FINAL PLAT OF

THE GROVE AT THE POWDER HORN

LOCATED IN LOT 2, LOT 3, SE1/4NW1/4 & SW1/4NE1/4 SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE 6th P.M. SHERIDAN COUNTY, WYOMING

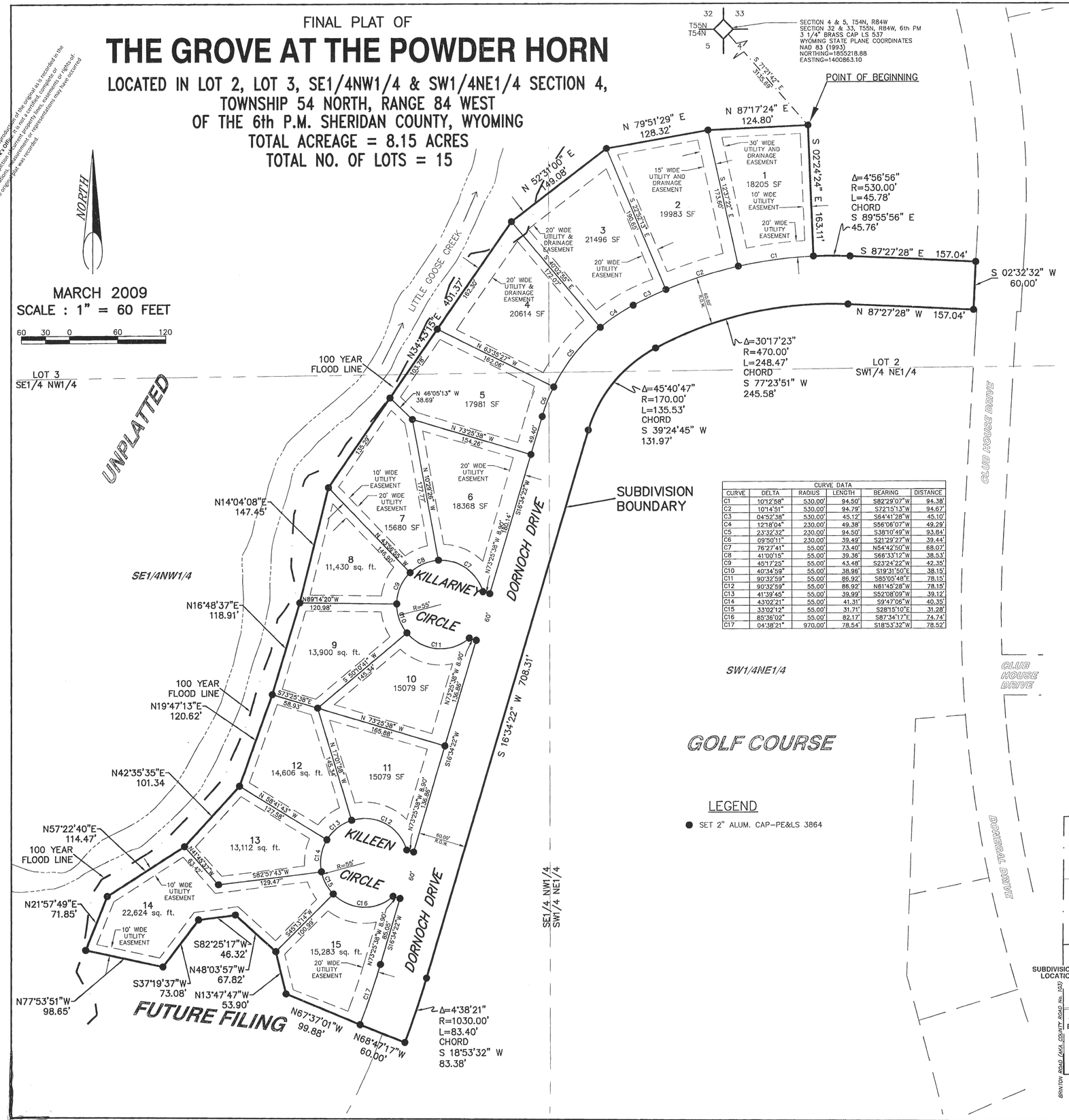
TOTAL ACREAGE = 8.15 ACRES

TOTAL NO. OF LOTS = 15

NOTICE
This plat is an image or reproduction of the original plat recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative version. Current property line, easements or rights-of-way, dimensions, measurements or representations may have occurred since the original plat was recorded.

MARCH 2009
SCALE : 1" = 60 FEET

60 30 0 60 120



CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	10°12'58"	530.00'	94.50'	S82°29'07"W	94.38'
C2	10°14'51"	530.00'	94.79'	S72°15'13"W	94.67'
C3	04°52'38"	530.00'	45.12'	S64°41'28"W	45.10'
C4	12°18'04"	230.00'	49.38'	S56°06'07"W	49.29'
C5	23°32'32"	230.00'	94.50'	S38°10'49"W	93.84'
C6	09°50'11"	230.00'	39.49'	S21°29'27"W	39.44'
C7	76°27'41"	55.00'	73.40'	N54°42'50"W	68.07'
C8	41°00'15"	55.00'	39.36'	S66°33'12"W	38.53'
C9	45°17'25"	55.00'	43.48'	S23°24'22"W	42.35'
C10	40°34'59"	55.00'	38.96'	S19°31'50"E	38.15'
C11	90°32'59"	55.00'	86.92'	S85°05'48"E	78.15'
C12	90°32'59"	55.00'	86.92'	N61°45'28"W	78.15'
C13	41°39'45"	55.00'	39.99'	S52°08'09"W	39.12'
C14	43°02'21"	55.00'	41.31'	S9°47'06"W	40.35'
C15	33°02'12"	55.00'	31.71'	S28°15'10"E	31.28'
C16	85°36'02"	55.00'	82.17'	S87°34'17"E	74.74'
C17	04°38'21"	970.00'	78.54'	S18°53'32"W	78.52'

LEGEND

● SET 2" ALUM. CAP–PE&LS 3864

PREPARED FOR:
POWDER HORN RANCH–2 L.L.C.
23 COUNTRY CLUB LANE
SHERIDAN, WYOMING 82801

PREPARED BY:
SANDERSON STEWART
1095 SUGAR VIEW DRIVE
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER
WILLIAM A. MENTOCK PE/LS 3864
1095 SUGAR VIEW DRIVE
SHERIDAN, WYOMING 82801

NOTES:

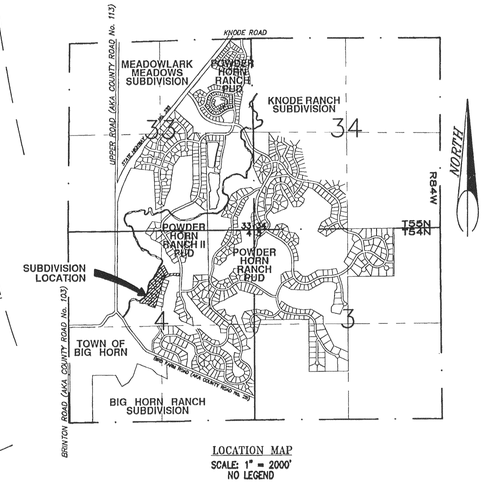
1. ALL LOT CORNERS MARKED BY 5/8"d x 24" REBAR AND 2" ALUMINUM CAP.
2. **NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED AND OWNED. THE STREETS, ROADS AND PATHWAYS ARE DEDICATED FOR PUBLIC USE.**
3. **ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE 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. ALL MAILBOXES ARE AT CLUSTER BOX LOCATIONS SET BY THE POST OFFICE WITHIN THE POWDER HORN.
8. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.

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 THE GROVE AT THE POWDER HORN, 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 4/7/09
WYOMING

WILLIAM A. MENTOCK
WYO. P.E. & L.S. No. 3864



LOCATION MAP
SCALE: 1" = 2000'
NO LEGEND

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN LOT 2, LOT 3, SE1/4NW1/4 & SW1/4NE1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO–WIT:

BEGINNING AT A POINT LOCATED S71°21'42"E, 3135.69 FEET FROM THE NORTHWEST CORNER of SAID SECTION 4, THENCE S02°24'24"E, 163.11 FEET; THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 04°56'56", AN ARC LENGTH OF 45.78 FEET, AND A CHORD BEARING AND DISTANCE OF S89°55'56"E, 45.76 FEET; THENCE S87°27'28"E, 157.04 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY OF CLUB HOUSE DRIVE; THENCE ALONG SAID RIGHT–OF–WAY S02°32'32"W, 60.00 FEET; THENCE LEAVING SAID RIGHT–OF–WAY N87°27'28"W, 157.04 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 30°17'23", AN ARC LENGTH OF 248.47 FEET, AND A CHORD BEARING AND DISTANCE OF S77°23'51"W, 245.58 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 45°40'47", AN ARC LENGTH OF 135.53 FEET, AND A CHORD BEARING AND DISTANCE OF S39°24'45"W, 131.97 FEET; THENCE S16°34'22"W, 708.31 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 04°38'21", AN ARC LENGTH OF 83.40 FEET, AND A CHORD BEARING AND DISTANCE OF S18°53'32"W, 83.38 FEET; THENCE N68°47'17"W, 60.00 FEET; THENCE N67°37'01"W, 99.88 FEET; THENCE N13°47'47"W, 53.90 FEET; THENCE N48°03'57"W, 67.82 FEET; THENCE S82°25'17"W, 46.32 FEET; THENCE S37°19'37"W, 73.08 FEET; THENCE N77°53'51"W, 98.65 FEET; THENCE N21°57'49"E, 71.85 FEET; THENCE N57°22'40"E, 114.47 FEET; THENCE N42°35'35"E, 101.34 FEET; THENCE N19°47'13"E, 120.62 FEET; THENCE N16°48'37"E, 118.91 FEET; THENCE N14°04'08"E, 147.45 FEET; THENCE N34°43'15"E, 401.37 FEET; THENCE N52°31'00"E, 149.08 FEET; THENCE N79°51'29"E, 128.32 FEET; THENCE N87°17'24"E, 124.80 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 8.15 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER–SIGNED OWNERS AND PROPRIETORS; CONTAINING 8.15 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS THE GROVE AT THE POWDER HORN, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER 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 7th DAY OF April, 2009.
BY: Sandra Suzor
POWDER HORN RANCH–2, L.L.C.
SANDRA SUZOR, ASSISTANT MANAGER

STATE OF WYOMING }
}SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April, 2009, BY SANDRA SUZOR, ASSISTANT MANAGER OF POWDER HORN RANCH–2, L.L.C..

WITNESS MY HAND AND OFFICIAL SEAL.

JANET KORPELA - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES: MAY 17, 2011

Janet Korpela
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

EXECUTED THIS 7th DAY OF April, 2009.
BY: Sandra Suzor
LITTLE GOOSE LINKS, L.L.C.
SANDRA SUZOR, ASSISTANT MANAGER

STATE OF WYOMING }
}SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April, 2009, BY SANDRA SUZOR, ASSISTANT MANAGER OF LITTLE GOOSE LINKS L.L.C..

WITNESS MY HAND AND OFFICIAL SEAL.

JANET KORPELA - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES: MAY 17, 2011

Janet Korpela
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2009.

ATTEST:

CLERK _____ CHAIRMAN _____

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 7th DAY OF April, 2009.

ATTEST:
Carla L Raymond
COUNTY CLERK, Deputy

Robert L Rokston
CHAIRMAN

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

CERTIFICATE OF RECORDER

STATE OF WYOMING }
}SS
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT 3:00 O'CLOCK THIS 15 DAY OF APRIL, 2009, AND IS DULY RECORDED IN BOOK G, PAGE NO. 21

Audrey Tatlock
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

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