



PLAT OF
**POWDER HORN RANCH
MINOR No. 8 SUBDIVISION**
BEING A REPLAT OF LOTS 13, 14 & 15 OF BLOCK P,
POWDER HORN RANCH P.U.D., 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 = 1.15 ACRES
TOTAL NUMBER OF LOTS = 2

SEC. 34
SEC. 3
TIE: S47°34'20"W 2057.72'
WYOMING STATE PLANE COORDINATES
NAD 83 (1993)
NORTHING = 565,492.55
EASTING = 429,394.10
NORTH QUARTER CORNER
SECTION 3, T54N, R84W
(3 1/2" ALUMINUM CAP LS2615)

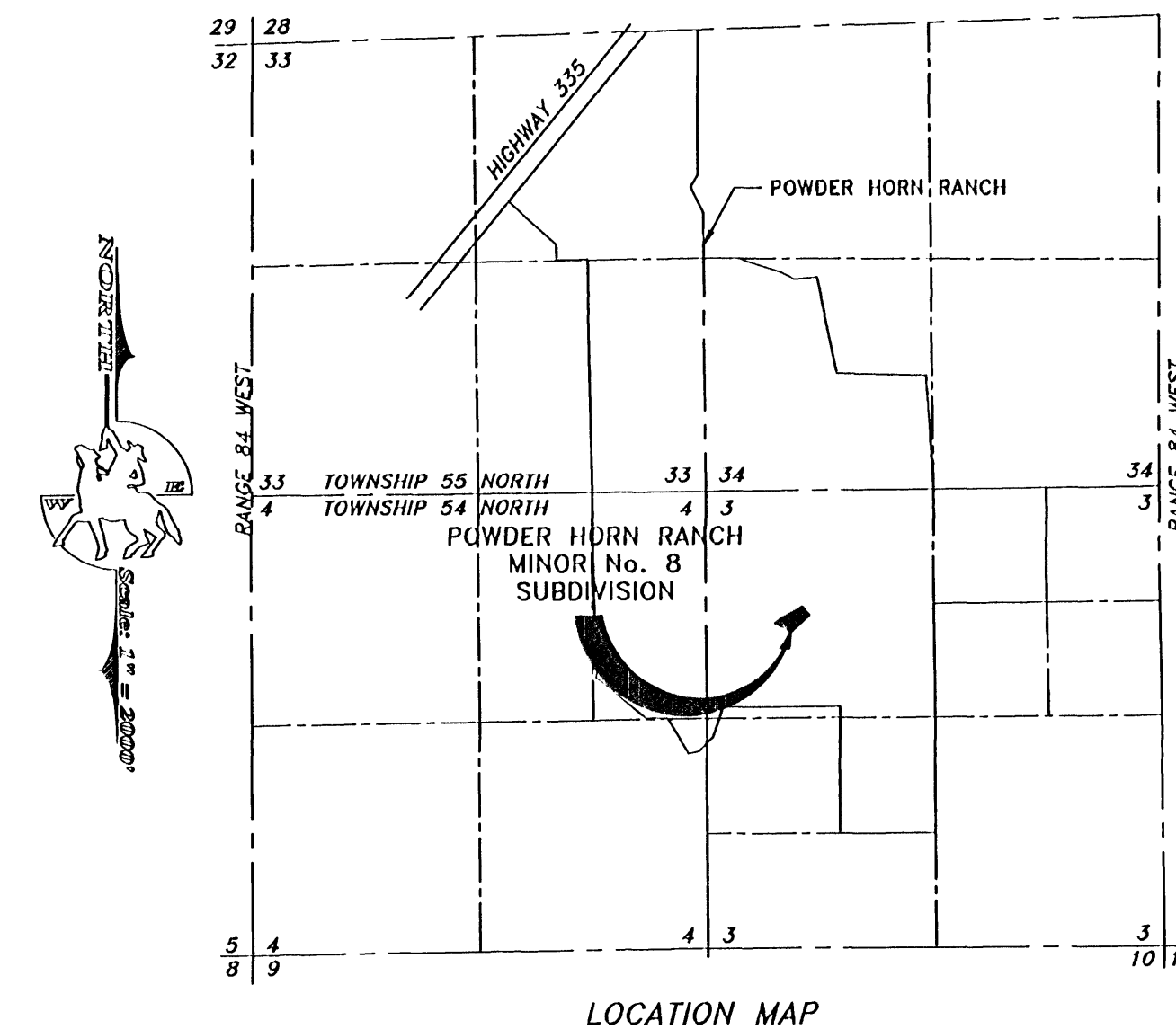
CURVE DATA
R = 380.00'
Δ = 173°37'46"
L = 116.92'
CHORD
S 40°33'31" E
116.46'

CURVE DATA
R = 375.00'
Δ = 17°45'15"
L = 116.20'
CHORD
N 53°09'04" E
115.74'

TURNBERRY DRIVE

POWDER HORN ROAD

BLOCK P



NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 1 1/4" 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 OR DEDICATED STREET
- MINOR No. 8 BOUNDARY
- LOT LINE
- 1/16 SECTION LINE (REFER TO LOCATION MAP)
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- FOUND REBAR & 1-1/2" ALUM. CAP - PE & LS No. 3864 SET 2" ALUM. CAP - PE & LS No. 3864
- SET REBAR & 1 1/2" ALUMINUM CAP - PE & LS No. 3864
- FOUND 1-1/2" ALUM. CAP - PE & LS No. 3864 (OLD (VACATED) LOT CORNER - LOTS 13, 14, 15)

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND BEING LOT 13, LOT 14, AND LOT 15 OF BLOCK P, POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FOUR, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S47°34'20"W, 2057.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 173°37'46" AND AN ARC LENGTH OF 116.92 FEET WITH A CHORD BEARING AND DISTANCE OF S40°33'31"E, 116.46 FEET; THENCE S46°37'22"W, 200.31 FEET; THENCE N61°58'03"W, 205.28 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 17°45'15" AND AN ARC LENGTH OF 116.20 FEET WITH A CHORD BEARING AND DISTANCE OF N53°09'04"E, 115.74 FEET; THENCE N62°01'41"E, 245.19 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 1.15 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR No. 8 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 ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

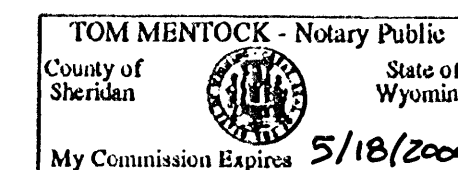
EXECUTED THIS 6th DAY OF July, 2000.

BY: *Homer Scott, Jr.*
POWDER HORN RANCH, L.L.C.
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 2000, BY HOMER SCOTT, JR., THE MANAGER OF POWDER HORN RANCH, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004

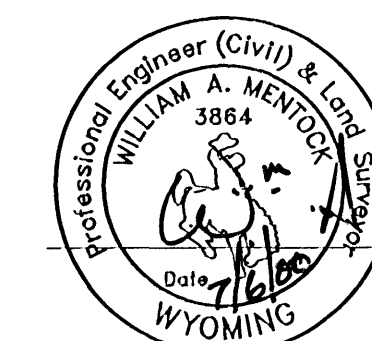


Tom Mentock
NOTARY PUBLIC

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
WY P.E. & L.S. No. 3864

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 7th DAY OF June, 2000.

ATTEST:

Nileen Harman
CLERK

Jim D. Stumler
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 July, 2000.

ATTEST:

Robert L. Borden
COUNTY CLERK

Paul J. Eide
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 19th DAY OF July, 2000, PLAT NUMBER 24, INSTRUMENT NUMBER 352731, FEE 50.00.

Andrew Kattisha
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

PREPARED FOR:
HOMER SCOTT, JR.
P.O. BOX 2007
SHERIDAN, WYOMING 82801

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