEMENTS SHALL BE CONSTRUCTED AWAY FROM STEEP SLOPES TO THE EXTENT POSSIBLE. IF BUILDING IN AN AREA OF STEEP SLOPES, AN ENGINEERING DESIGN REVIEW SHALL BE SUBMITTED TO AND APPROVED BY THE POWDER HORN DESIGN REVIEW COMMITTEE PRIOR TO INSTALLATION.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF POWDER HORN ESTATES - PHASE 1, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

RESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

Morrison
Maierle
engineers - surveyors - planners - scientists

PREPARED FOR:
POWDER HORN RANCH-2, LLC
23 COUNTRY CLUB LANE
P.O. BOX 2007
SHERIDAN, WY 82801

JN: 2019-093 S.L. 16
DN: 2019-093-PHE-PHASE-1
TAB: PHASE-1-SI
PR: 2019-093-2020
CHECKED BY: JSP & CT
APRIL 20, 2022

SHEET 1 OF 2

P-126 PG 1 of 2