

PLAT OF  
**POWDER HORN RANCH**  
**MINOR No. 17 SUBDIVISION**

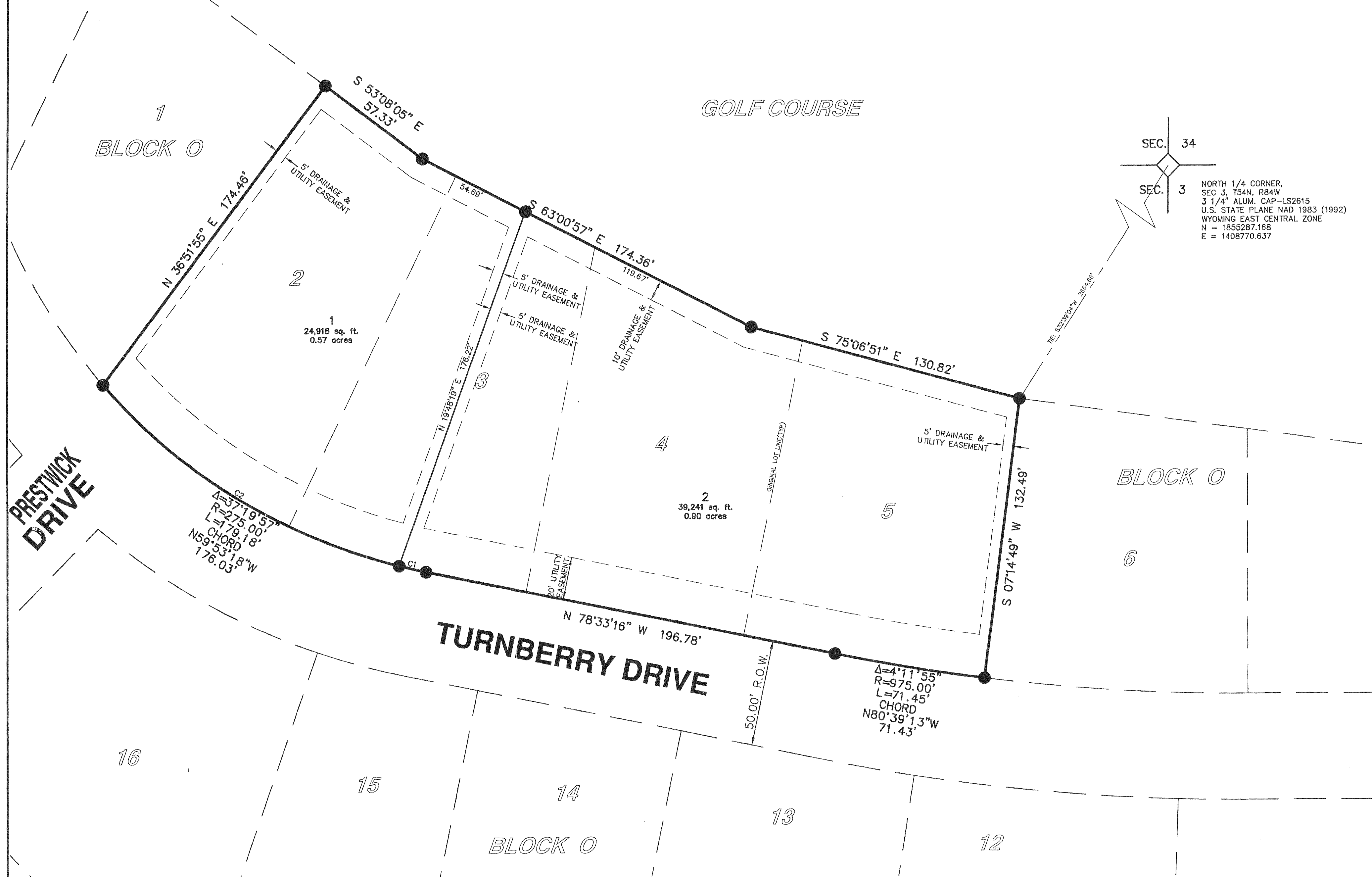
BEING A REPLAT OF LOTS 2, 3, 4 & 5 OF BLOCK 0,  
POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE FOUR  
LOCATED IN THE SW1/4NW1/4 OF SECTION 3,  
TOWNSHIP 54 NORTH, RANGE 84 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING

TOTAL AREA = 1.47 ACRES  
TOTAL NUMBER OF LOTS = 2

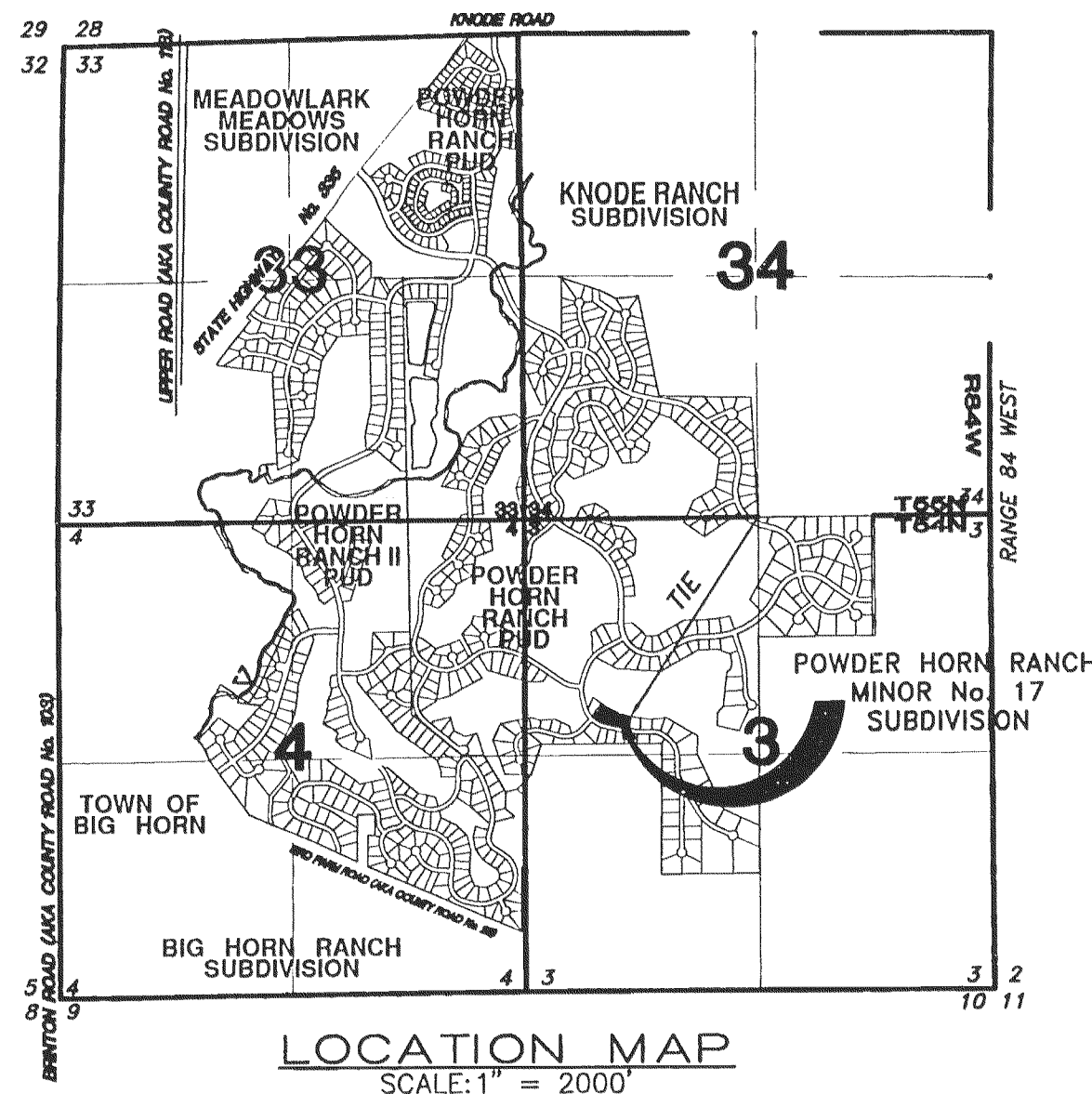
PREPARED FOR: WILLIAM E. & CAROL ANN DOUGHTY

PREPARED BY : **SANDERSON STEWART**  
1095 Sugar View Drive  
Sheridan, Wyoming 82801  
Phone: 307.674.4224  
www.sandersonstewart.com

SCALE : 1" = 30'



NOVEMBER, 2008  
SHERIDAN, WYOMING



CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	2°43'00"	275.00'	13.04'	S77°11'46"E	13.04'
C2	34°36'56"	275.00'	166.14'	S58°31'47"E	163.63'

**NOTES:**

1. 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.
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. 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 RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
4. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
5. BASIS OF BEARING IS WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE).
6. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.

**LEGEND**

- BOUNDARY
- EXISTING LOT, DEDICATED STREET, OR AS NOTED
- SECTION LINE (REFER TO LOCATION MAP)
- EASEMENTS

● = SET 5/8" X 24" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR

PREPARED BY:  
**SANDERSON STEWART**  
WILLIAM A. MENTOCK PE&LS 3864  
1095 SUGAR VIEW DRIVE  
SHERIDAN, WYOMING 82801

PREPARED FOR:  
**WILLIAM E. & CAROL ANN DOUGHTY**  
69 TURNBERRY DR.  
SHERIDAN, WY 82801

BOMBAY LAND CO. INC.  
819 COUNTRY CLUB ROAD  
GILLETTE, WY 82718

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FOREGOING SUBDIVISION BEING A REPLAT OF LOTS 2, 3, 4 & 5 OF BLOCK 0, POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE FOUR LOCATED IN THE SW1/4NW1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED S32°39'04"W A DISTANCE OF 2664.68 FEET FROM THE NORTH QUARTER OF SAID SECTION 3; THENCE S07°14'49"W FOR A DISTANCE OF 132.49 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF TURNBERRY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 04°11'55", A LENGTH OF 71.45 FEET, A CHORD BEARING N80°39'13"W FOR A DISTANCE OF 71.43 FEET; THENCE N78°33'16"W FOR A DISTANCE OF 196.78 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 37°19'57", A LENGTH OF 179.18 FEET, A CHORD BEARING N59°53'18"W FOR A DISTANCE OF 176.03 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N36°51'55"E FOR A DISTANCE OF 174.46 FEET; THENCE S53°08'05"E FOR A DISTANCE OF 57.33 FEET; THENCE S63°00'57"E FOR A DISTANCE OF 174.36 FEET; THENCE S75°06'51"E FOR A DISTANCE OF 130.82 FEET, TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 1.47 ACRES MORE OR LESS, HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS POWDER HORN RANCH MINOR No. 17 SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF 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 1 DAY OF May, 2009.

BY: William E. Doughty  
WILLIAM E. DOUGHTY, OWNER

BY: Carol Ann Doughty  
CAROL ANN DOUGHTY, OWNER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May, 2009, BY WILLIAM E. DOUGHTY AND CAROL ANN DOUGHTY.

WITNESS MY HAND AND OFFICIAL SEAL.

JANET KOPPELA - NOTARY PUBLIC  
STATE OF WYOMING  
MY COMMISSION EXPIRES: MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

EXECUTED THIS 12 DAY OF June, 2009.

BY: Ray M. Adams, Pres.  
AUTHORIZED REPRESENTATIVE  
BOMBAY LAND CO.

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF June, 2009, BY Ray M. Adams, AUTHORIZED REPRESENTATIVE FOR THE BOMBAY LAND CO.

WITNESS MY HAND AND OFFICIAL SEAL.

Patrick L. Green - Notary Public  
State of Wyoming  
MY COMMISSION EXPIRES: 11-09-2011

"SIGNED BY AFFIDAVIT"  
BY: FIRST INTERSTATE BANK, (SEE AFFIDAVIT 8008 PAGE 535)

**CERTIFICATE OF SURVEYOR**

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 OF POWDER HORN RANCH MINOR No. 17 SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Engineer (Civil) & Land Surveyor  
WILLIAM A. MENTOCK  
3864  
Date: 4-28-09  
WYOMING  
WILLIAM A. MENTOCK  
WYO. P.E. & L.S. No. 3864

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 21st DAY OF April, 2009.

ATTEST:  
Carla D. Raymond  
COUNTY CLERK, Deputy  
Robert L. Rolston  
CHAIRMAN

**CERTIFICATE OF RECORDER**

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK THIS 16 DAY OF JULY, 2009, PLAT NUMBER P-88 INSTRUMENT NUMBER 246513, FEE 50.00

Curtis J. Pettish  
COUNTY CLERK  
Dale R. Rawlings  
DEPUTY COUNTY CLERK

SHE05163FP.DWG SHE-05163 03/31/09 MSL