



PLAT OF POWDER HORN RANCH MINOR No. 15 SUBDIVISION

BEING A REPLAT OF LOTS 16 and 17 OF BLOCK J,
POWDER HORN RANCH P.U.D., PHASE TWO

LOCATED IN THE N1/2SW1/4 OF SECTION 34,
TOWNSHIP 55 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

TOTAL AREA = 0.957 ACRES
TOTAL NUMBER OF LOTS = 1

WEST ONE-QUARTER CORNER
SECTION 34, T 55 N, R 84 W
OF THE 6th PRINCIPAL MERIDIAN:
3-1/4" ALUMINUM CAP (LS 2615)
STATE PLANE COORDINATES - NAD 83 (1993):
NORTHING: 566320.6188
EASTING: 428984.4254

NE1/4 SEC. 33 | NW1/4 SEC. 34
SE1/4 SEC. 33 | SW1/4 SEC. 34

TIE:
S 61°00'33"E
1325.28'

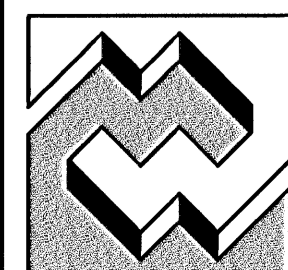
CURVE DATA
R = 175.00'
Δ = 38°20'17"
L = 117.10'
CHORD
N 8°37'48"W
114.92'

LOT 1

41,672 sq ft

DEER DRIVE
HAVEN

BLOCK J



MENTOCK-WILEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
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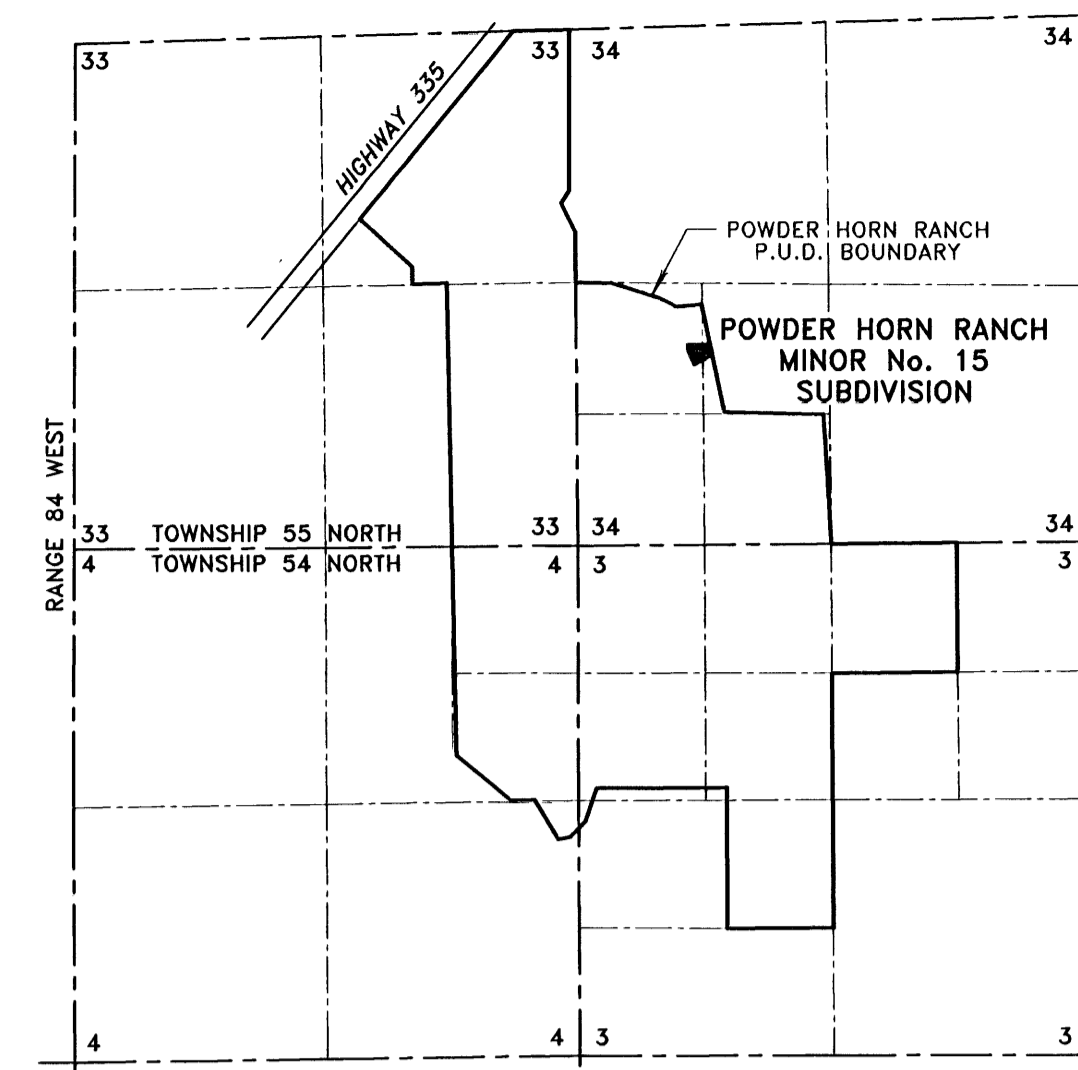
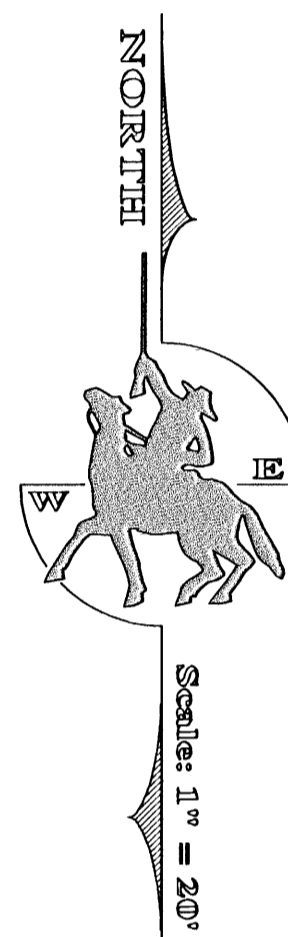
JOB No. 93-192

MNR15PLT.dwg

DECEMBER 17, 2002

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

RECORD OWNERS:
ROBERT MONTGOMERY KNIGHT
and KAREN ELAINE KNIGHT
c/o MONROE - SHINE
P.O. BOX 1407
NEW ALBANY, IN 47151-1407



LOCATION MAP

SCALE: 1" = 2000'

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 2" ALUMINUM CAP.
- 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 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).

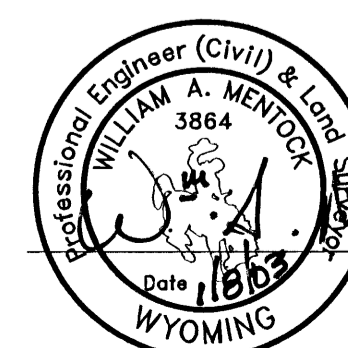
LEGEND

- EXISTING LOT LINE OR DEDICATED STREET
- POWDER HORN RANCH P.U.D. BOUNDARY
- MINOR No. 15 SUBDIVISION BOUNDARY
- LOT LINE BETWEEN VACATED LOTS (LOT 16 & 17, BLOCK J)
- UTILITY, DRAINAGE, OR CONSTRUCTION EASEMENT
- FOUND REBAR AND 2" ALUMINUM CAP - PE & LS No. 3864

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



WILLIAM A. MENTOCK
WYOMING P.E. & L.S. No. 3864

CERTIFICATE OF DEDICATION

POWDER HORN RANCH
MINOR No. 15 SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND BEING LOT 16 AND LOT 17 OF BLOCK J, POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE TWO, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2SW1/4) OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF DEER HAVEN DRIVE, LOCATED S 61°00'33"E, 1325.28 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 34, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 15 OF SAID BLOCK J; THENCE ALONG THE SOUTH LINE OF SAID LOT 15 N 88°23'00"E, 233.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND ON THE BOUNDARY OF SAID POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, THENCE ALONG SAID BOUNDARY S 11°55'05"E, 128.09 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID BLOCK J; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 62°12'03"W, 212.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 AND ON THE EAST RIGHT OF WAY OF DEER HAVEN DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY N 27°47'57"W, 117.65 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 38°20'17", AND ARC LENGTH OF 117.10 FEET, WITH CHORD BEARING AND DISTANCE OF N 8°37'48"W, 114.92 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.957 ACRES (41,672 SQUARE FEET), 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 0.957 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR No. 15 SUBDIVISION, 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 26 DAY OF December, 2002.

ROBERT MONTGOMERY KNIGHT - OWNER

BY: J. Robert Shine
J. ROBERT SHINE
ATTORNEY-IN-FACT

KAREN ELAINE KNIGHT - OWNER

BY: J. Robert Shine
J. ROBERT SHINE
ATTORNEY-IN-FACT

STATE OF INDIANA } ss:
COUNTY OF FLOYD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF December, 2002, BY J. ROBERT SHINE, WHO ACKNOWLEDGED HIMSELF TO BE ATTORNEY-IN-FACT FOR ROBERT MONTGOMERY KNIGHT AND FOR KAREN ELAINE KNIGHT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE AND VOLUNTARY ACT OF HIS PRINCIPALS FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: October 12, 2007

Sharon M. Olson
NOTARY PUBLIC

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION
THIS 6th DAY OF FEBRUARY, 2002.

ATTEST:

Ben Winkler John Jantz
CLERK CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 5th DAY OF MARCH, 2002.

ATTEST:

Andrew Kallista Steve Cox
COUNTY CLERK 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 2:00 O'CLOCK THIS 14 DAY OF JANUARY, 2003, PLAT NUMBER P-65, INSTRUMENT NUMBER 429558, FEE 50.00.

Andrew Kallista Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK