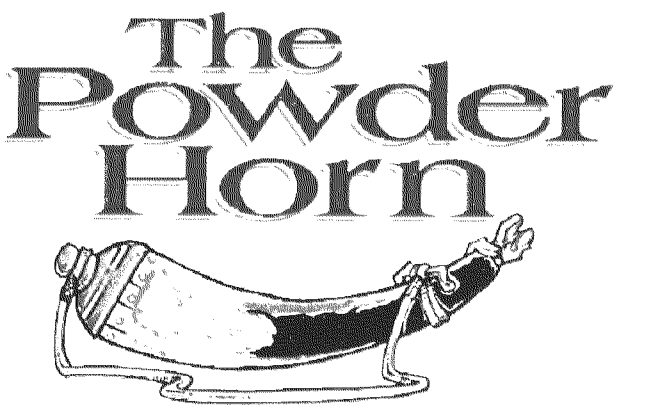


POWDER HORN ESTATES - PHASE 1

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

TOTAL AREA= ±41.79 ACRES
38 LOTS= ±19.76 ACRES
4 OUTLOTS= ±18.05 ACRES
ROADS= ± 3.98 ACRES



CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	14°56'28"	245.00'	N86°13'19"E	63.71'
C2	15°06'55"	175.00'	N38°21'16"E	46.03'
C3	4°55'16"	950.00'	N48°01'59"W	81.57'
C4	41°31'15"	55.00'	S71°06'49"E	38.99'
C5	14°30'08"	50.00'	S29°01'05"E	12.62'
C6	8°51'23"	325.00'	N31°50'27"W	50.19'
C7	12°20'54"	400.00'	N21°14'19"W	86.04'
C8	16°37'51"	400.00'	N06°44'56"W	115.70'
C9	15°35'18"	400.00'	N09°21'39"E	108.49'
C10	10°40'14"	400.00'	N22°29'25"E	74.39'
C11	12°01'5"	325.00'	S27°09'24"W	7.59'
C12	36°26'20"	325.00'	S08°16'06"W	203.23'
C13	16°26'18"	325.00'	S18°10'13"E	92.92'
C14	38°30'25"	145.00'	N08°08'09"W	90.83'
C15	34°15'11"	145.00'	N27°14'39"E	85.40'
C16	32°44'14"	145.00'	N60°44'22"E	81.73'
C17	37°35'32"	145.00'	S84°05'45"E	93.44'
C18	91°48'08"	15.00'	S68°47'56"W	21.54'
C19	88°11'52"	15.00'	N21°12'04"W	20.88'
C20	46°11'13"	65.00'	S88°23'36"E	50.99'

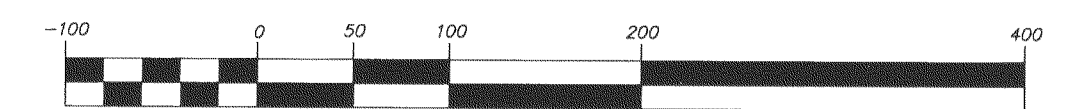
CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C21	58°54'20"	65.00'	S82°02'03"E	63.92'
C22	58°25'15"	65.00'	N23°22'15"W	63.44'
C23	56°18'19"	65.00'	N33°59'32"E	61.34'
C24	35°50'26"	65.00'	N80°03'54"E	40.00'
C25	62°54'07"	65.00'	N50°33'50"W	67.83'
C26	46°11'13"	65.00'	S42°12'23"E	50.99'
C27	20°12'56"	95.00'	S75°24'27"E	33.34'
C28	120°52'26"	95.00'	N34°02'52"E	165.26'
C29	71°08'06"	375.00'	S22°44'18"E	47.76'
C30	82°09'39"	25.00'	N60°10'05"W	32.86'
C31	83°28'36"	25.00'	N37°00'48"E	33.29'
C32	28°19'58"	375.00'	S09°26'29"W	183.55'
C33	47°3'04"	375.00'	S25°43'00"W	27.60'
C34	37°57'08"	350.00'	N08°50'57"E	227.62'
C35	17°17'09"	350.00'	N18°46'11"W	105.19'
C36	16°02'20"	275.00'	N35°25'56"W	76.73'
C37	30°51'12"	50.00'	N46°13'25"E	26.60'
C38	54°53'21"	100.00'	N56°53'51"W	92.18'
C39	37°30'45"	100.00'	N10°41'48"W	64.31'

NOTICE
This plat is an image, or reproduction of the original as it 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. Delimitations, measurements, or representations may have occurred since the original plat was recorded.



SCALE: 1" = 100'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE



(U.S. SURVEY FEET)
1 inch = 100 feet

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

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.

PRESTFELDT 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-16
DN: 2019-093-PHE-PHASE-1
TAB: PHASE-1 S2
PF: 2019-093-2020
CHECKED BY: JSP & CT
APRIL 20, 2022
SHEET 2 OF 2

P-126 PG 2 of 2

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 2" ALUMINUM CAP PER PLS 15464
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- CALCULATED NOTHING FOUND/NOTHING SET
- WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE (AS NOTED)
- CENTERLINE OF EASEMENT
- EDGE OF RESERVOIR
- COUNTY ROAD RIGHT-OF-WAY
- SECTION LINE
- INTERIOR SECTION LINE

POWDER HORN SETBACK REQUIREMENTS

FRONT YARD	25'
SIDE YARD	10'
REAR YARD	25'
REAR YARD ABUTTING GOLF COURSE	25'