



PLAT OF THE
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE THREE

LOCATED IN
THE E 1/2 NE 1/4 OF SECTION 4
AND THE SW 1/4 NW 1/4 OF SECTION 3
T 54 N, R 84 W, OF THE 6TH P.M.
SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, 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 S04°43'25"E, 1307.23 FEET FROM THE EAST SIXTEENTH CORNER BETWEEN SECTION 4, TOWNSHIP 54 NORTH AND SECTION 33, TOWNSHIP 55 NORTH; THENCE S72°31'40"E, 53.82 FEET; THENCE S53°41'30"E, 136.80 FEET; THENCE N71°48'33"E, 166.61 FEET; THENCE N65°58'48"E, 118.38 FEET; THENCE S28°19'01"E, 224.00 FEET; THENCE N51°38'05"E, 50.78 FEET; THENCE N28°19'01"W, 257.30 FEET; THENCE N43°22'58"E, 161.58 FEET; THENCE N15°11'52"E, 33.40 FEET; THENCE S80°32'38"E, 151.90 FEET; THENCE S37°39'58"E, 152.54 FEET; THENCE S20°08'24"W, 136.95 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 13°53'14", AND AN ARC LENGTH OF 187.84 FEET, WITH A CHORD BEARING AND DISTANCE S82°54'12"E, 187.38 FEET; THENCE S71°08'00"E, 143.53 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 30°15'15", AND AN ARC LENGTH OF 145.21 FEET, WITH A CHORD BEARING AND DISTANCE S71°08'00"E, 143.53 FEET; THENCE S86°13'38"E, 43.60 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 6°44'40", AND AN ARC LENGTH OF 50.03 FEET, WITH A CHORD BEARING AND DISTANCE S74°48'22"W, 50.00 FEET; THENCE N86°13'38"E, 43.60 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 30°15'15", AND AN ARC LENGTH OF 171.61 FEET, WITH A CHORD BEARING AND DISTANCE N71°08'00"W, 169.62 FEET; THENCE N55°58'22"W, 181.88 FEET; THENCE S34°01'38"W, 94.33 FEET; THENCE S87°44'24"W, 136.47 FEET; THENCE N74°33'02"W, 505.12 FEET; THENCE N51°40'54"W, 192.64 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 6°41'21", AND AN ARC LENGTH OF 43.78 FEET, WITH CHORD BEARING AND DISTANCE S54°58'48"W, 43.78 FEET; THENCE S31°38'05"W, 80.61 FEET; THENCE S38°21'55"E, 221.71 FEET; THENCE S60°50'41"W, 407.38 FEET; THENCE S22°51'00"W, 164.67 FEET; THENCE S8°29'25"W, 18.00 FEET; THENCE S57°01'17"W, 265.79 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 36°10'02", AND AN ARC LENGTH OF 518.60 FEET, WITH A CHORD BEARING AND DISTANCE N0°39'01"E, 305.99 FEET; THENCE N81°15'58"W, 68.76 FEET; THENCE N01°18'18"W, 112.46 FEET; THENCE N28°44'02"E, 176.21 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 80°20'31", AND AN ARC LENGTH OF 300.15 FEET, WITH A CHORD BEARING AND DISTANCE N12°41'55"W, 286.47 FEET; THENCE N17°28'20"E, 168.20 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 18°44'38", AND AN ARC LENGTH OF 89.96 FEET, WITH A CHORD BEARING AND DISTANCE N8°08'01"E, 89.96 FEET; THENCE N01°18'18"W, 100.06 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 469.24 FEET, A CENTRAL ANGLE OF 2°08'27", AND AN ARC LENGTH OF 17.52 FEET, WITH A CHORD BEARING AND DISTANCE N12°07'07"W, 17.52 FEET; THENCE S89°07'57"E, 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 419.24 FEET, A CENTRAL ANGLE OF 2°08'27", AND AN ARC LENGTH OF 15.67 FEET, WITH A CHORD BEARING AND DISTANCE S01°12'10"E, 15.68 FEET; THENCE S1°18'18"E, 100.04 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 18°44'38", AND AN ARC LENGTH OF 106.32 FEET, WITH A CHORD BEARING AND DISTANCE S08°08'01"W, 105.85 FEET; THENCE S17°28'20"W, 168.20 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 18.79 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE POWDER HORN RANCH SUBDIVISION, PLANNED UNIT DEVELOPMENT, PHASE III, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER, HEREAFER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADS, 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 17th DAY OF APRIL, 1997.

BY: *Homer Scott, Jr.*
HOMER SCOTT, JR., L.L.C.

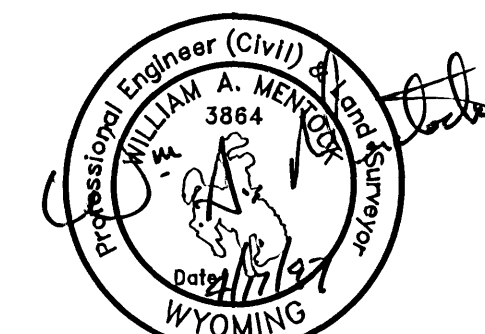
STATE OF WYOMING } SS:
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF APRIL, 1997, BY HOMER SCOTT, JR., THE MANAGER OF POWDER HORN RANCH, L.L.C.

MY COMMISSION EXPIRES: May 18, 2000
TOM MENTOCK, Notary Public
County of Sheridan, State of Wyoming
My Commission Expires 5/18/2000
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 MAP 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 24th DAY OF April, 1997.

ATTEST: *R. S. S. S.* *Cheri Hart*
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 13th DAY OF April, 1997.

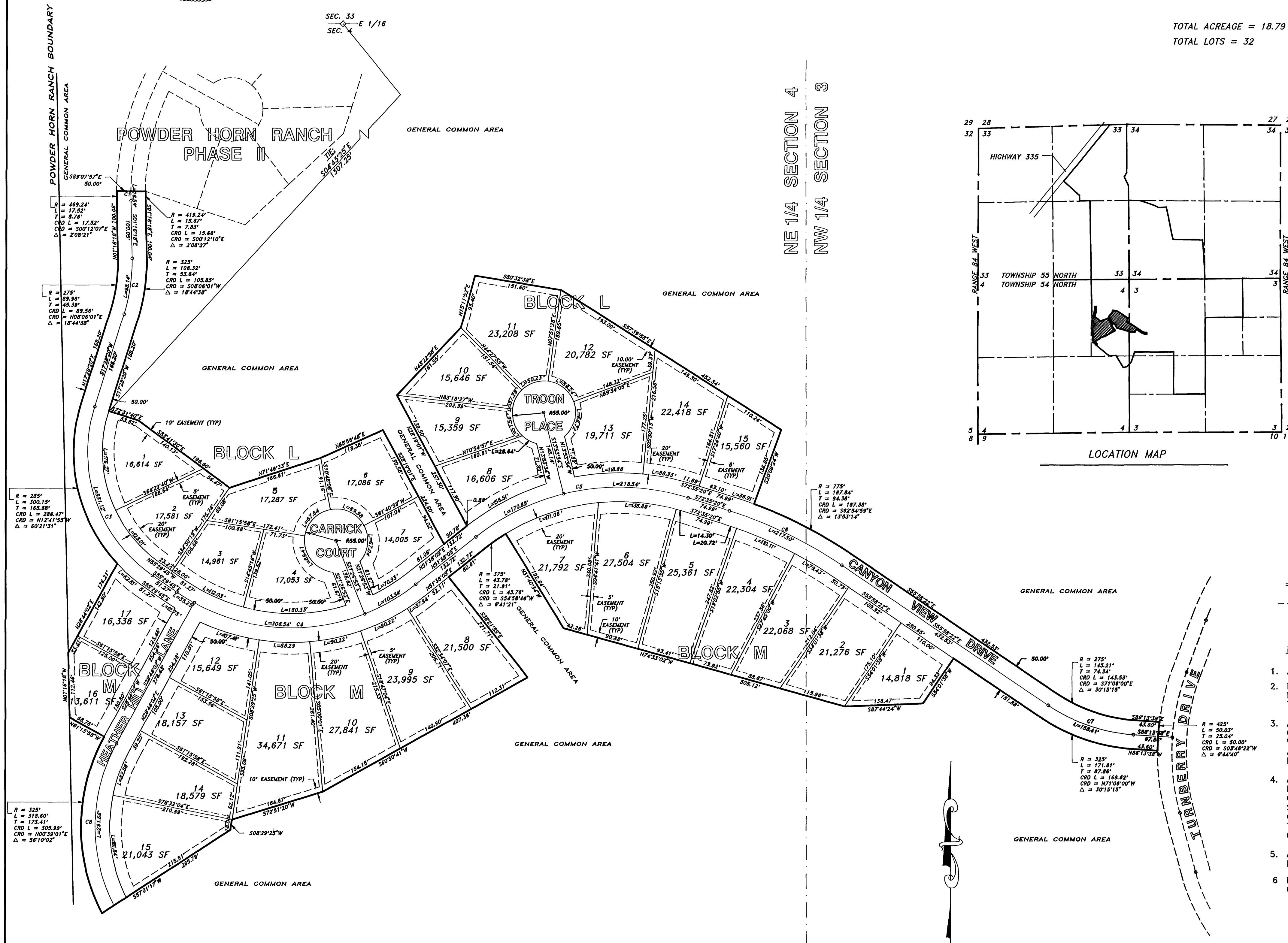
ATTEST: *Melodie E. Reed* *Kenneth D. Fene*
COUNTY CLERK CHAIRMAN
(Deputy)

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS:
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:00 O'CLOCK, THIS 24th DAY OF APRIL, 1997, PLAT NUMBER 154-15, INSTRUMENT NUMBER 154-15, FEE 50.00.

David R. Hinkle *Dale R. Rawlings*
COUNTY CLERK DEPUTY COUNTY CLERK



TOTAL ACREAGE = 18.79 ACRES
TOTAL LOTS = 32

LOCATION MAP

LEGEND

UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 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 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 SUPERCEDE 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).

SCALE: 1" = 100'

RECORD OWNER:
HOMER SCOTT, JR.
P.O. BOX 2007
SHERIDAN, WYOMING 82801

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

DESIGNED BY:
DICK BAILEY DESIGN, INC.
8070 E. MORGAN TRAIL
SUITE 100
SCOTTSDALE, AZ 85258

AREA TABLE

BLOCK	AREA	No. of LOTS	DENSITY (LOTS/ACRE)
L	6.058 Ac.	15	2.48
M	8.414 Ac.	17	2.02

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	444.24'	16.39'	8.30'	16.39'	N00°12'00"W	02°08'22"
C2	300.00'	58.14'	48.31'	97.71'	S08°06'00"W	18°44'38"
C3	280.00'	311.11'	192.38'	308.19'	N19°00'00"W	72°08'00"
C4	350.00'	448.13'	258.37'	415.73'	N86°04'10"E	22°32'09"
C5	400.00'	588.39'	311.68'	574.10'	N09°51'12"E	53°08'18"
C6	750.00'	217.59'	109.52'	216.74'	S64°16'51"E	16°58'59"
C7	300.00'	158.41'	91.10'	158.58'	S71°08'00"E	30°15'15"
C8	300.00'	281.68'	166.58'	280.91'	S00°52'56"W	50°24'19"

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4232
Fax 307-672-9492

Partial Vacation 7-24-02 BK 435 Pg 671

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