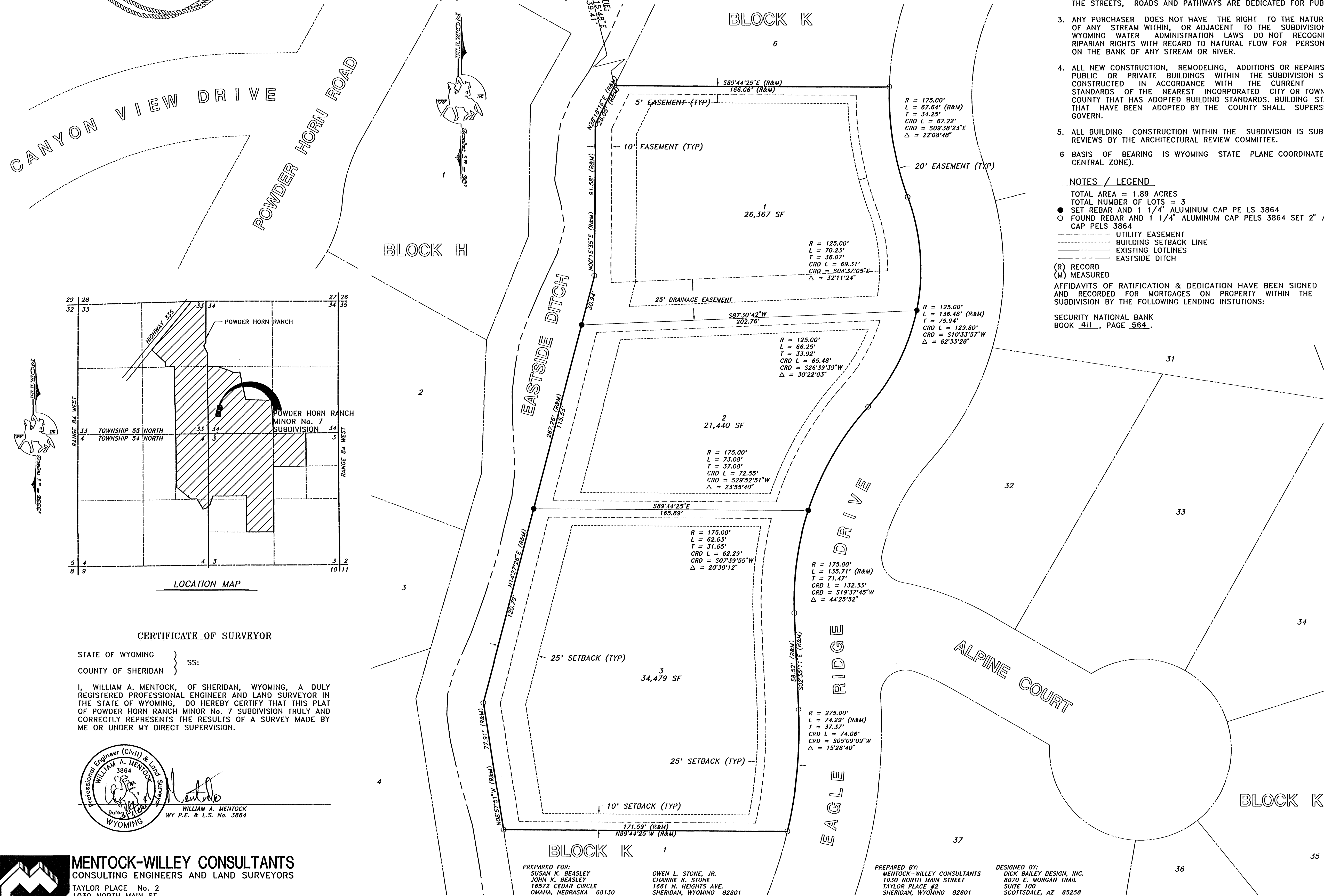




# PLAT OF POWDER HORN RANCH MINOR No. 7 SUBDIVISION

BEING A REPLAT OF LOTS 2, 3, 4, AND 5 OF BLOCK K  
POWDER HORN RANCH, P.U.D., PHASE II  
LOCATED IN THE W1/2 SW 1/4 OF SECTION 34, TOWNSHIP 55 NORTH,  
RANGE 84 WEST OF THE 6th PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING

WYOMING STATE PLANE COORDINATES  
NAD 83 (1993)  
NORTHING = 566,320.62  
EASTING = 428,584.43  
EAST QUARTER CORNER  
SECTION 33, T54N, R84W  
SECTION 33, T54N, R84W  
(1 1/2" ALUMINUM CAP LS2613)



## 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).

## NOTES / LEGEND

- TOTAL AREA = 1.89 ACRES  
TOTAL NUMBER OF LOTS = 3  
● SET REBAR AND 1 1/4" ALUMINUM CAP PE LS 3864  
○ FOUND REBAR AND 1 1/4" ALUMINUM CAP PELS 3864 SET 2" ALUMINUM CAP PELS 3864
- UTILITY EASEMENT  
--- BUILDING SETBACK LINE  
--- EXISTING LOT LINES  
--- EASTSIDE DITCH
- (R) RECORD  
(M) MEASURED
- AFFIDAVITS OF RATIFICATION & DEDICATION HAVE BEEN SIGNED AND RECORDED FOR MORTGAGES ON PROPERTY WITHIN THE SUBDIVISION BY THE FOLLOWING LENDING INSTITUTIONS:
- SECURITY NATIONAL BANK  
BOOK 411, PAGE 564.

**CERTIFICATE OF DEDICATION**

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S14°15'48"E, 1639.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST; THENCE S89°44'25"E 166.08 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 22°08'48" AND AN ARC LENGTH OF 67.64, WITH A CHORD BEARING AND DISTANCE OF S09°38'23"E, 67.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 62°33'28", AND AN ARC LENGTH OF 136.48 FEET, WITH A CHORD BEARING AND DISTANCE OF S10°33'57"W, 129.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 44°25'52", AND AN ARC LENGTH OF 135.71 FEET, WITH A CHORD BEARING AND DISTANCE OF S19°37'45"W, 132.33 FEET; THENCE S02°35'11"E, 58.52 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 132°08'40" AND AN ARC LENGTH OF 74.29 FEET, WITH A CHORD BEARING AND DISTANCE OF S05°09'09"W, 74.06 FEET; THENCE N89°44'25"W, 171.59 FEET; THENCE N08°57'51"W, 77.91 FEET; THENCE N1°27'28"E, 267.26 FEET; THENCE N00°13'35"E, 91.58 FEET; THENCE N26°16'18"E, 26.05 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.89 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 1.89 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR NO. 7 SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREIN, 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 23<sup>rd</sup> DAY OF February, 2000.

BY: OWEN L. STONE, JR. (OWNER)  
CHARRIE K. STONE (OWNER)

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF February, 2000, BY OWEN L. STONE, JR. AND BY CHARRIE K. STONE, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2000

TOM MENTOCK - Notary Public  
County of Sheridan State of Wyoming  
My Commission Expires 5/18/2000  
EXECUTED THIS 24<sup>th</sup> DAY OF MARCH, 2000.

BY: SUSAN K. BEASLEY (OWNER - SUSAN K. BEASLEY REVOCABLE LIFE TRUST)  
JOHN E. BEASLEY (OWNER - SUSAN K. BEASLEY REVOCABLE LIFE TRUST)

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF MARCH, 2000, BY SUSAN K. BEASLEY AND BY JOHN E. BEASLEY, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2000

TOM MENTOCK - Notary Public  
County of Sheridan State of Wyoming  
My Commission Expires 5/18/2000  
EXECUTED THIS 24<sup>th</sup> DAY OF FEBRUARY, 2000.

BY: HOMER SCOTT, JR. (OWNER)  
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF February, 2000, BY HOMER SCOTT JR., THE MANAGER OF POWDER HORN RANCH, L.L.C., WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 1, 2000  
Carolee Davis  
NOTARY PUBLIC

## CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 2<sup>nd</sup> DAY OF February, 2000.

ATTEST:  
CLERK Allen Harmon CHAIRMAN Jay O. Stenker

## CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 15<sup>th</sup> DAY OF February, 2000.

ATTEST:  
COUNTY CLERK Robert B. Bode CHAIRMAN Mark L. Mc

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:20 O'CLOCK THIS 12<sup>th</sup> DAY OF APRIL, 2000, PLAT NUMBER 343543, FEE 50.00.

Debbie Kattishen COUNTY CLERK  
Dale R. Rawlinson DEPUTY COUNTY CLERK

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

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. 7 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  
1984  
Date: 1/10/00  
WYOMING  
WILLIAM A. MENTOCK  
WY P.E. & L.S. No. 3864

**MENTOCK-WILLEY CONSULTANTS**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
TAYLOR PLACE No. 2  
1030 NORTH MAIN ST.  
SHERIDAN, WY 82801  
Phone 307-674-4224  
Fax 307-672-9492

PREPARED FOR:  
SUSAN K. BEASLEY  
JOHN K. BEASLEY  
16572 CEDAR CIRCLE  
OMAHA, NEBRASKA 68130  
OWEN L. STONE, JR.  
CHARRIE K. STONE  
1661 N. HEIGHTS AVE.  
SHERIDAN, WYOMING 82801

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

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