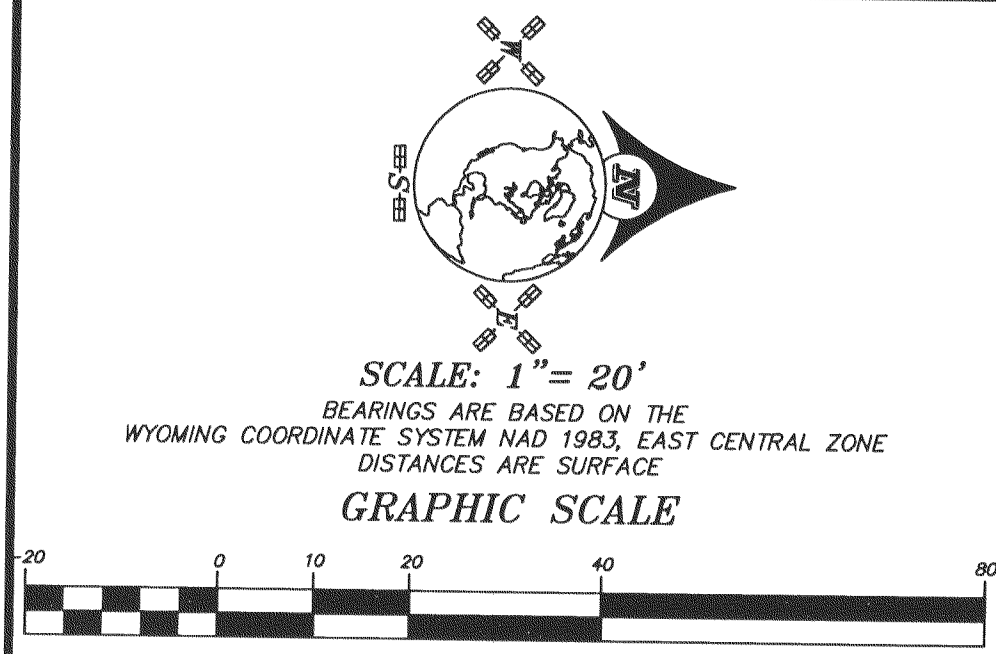




SURFACE COORDINATE
N 1855702.13
E 1403854.84
DATUM: NAD 83(1993)
LAT. 44°12'24.1022"N
LONG. 106°58'57.8573"W

RECORD OF SURVEY
TWIN EAGLE
BOUNDARY LINE ADJUSTMENT
(DRAWER 4, PLAT NO. 438)

LOT 1
TWIN EAGLE AT POWDER HORN
RANCH, NUMBER TWO

POINT OF BEGINNING

LOT 2
±8,698 S.F.

LOT 3
±13,649 S.F.

LOT 4
±12,683 S.F.

LOT 5
±10,547 S.F.

LOT 6
±8,764 S.F.

LOT 7
±10,342 S.F.

LOT 8
±10,342 S.F.

LOT 9
±10,342 S.F.

LOT 10
±10,342 S.F.

LOT 11
±10,342 S.F.

LOT 12
±10,342 S.F.

LOT 13
±10,342 S.F.

LOT 14
±10,342 S.F.

LOT 15
±10,342 S.F.

LOT 16
±10,342 S.F.

LOT 17
±10,342 S.F.

LOT 18
±10,342 S.F.

LOT 19
±10,342 S.F.

LOT 20
±10,342 S.F.

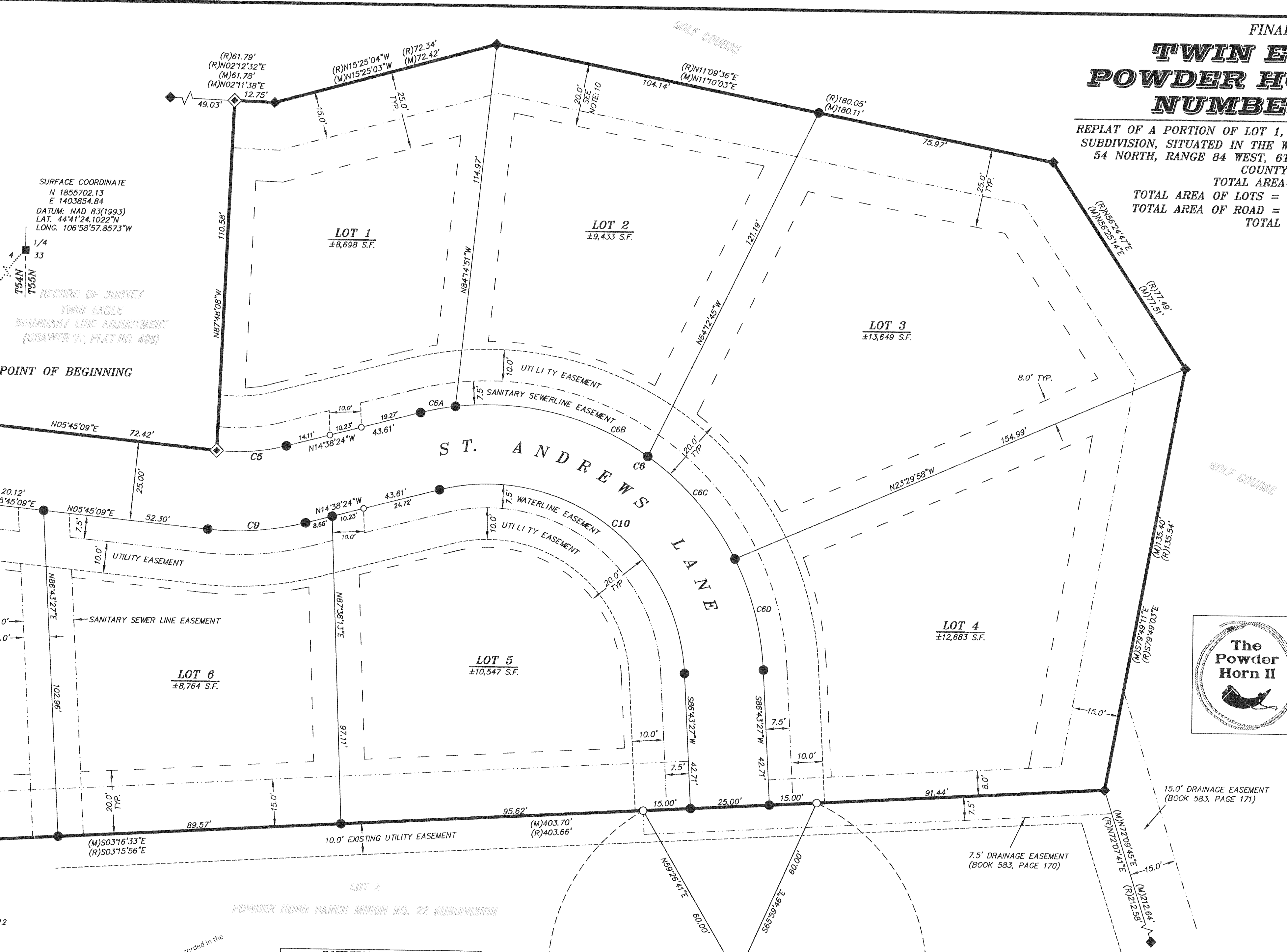
LOT 21
±10,342 S.F.

LOT 22
±10,342 S.F.

LOT 23
±10,342 S.F.

LOT 24
±10,342 S.F.

LOT 25
±10,342 S.F.



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 3864
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND, NOTHING SET
- RECORD
- MEASURED
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- SANITARY SEWER EASEMENT LINE
- WATERLINE EASEMENT LINE
- DRAINAGE EASEMENT LINE (SIZE AS NOTED)
- CUL-DE-SAC ACCESS EASEMENT
- SETBACK LINE

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. Deliberations, measurement or representations may have occurred since the original plat was recorded.

POWDERHORN SETBACK REQUIREMENTS	
FRONT YARD	20'
SIDE YARD	8'
REAR YARD	20'
REAR YARD ABUTTING GOLF COURSE	25'

NOTES:

1. 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.
2. 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.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. 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.
5. 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.
6. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE
7. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
8. PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN).
9. 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.
10. LOT 2 HAS BEEN GRANTED A SETBACK VARIANCE FROM 25' TO 20' AS SHOWN.

DECLARATION VACATING PREVIOUS PLATTING

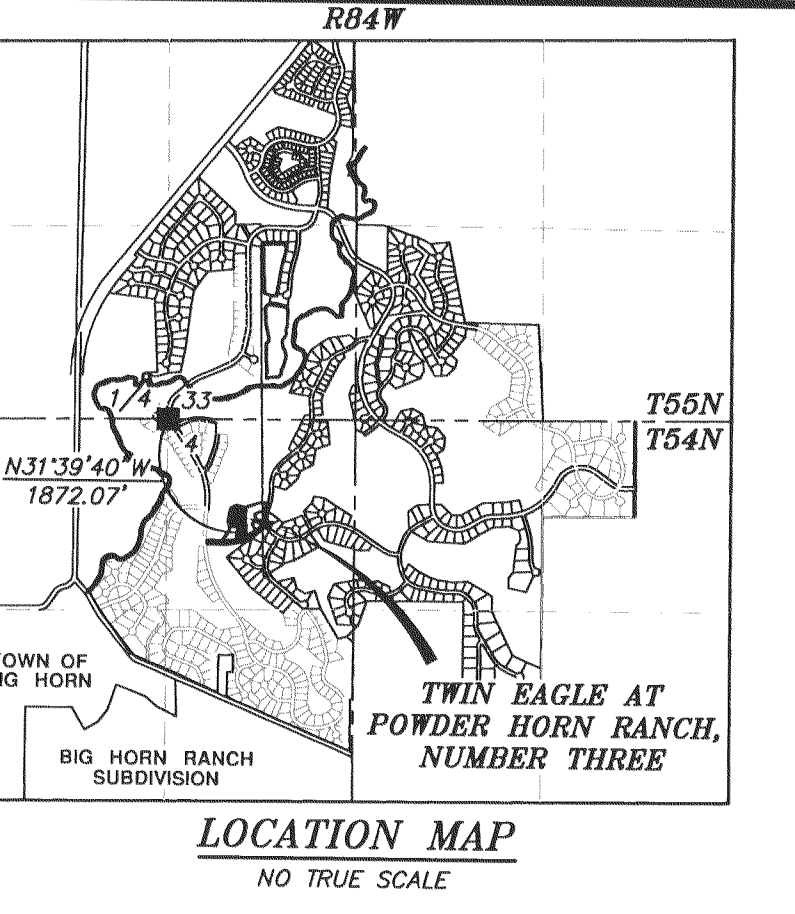
THIS PLAT IS THE REPLAT OF A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

T-36

FINAL PLAT
**TWIN EAGLE AT
POWDER HORN RANCH,
NUMBER THREE**

REPLAT OF A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SITUATED IN THE W1/2NE1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA= ±1.94 ACRES
TOTAL AREA OF LOTS = ±74,116 S.F. (±1.70 ACRES)
TOTAL AREA OF ROAD = ±10,303 S.F. (±0.24 ACRES)
TOTAL LOTS = 7



CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION BEING A REPLAT OF A TRACT OF LAND SITUATED IN A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°59'43", A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 20.41 FEET, A CHORD BEARING OF N11°45'01"E, AND A CHORD LENGTH OF 20.37 FEET TO A POINT; THENCE N05°45'09"E, 72.42 FEET TO A POINT; THENCE N87°48'08"W, 110.58 FEET TO A POINT; SAID POINT LYING ON THE WEST LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE N02°11'38"E, 12.75 FEET ALONG SAID WEST LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE N15°25'03"W, 72.42 FEET ALONG SAID WEST LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE N11°0'03"E, 180.11 FEET ALONG SAID WEST LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE N56°25'14"E, 77.51 FEET ALONG THE NORTH LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT; THENCE S79°49'11"E, 135.40 FEET ALONG SAID NORTH LINE OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE S03°16'33"E, 403.70 FEET ALONG THE WEST LINE OF SAID LOT 2, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION AND SAID NORTHERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°06'09", A RADIUS OF 691.58 FEET, AN ARC LENGTH OF 145.08 FEET, A CHORD BEARING OF S70°58'15"W, AND A CHORD LENGTH OF 145.81 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO; THENCE N14°00'29"W, 19.88 FEET ALONG THE EAST LINE OF SAID LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO TO A POINT; THENCE, ALONG SAID EAST LINE OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°42'31", A RADIUS OF 87.50 FEET, AN ARC LENGTH OF 53.01 FEET, A CHORD BEARING OF N03°20'46"E, AND A CHORD LENGTH OF 52.20 FEET TO A POINT; THENCE, ALONG SAID EAST LINE OF LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER TWO THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°57'10", A RADIUS OF 97.50 FEET, AN ARC LENGTH OF 5.02 FEET, A CHORD BEARING OF N19°13'27"E, AND A CHORD LENGTH OF 5.02 FEET 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 1.94 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREAFTER THE STREETS, 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 AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 10 DAY OF August, 2020

BY: Peter Spencer
THE ASCENT GROUP, LLC
PETER SPENCER, MEMBER

BY: Lynn Spencer
THE ASCENT GROUP, LLC
LYNN SPENCER, MEMBER

STATE OF Wyoming)
COUNTY OF Sheridan) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 10 DAY OF August, 2020 BY PETER & LYNN SPENCER, MEMBERS OF THE ASCENT GROUP, LLC, A WYOMING LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 18 Feb 2024

NOTARY PUBLIC
DAVID E. HORNBY
COUNTY OF SHERIDAN
STATE OF WYOMING
WYOMING NOTARY PUBLIC

CERTIFICATES OF APPROVAL

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 5th, DAY OF SEPTEMBER, 2019.

ATTEST: [Signature]
CLERK

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 17th, DAY OF September, 2019

ATTEST: [Signature]
COUNTY CLERK

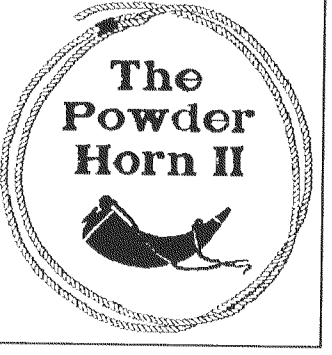
SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
THOMAS D. TUCKER
6812
COUNTY OF SHERIDAN
Date: Aug 7, 2020
WYOMING

"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

FINAL PLAT

**TWIN EAGLE AT POWDER
HORN RANCH, NUMBER THREE**

CLIENT: MORRISON MAIERLE, INC.
LOCATION: REPLAT OF A PORTION OF LOT 1, POWDER HORN RANCH MINOR NO. 22 SUBDIVISION, SHERIDAN COUNTY, WYOMING

OWNER: THE ASCENT GROUP, LLC
PETER SPENCER, MEMBER
LYNN SPENCER, MEMBER
43 CLUBHOUSE DRIVE
SHERIDAN, WY 82801

Morrison
Maierle

JN:2015-025
DN:2015-025-TE3
PP:12015-025
CHECKED BY: JSP
AUGUST 5, 2020