

# POWDER HORN COTTAGES AT THE HUB

BEING A PORTION OF SW1/4SE1/4, SECTION 33, T 55 N, R 84 W,  
AND THE NW1/4NE1/4, SECTION 4, T 54 N, R 84 W,  
OF THE 6th P.M. SHERIDAN COUNTY, WYOMING

TOTAL ACRES = 6.41  
TOTAL LOTS = 27  
TOTAL LOT ACRES = 2.33  
TOTAL ROAD ACRES = 1.63  
TOTAL OUTLOT A ACRES = 2.45

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SW 1/4, SE 1/4, OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, AND THE NW 1/4, NE 1/4, OF 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 S 89°44'28" W, 506.40 FEET FROM THE EAST 1/16 CORNER OF SAID SECTIONS 33 AND 4; THENCE S 08°28'54" E, 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 69.98 FEET, A RADIUS OF 877.25 FEET, A DELTA ANGLE OF 04°34'15", A CHORD BEARING OF S 83°48'13" W, AND A CHORD LENGTH OF 69.96 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 26.51 FEET, A RADIUS OF 605.00 FEET, A DELTA ANGLE OF 02°30'37", A CHORD BEARING OF S 87°20'38" W, AND A CHORD LENGTH OF 26.51 FEET; THENCE S 00°58'04" W, 153.63 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 256.26 FEET, A RADIUS OF 785.00 FEET, A DELTA ANGLE OF 18°42'15", A CHORD BEARING OF S 10°19'11" W, AND A CHORD LENGTH OF 255.13 FEET; THENCE S 19°40'18" W, 184.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 139.42 FEET, A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 35°30'10", A CHORD BEARING OF S 37°25'24" W, AND A CHORD LENGTH OF 137.20 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CLUBHOUSE DRIVE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 228.15 FEET, A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 12°41'29", A CHORD BEARING OF N 27°44'20" W, AND A CHORD LENGTH OF 227.69 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 34°05'05" W, 559.88 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 59°45'39" E, 38.39 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 132.38 FEET, A RADIUS OF 780.00 FEET, A DELTA ANGLE OF 09°43'28", A CHORD BEARING OF N 64°37'23" E, AND A CHORD LENGTH OF 132.27 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 307.17 FEET, A RADIUS OF 495.00 FEET, A DELTA ANGLE OF 35°33'17", A CHORD BEARING OF N 87°15'46" E, AND A CHORD LENGTH OF 302.27 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 183.57 FEET, A RADIUS OF 555.00 FEET, A DELTA ANGLE OF 18°57'04", A CHORD BEARING OF S 84°26'08" W, AND A CHORD LENGTH OF 182.74 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 65.99 FEET, A RADIUS OF 827.25 FEET, A DELTA ANGLE OF 04°34'15", A CHORD BEARING OF N 83°48'13" E AND A CHORD LENGTH OF 65.98 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 6.41 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN COTTAGES AT THE HUB, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE AND BENEFIT OF 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.

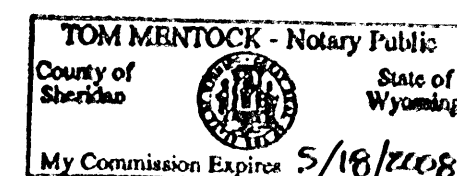
EXECUTED THIS 26<sup>th</sup> DAY OF MARCH, 2006.

BY: *Home Ranch, LLC*  
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 26<sup>th</sup> DAY OF MARCH, 2006, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH-2, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

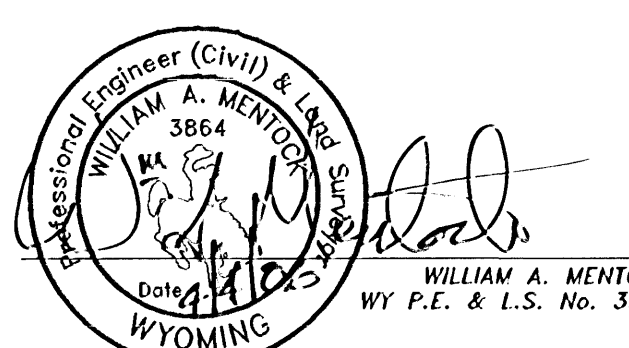
MY COMMISSION EXPIRES: MAY 18, 2008



## 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 TRIANGULAR COTTAGES AT THE POWDER HORN, 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 15 DAY OF April, 2006.

ATTEST: *Billy Smith* CLERK, *Mike Connell* 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 15 DAY OF April, 2006.

ATTEST: *Carla J. Raymond* COUNTY CLERK, *William A. Mentock* CHAIRMAN

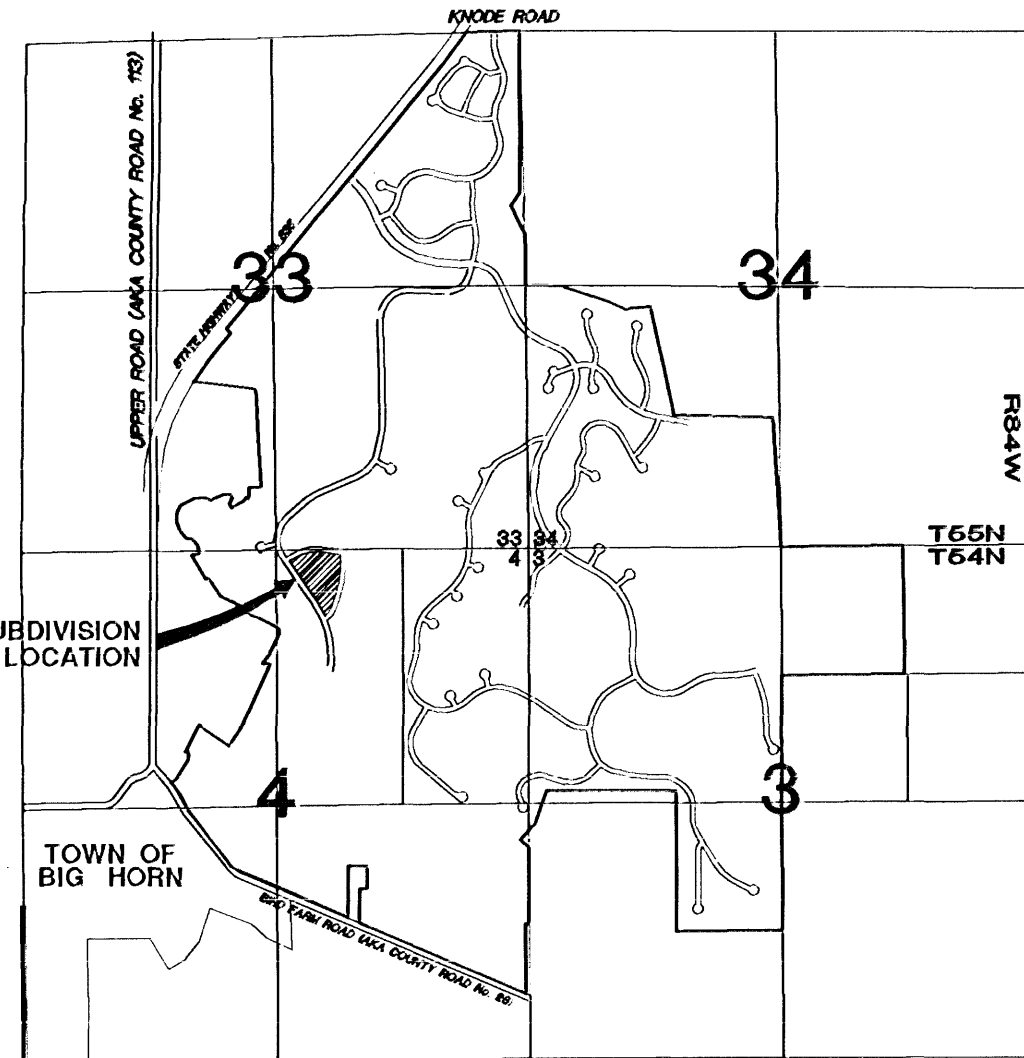
## CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK THIS 18 DAY OF APRIL, 2006, PLAT NUMBER P-77, INSTRUMENT NUMBER 557569, FEE 50.00.

*Carla J. Raymond* COUNTY CLERK, *Mike Connell* DEPUTY COUNTY CLERK

NORTH  
Scale 1" = 50'



LOCATION MAP  
SCALE 1" = 2000'

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

PREPARED BY:  
MENTOCK ENGINEERING  
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

**MENTOCK ENGINEERING**  
CONSULTING ENGINEERS AND LAND SURVEYORS

TAYLOR PLACE No. 2  
1030 NORTH MAIN ST.  
SHERIDAN, WY. 82801  
Phone 307-674-4224  
Fax 307-672-9492

### NOTES:

THE FOLLOWING CORRECTIONS WERE MADE TO THE ORIGINAL PLAT FILED IN PLAT BOOK P, PAGE 75.

- BEARING AND DISTANCE ON BOUNDARY CHANGED FROM S00°15'15" W 203.40' TO S00°58'04" W 153.63'
- DISTANCE ON BOUNDARY CHANGED FROM 597.28' TO 559.88'
- COORDINATE VALUES CORRECTED FOR 3B, 6A, 7A, 7B, 22A, 25A, 25B, 25C, AND 25D.
- AREA VALUES CORRECTED FOR LOTS 1, 3, 4, 5, 6, 7, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, AND IN THE TITLE HEADING.

MARCH 27, 2006 D0310c00l000s\_PP.dwg sdb

| LOT CORNER COORDINATES - NAD 27 |             |            |                            |
|---------------------------------|-------------|------------|----------------------------|
| PT                              | NORTHING    | EASTING    |                            |
| 1A                              | 1466729.408 | 591727.650 | 14D 1466446.217 592124.130 |
| 1B                              | 1466691.856 | 591648.904 | 15A 1466425.864 591982.232 |
| 1C                              | 1466640.449 | 591673.452 | 15B 1466403.819 592044.253 |
| 1D                              | 1466677.958 | 591752.171 | 15C 1466445.735 592059.152 |
| 2A                              | 1466671.340 | 591738.233 | 15D 1466467.788 591997.086 |
| 2B                              | 1466643.078 | 591678.967 | 16A 1466418.580 591920.783 |
| 2C                              | 1466603.099 | 591697.813 | 16B 1466365.787 591952.684 |
| 2D                              | 1466631.085 | 591757.205 | 16C 1466393.228 591989.130 |
| 3A                              | 1466667.345 | 591757.867 | 16D 1466446.021 591966.229 |
| 3B                              | 1466608.851 | 591777.444 | 17A 1466400.513 591925.298 |
| 3C                              | 1466625.693 | 591827.789 | 17B 1466364.735 591866.043 |
| 3D                              | 1466684.817 | 591808.213 | 17C 1466316.404 591895.226 |
| 4A                              | 1466701.027 | 591859.651 | 17D 1466352.185 591954.486 |
| 4B                              | 1466642.533 | 591878.127 | 18A 1466346.654 591954.563 |
| 5A                              | 1466722.932 | 591935.335 | 18B 1466314.110 591900.346 |
| 5B                              | 1466712.767 | 591870.480 | 18C 1466268.594 591827.866 |
| 5C                              | 1466668.840 | 591877.327 | 18D 1466301.137 591891.883 |
| 5D                              | 1466678.945 | 591942.188 | 19A 1466301.396 591982.315 |
| 6A                              | 1466780.745 | 591937.051 | 19B 1466267.581 591925.979 |
| 6B                              | 1466767.413 | 591850.893 | 19C 1466229.652 591948.880 |
| 6C                              | 1466711.087 | 591859.608 | 19D 1466263.617 592005.132 |
| 6D                              | 1466724.569 | 591945.803 | 20A 1466256.862 592020.373 |
| 7A                              | 1466751.316 | 592090.393 | 20B 1466239.873 592014.303 |
| 7B                              | 1466664.869 | 592078.836 | 20C 1466247.507 591992.937 |
| 7C                              | 1466694.317 | 592135.379 | 20D 1466182.228 591969.733 |
| 7D                              | 1466743.758 | 592146.925 | 20E 1466163.113 592023.509 |
| 8A                              | 1466762.580 | 592045.725 | 20F 1466245.254 592052.860 |
| 8B                              | 1466697.508 | 592037.082 | 21A 1466438.574 591815.509 |
| 8C                              | 1466681.659 | 592081.159 | 21B 1466387.940 591858.155 |
| 8D                              | 1466756.726 | 592089.801 | 21C 1466400.322 591910.767 |
| 9A                              | 1466772.013 | 591970.687 | 21D 1466470.591 591862.757 |
| 9B                              | 1466712.492 | 591962.730 | 22A 1466488.680 591927.912 |
| 9C                              | 1466705.420 | 592015.625 | 22B 1466461.651 591918.012 |
| 9D                              | 1466764.942 | 592023.575 | 22C 1466424.937 591898.791 |
| 10A                             | 1466645.940 | 591954.542 | 22D 1466461.965 591952.993 |
| 10B                             | 1466637.623 | 592015.661 | 23A 1466542.861 591986.309 |
| 10C                             | 1466681.680 | 592023.032 | 23B 1466508.022 591935.373 |
| 10D                             | 1466700.014 | 591981.915 | 23C 1466464.217 591989.130 |
| 11A                             | 1466628.861 | 591962.269 | 23D 1466499.006 592016.261 |
| 11B                             | 1466562.585 | 591982.069 | 24A 1466608.295 591947.174 |
| 11C                             | 1466578.746 | 592036.165 | 24B 1466576.455 591960.554 |
| 11D                             | 1466637.876 | 592018.500 | 24C 1466519.335 591939.566 |
| 11E                             | 1466631.668 | 591997.720 | 24D 1466551.180 591986.193 |
| 11F                             | 1466638.814 | 591995.584 | 25A 1466650.388 591909.153 |
| 12A                             | 1466561.380 | 592038.239 | 25B 1466615.600 591858.217 |
| 12B                             | 1466497.305 | 592029.673 | 25C 1466571.731 591888.179 |
| 12C                             | 1466491.502 | 592073.074 | 25D 1466606.525 591939.111 |
| 12D                             | 1466555.581 | 592081.603 | 26A 1466625.330 591841.429 |
| 13A                             | 1466580.900 | 592085.015 | 26B 1466588.301 591787.212 |
| 13B                             | 1466494.448 | 592073.468 | 26C 1466551.584 591812.285 |
| 13C                             | 1466486.877 | 592130.098 | 26D 1466588.616 591866.511 |
| 13D                             | 1466573.334 | 592141.657 | 27A 1466578.019 591720.898 |
| 14A                             | 1466465.329 | 592070.362 | 27B 1466507.006 591771.627 |
| 14B                             | 1466383.177 | 592041.161 | 27C 1466540.142 591818.012 |
| 14C                             | 1466364.068 | 592094.942 | 27D 1466611.156 591767.296 |

| OUTLOT A CORNER COORDINATES - NAD 27 |             |            |  |
|--------------------------------------|-------------|------------|--|
| PT                                   | NORTHING    | EASTING    |  |
| 1                                    | 1466693.788 | 591624.672 |  |
| 2                                    | 1466711.428 | 591654.933 |  |
| 3                                    | 1466764.463 | 591766.741 |  |
| 4                                    | 1466777.440 | 592038.165 |  |
| 5                                    | 1466757.740 | 592159.953 |  |
| 6                                    | 1466604.133 | 592157.359 |  |
| 7                                    | 1466369.122 | 592114.566 |  |
| 8                                    | 1466195.861 | 592052.626 |  |
| 9                                    | 1466117.493 | 591996.373 |  |
| 10                                   | 1466271.591 | 591910.356 |  |

| CENTERLINE CURVE TABLE |         |            |             |              |               |
|------------------------|---------|------------|-------------|--------------|---------------|
| CURVE                  | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
| C1                     | 755.00' | 128.14'    | 09°43'28"   | 127.99'      | N 64°37'23" E |
| C2                     | 470.00' | 291.66'    | 35°33'17"   | 287.00'      | N 87°15'46" E |
| C3                     | 580.00' | 191.84'    | 18°57'04"   | 190.97'      | N 84°26'08" W |
| C4                     | 852.25' | 67.99'     | 04°34'15"   | 67.97'       | S 83°48'13" W |
| C5                     | 760.00' | 248.18'    | 18°42'15"   | 247.00'      | S 10°19'11" W |
| C6                     | 200.00' | 118.27'    | 33°52'52"   | 116.55'      | S 36°36'45" W |
| C7                     | 17.62'  | 26.63'     | 86°36'45"   | 24.17'       | N 68°49'54" W |
| C8                     | 397.25' | 36.86'     | 05°19'01"   | 36.85'       | N 71°29'45" E |
| C9                     | 17.62'  | 23.91'     | 77°46'16"   | 22.12'       | S 33°09'49" W |
| C10                    | 20.00'  | 39.89'     | 114°16'18"  | 33.60'       | N 40°29'44" E |
| C11                    | 30.00'  | 34.42'     | 65°43'45"   | 32.56'       | N 49°30'17" W |
| C12                    | 25.00'  | 61.39'     | 140°41'29"  | 47.09'       | N 39°13'19" E |
| C13                    | 25.00'  | 17.15'     | 39°18'31"   | 16.82'       | N 50°46'41" W |
| C14                    | 33.00'  | 103.84'    | 180°17'22"  | 66.00'       | S 34°11'17" E |
| C15                    | 730.00' | 123.90'    | 09°43'28"   | 123.75'      | N 64°37'23" E |
| C16                    | 445.00' | 276.14'    | 35°33'17"   | 271.73'      | N 87°15'46" E |
| C17                    | 605.00' | 123.59'    | 11°42'15"   | 123.37'      | N 80°48'43" W |
| C18                    | 735.00' | 239.94'    | 18°42'15"   | 238.87'      | S 10°19'11" W |
| C19                    | 175.00' | 97.73'     | 31°58'53"   | 96.47'       | S 35°40'15" W |