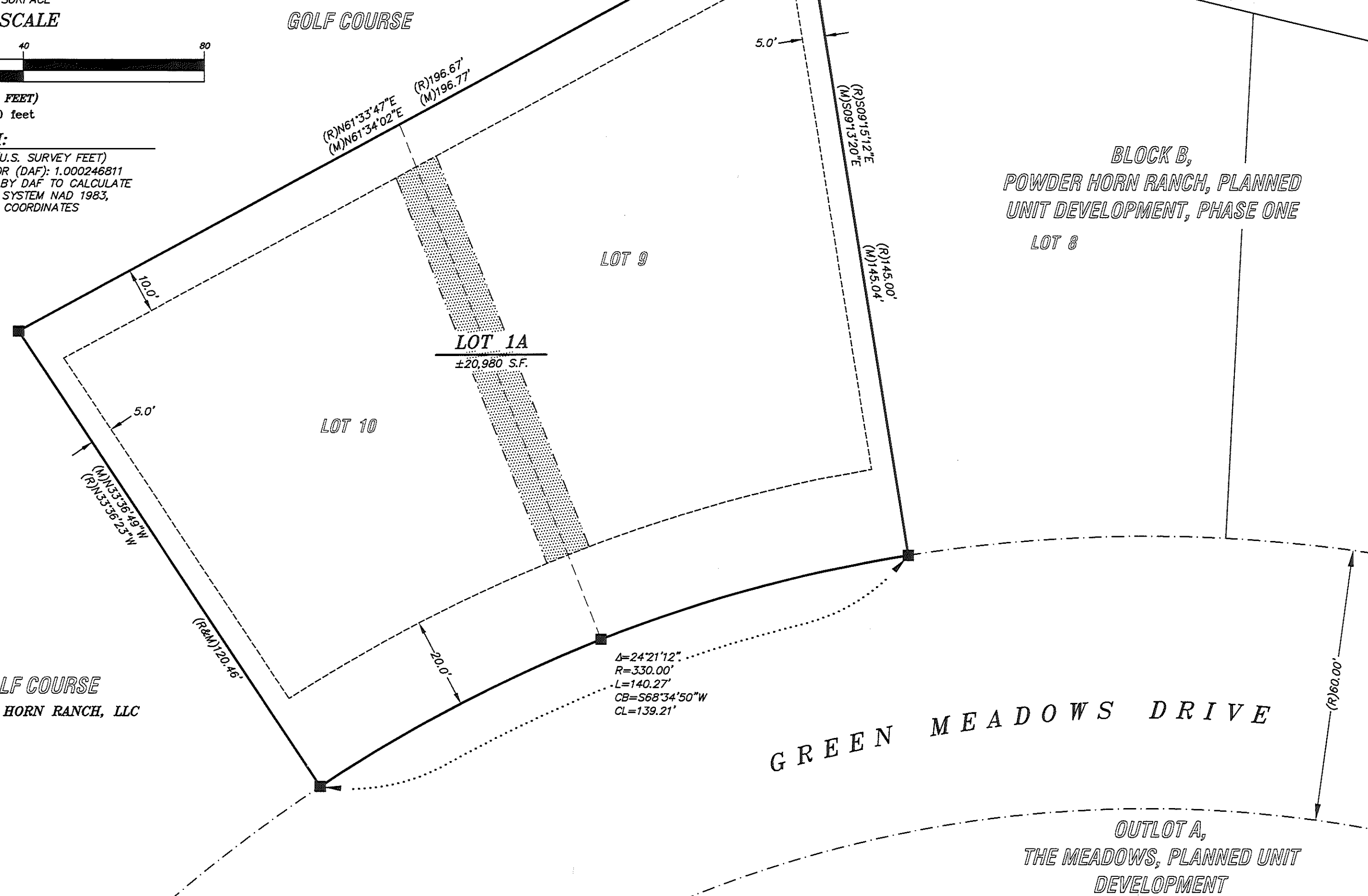


GOLF COURSE  
POWDER HORN RANCH, LLC

SURFACE COORDINATE  
N 1861028.30  
E 1403803.86  
DATUM: NAD 83(1993)  
LAT. N44°42'16.68"  
LONG. W106°58'58.25"



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- BOUNDARY LINE
- LOT LINE
- VACATED LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT LINE
- UTILITY EASEMENT TO BE VACATED

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. 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.
5. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
6. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
7. PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN).
8. LOTS ON THIS PLAT ARE SUBJECT TO THE CONDITIONS OF THE POWDER HORN RANCH MASTER PLAN APPROVED MAY 16, 1995. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY PLANNING OFFICE.

DECLARATION VACATING PREVIOUS PLATTING

THIS IS A REPLAT OF LOT 9, & LOT 10, BLOCK B, POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE ONE, 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.

FINAL PLAT  
OF  
**POWDER HORN RANCH  
MINOR NO. 36**

(NET 1/4, SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M.)  
BEING A REPLAT OF LOT 9 & LOT 10, BLOCK B, POWDER  
HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE ONE,  
SHERIDAN COUNTY, WYOMING  
TOTAL = ±20,980 SQUARE FEET (±0.48 ACRES)  
TOTAL LOTS = 1

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION BEING A REPLAT OF LOT 9, & LOT 10, BLOCK B, POWDER HORN RANCH PLANNED UNIT DEVELOPMENT PHASE ONE, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE S51°42'58"E, 1967.62 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S09°13'20"E, 145.04 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°21'12", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 140.27 FEET, A CHORD BEARING OF S68°34'50"W, AND A CHORD LENGTH OF 139.21 FEET TO A POINT; THENCE N33°36'49"W, 120.46 FEET TO A POINT; THENCE N61°34'02"E, 196.77 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 20,980 SQUARE FEET OF LAND, MORE OR LESS.  
THE ABOVE BEARINGS AND DISTANCES ARE FOR CLOSURE PURPOSES ONLY.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 20,980 SQUARE FEET OF LAND, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR NO. 36 AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREFTER ALL EASEMENTS, 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 8<sup>TH</sup> DAY OF November, 2017

ROBERT VAN DYKE

CHERYL VAN DYKE

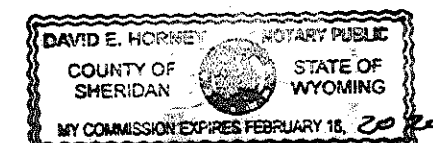
STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ROBERT VAN DYKE

BEFORE ME THIS 8<sup>TH</sup> DAY OF November, 2017

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb. 2020

NOTARY PUBLIC



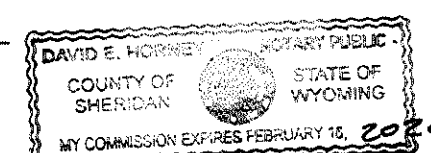
STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY CHERYL VAN DYKE

BEFORE ME THIS 8<sup>TH</sup> DAY OF November, 2017

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb. 2020

NOTARY PUBLIC



BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 7<sup>TH</sup> DAY OF November, 2017.

ATTEST:

Eda Schunk Thompson  
COUNTY CLERK

Steve Mann  
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:28 P.M. O'CLOCK, THIS 14<sup>TH</sup> DAY OF November, 2017, AND RECORDED IN PLAT BOOK P, ON PAGE 112.

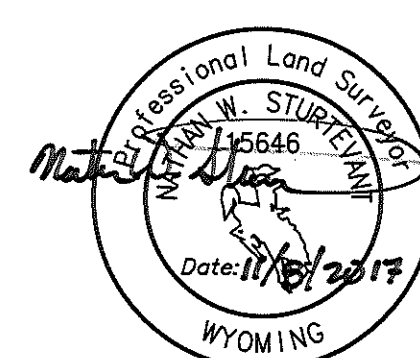
Eda Schunk Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER: 2017-136742

SURVEYOR'S CERTIFICATE

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

I, NATHAN W. STURTEVANT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF POWDER HORN RANCH MINOR NO. 36, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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. Delineations, measurements or representations may have occurred  
since the original plat was recorded.

FINAL PLAT  
OF

**POWDER HORN RANCH  
MINOR NO. 36**

CLIENT: ROBERT VAN DYKE  
LOCATION: LOT 9, & LOT 10, BLOCK B, POWDER HORN  
RANCH PLANNED UNIT DEVELOPMENT PHASE  
ONE, SHERIDAN COUNTY, WYOMING

RESTFELDT  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

JN: 2017-044  
DN: 2017-0440  
TAB: FINAL  
PT: 12017-044  
AUGUST 28, 2017

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