

FINAL PLAT
**ST. ANDREWS ROW
AT POWDER HORN RANCH**
LOCATED IN LOT 2, (NW1/4NE1/4), SECTION 4, T 54 N, R 84 W,
OF THE 6th P.M., SHERIDAN COUNTY, WYOMING
TOTAL ACRES = 2.374
TOTAL LOTS = 6

POWDER HORN RANCH-2
23 COUNTRY CLUB LANE
SHERIDAN, WYOMING 82801

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND SITUATED IN LOT 2
SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL
MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S61°39'19"W, 457.94
FEET FROM THE EAST 1/16 CORNER OF SAID SECTION 4,
AND SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY,
WYOMING; THENCE S20°58'39"W, 484.06 FEET; THENCE
S17°31'46"W, 234.02 FEET; THENCE S81°50'49"W, 94.97
FEET; THENCE ALONG A NONTANGENT CURVE TO THE
LEFT WITH A LENGTH OF 165.90 FEET, A RADIUS OF
1030.00 FEET, A DELTA ANGLE OF 9°13'42", A CHORD
LENGTH OF 165.72 FEET, AND A CHORD BEARING OF
N16°46'45"W; THENCE ALONG A NONTANGENT CURVE TO
THE LEFT WITH A LENGTH OF 139.42 FEET, A RADIUS OF
225.00 FEET, A DELTA ANGLE OF 35°30'10", A CHORD
LENGTH OF 137.20 FEET, AND A CHORD BEARING OF
N37°25'24"E; THENCE N19°40'18"E, 184.00 FEET; THENCE
ALONG A CURVE TO THE LEFT WITH A LENGTH OF 256.26
FEET, A RADIUS OF 785.00 FEET, A DELTA ANGLE OF
18°42'15", A CHORD LENGTH OF 255.13 FEET, AND A
CHORD BEARING OF N10°19'11"E; THENCE S89°01'56"E,
194.64 FEET TO THE POINT OF BEGINNING, SAID TRACT
CONTAINING 2.374 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 2.374 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID
OUT AND SURVEYED AS ST. ANDREWS ROW, 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 28th DAY OF August, 2007.

BY: James Scott, Jr.
POWDER HORN RANCH-2, L.L.C.
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 28th DAY OF August, 2007, BY James Scott, Jr.,
MANAGER OF POWDER HORN RANCH-2, L.L.C. WITNESS MY HAND
AND OFFICIAL SEAL.

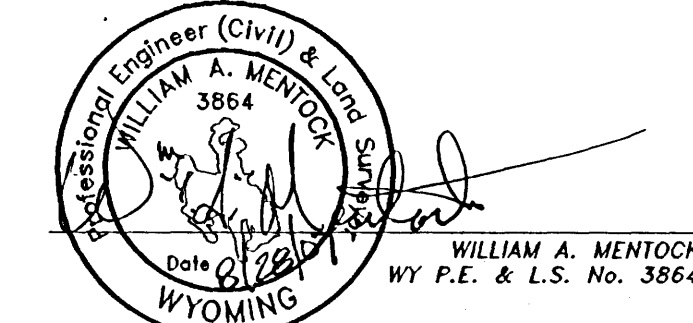
MY COMMISSION EXPIRES: May 17, 2011



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
OF SAINT ANDREWS ROW AT POWDER HORN RANCH TRULY AND
CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY
ME OR UNDER MY DIRECT SUPERVISION.



CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION
THIS 28th DAY OF July, 2007.

ATTEST:
Renee Schach Phil Zarnas
CLERK CHAIRMAN

BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE
BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY,
WYOMING, THIS 28th DAY OF August, 2007.

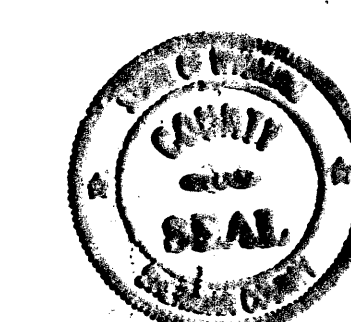
ATTEST:
Carla J. Raymond Chris Kean
COUNTY CLERK, Deputy CHAIRMAN

CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AT 3:30 O'CLOCK THIS 27 DAY OF Nov.,
2007, PLAT NUMBER S-122,
INSTRUMENT NUMBER 593562, FEE 50.00

Quincy Farkner Debra R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK



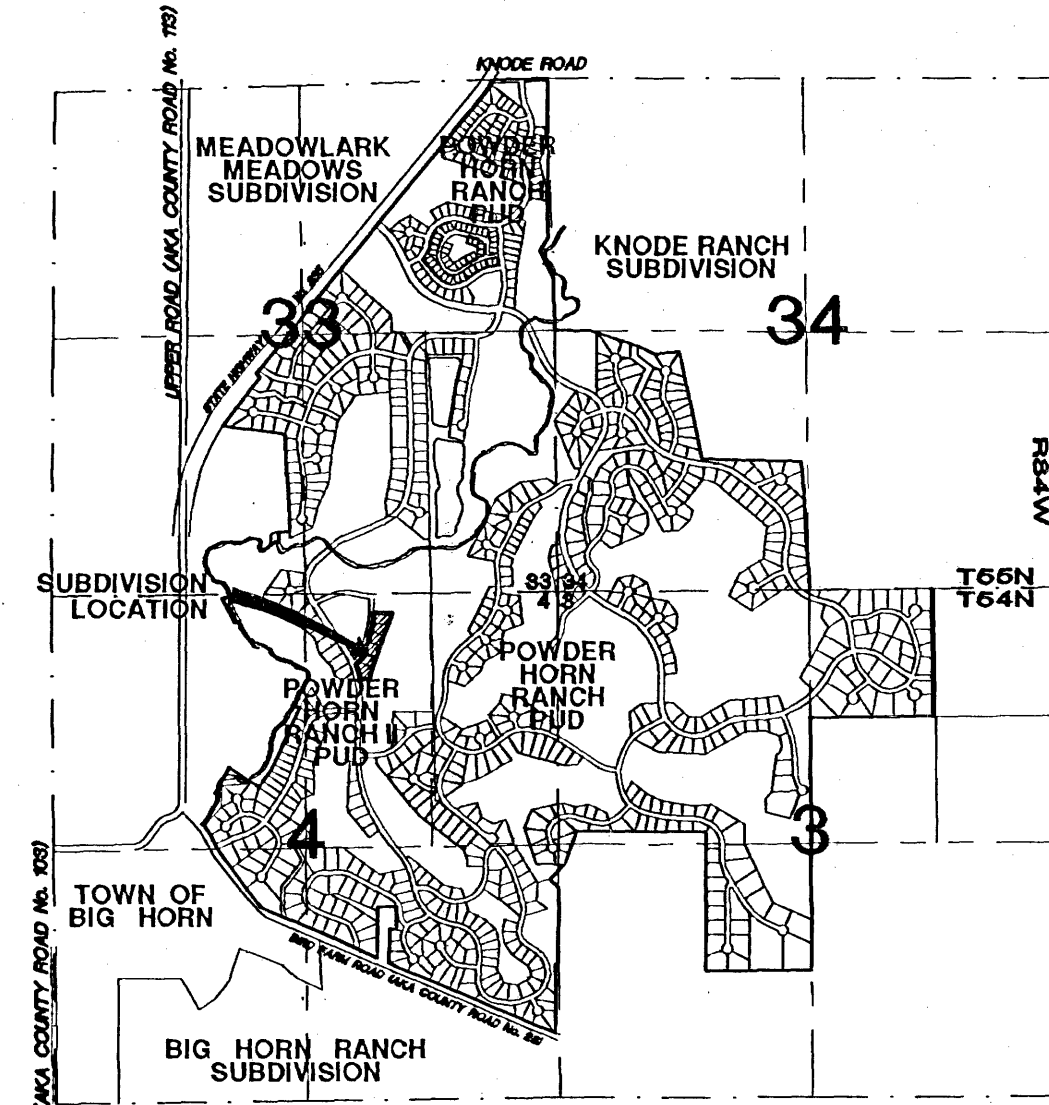
PREPARED FOR:
POWDER HORN RANCH-2 L.L.C.
161 U.S. HIGHWAY 335
P.O. BOX 2007
SHERIDAN, WYOMING 82801

PREPARED BY:
ENGINEERING, INC.
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER
WILLIAM A. MENTOCK PE/LS 3864
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

NOTES

1. ALL LOT CORNERS MARKED BY 5/8" x 24" REBAR AND 2" ALUMINUM CAP PE/LS 3864.
2. 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.
3. 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.
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 RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE
REQUIRED.
5. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO
REVIEWS BY THE ARCHITECTURAL REVIEW COMMITTEE.
6. BASIS OF BEARING IS WYOMING STATE PLANE COORDINATE SYSTEM
(EAST CENTRAL ZONE).
7. PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN)
8. LOTS ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS
AND RESTRICTIONS OF THE POWDER HORN RANCH AND 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.



LOCATION MAP
SCALE 1" = 2000'



LEGEND

- BOUNDARY
- LOT LINE (FOR LOTS BEING PLATTED)
- EXISTING LOT, DEDICATED STREET, OR AS NOTED
- SECTION LINE (REFER TO LOCATION MAP)
- 1/4 SECTION LINE (REFER TO LOCATION MAP)
- UTILITY, DRAINAGE, IRRIGATION, & CONSTRUCTION EASEMENT
- PROPOSED REBAR AND 2" ALUMINUM CAP - PE/LS 3864



ENGINEERING, INC.
Consulting Engineers and Land Surveyors
BILLINGS • BOZEMAN • SHERIDAN

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