

POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT BLOCK BB

LOCATED IN SECTION 33, T 55 N, R 84 W, OF THE 6th P.M. SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 41.84 ACRES
TOTAL LOTS = 66

SW 1/4 NE 1/4

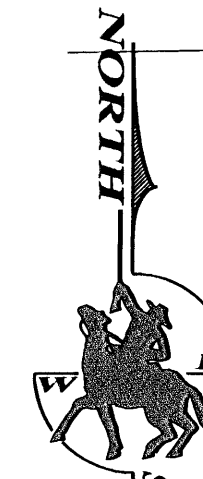


PREPARED FOR:
POWDER HORN RANCH-2 L.L.C.
161 U.S. HIGHWAY 335
P.O. BOX 2007
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
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

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



SE 1/4 NW 1/4

STATE HIGHWAY NO. 335

POWDER HORN RANCH
P.U.D.

POWDER HORN ROAD

LEGEND

- EXISTING LOT, DEDICATED STREET, OR AS NOTED
- SECTION LINE (REFER TO LOCATION MAP)
- 1/16 SECTION LINE (REFER TO LOCATION MAP)
- ROADWAY CENTERLINE
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- 2" ALUMINUM CAP PEELS 3864
- RIGHT-OF-WAY MONUMENT
- AL CAP LS2615

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (SE1/4NW1/4) OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (SW1/4NE1/4) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (NW1/4SE1/4) OF SECTION 33, 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 S89°33'39"W, 1342.84 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE S01°05'36"E, 38.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 50°39'53", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 291.81 FEET, AND A CHORD S42°15'02"W, 282.39 FEET; THENCE S50°13'03"E, 66.46 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 12°31'24", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 59.02 FEET, AND A CHORD S05°10'06"W, 58.90 FEET; THENCE S01°05'36"E, 55.90 FEET; THENCE S88°54'24"W, 235.00 FEET; THENCE S01°05'36"E, 225.39 FEET; THENCE S84°26'56"W, 367.24 FEET; THENCE S34°32'18"W, 326.54 FEET; THENCE S09°52'13"W, 252.13 FEET; THENCE N85°31'26"W, 331.62 FEET; THENCE N52°39'39"W, 60.51 FEET; THENCE N85°05'55"W, 125.41 FEET; THENCE N02°50'35"W, 45.37 FEET; THENCE N82°54'21"W, 651.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 335; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 61°51'54", A RADIUS OF 2181.75 FEET, AN ARC LENGTH OF 241.10 FEET, AND A CHORD N36°06'14"E, 240.98 FEET; THENCE N39°14'30"E, 400.05 FEET; THENCE N50°58'49"W, 58.96 FEET; THENCE N39°16'21"E, 533.38 FEET; THENCE N50°43'43"W, 6.32 FEET; THENCE N39°16'17"E, 874.10 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S47°34'56"E, 710.91 FEET; THENCE S00°11'34"E, 173.55 FEET; THENCE N89°01'44"E, 359.05 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 41.84 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH II, PLANNED UNIT DEVELOPMENT, BLOCK BB, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE 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 25th DAY OF March, 2003.

BY: HOMER SCOTT, JR.
POWDER HORN RANCH 2, L.L.C.
HOMER SCOTT, JR., MANAGER

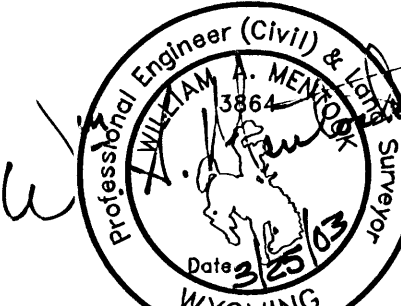
STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, 2003, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH 2, L.L.C., WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
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 POWDER HORN RANCH II, PLANNED UNIT DEVELOPMENT, BLOCK BB, 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 5th DAY OF March, 2003.

ATTEST:
CLERK: [Signature]
CHAIRMAN: [Signature]

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 3rd DAY OF April, 2003.

ATTEST:
COUNTY CLERK: [Signature]
CHAIRMAN: [Signature]

CERTIFICATE OF RECORDER

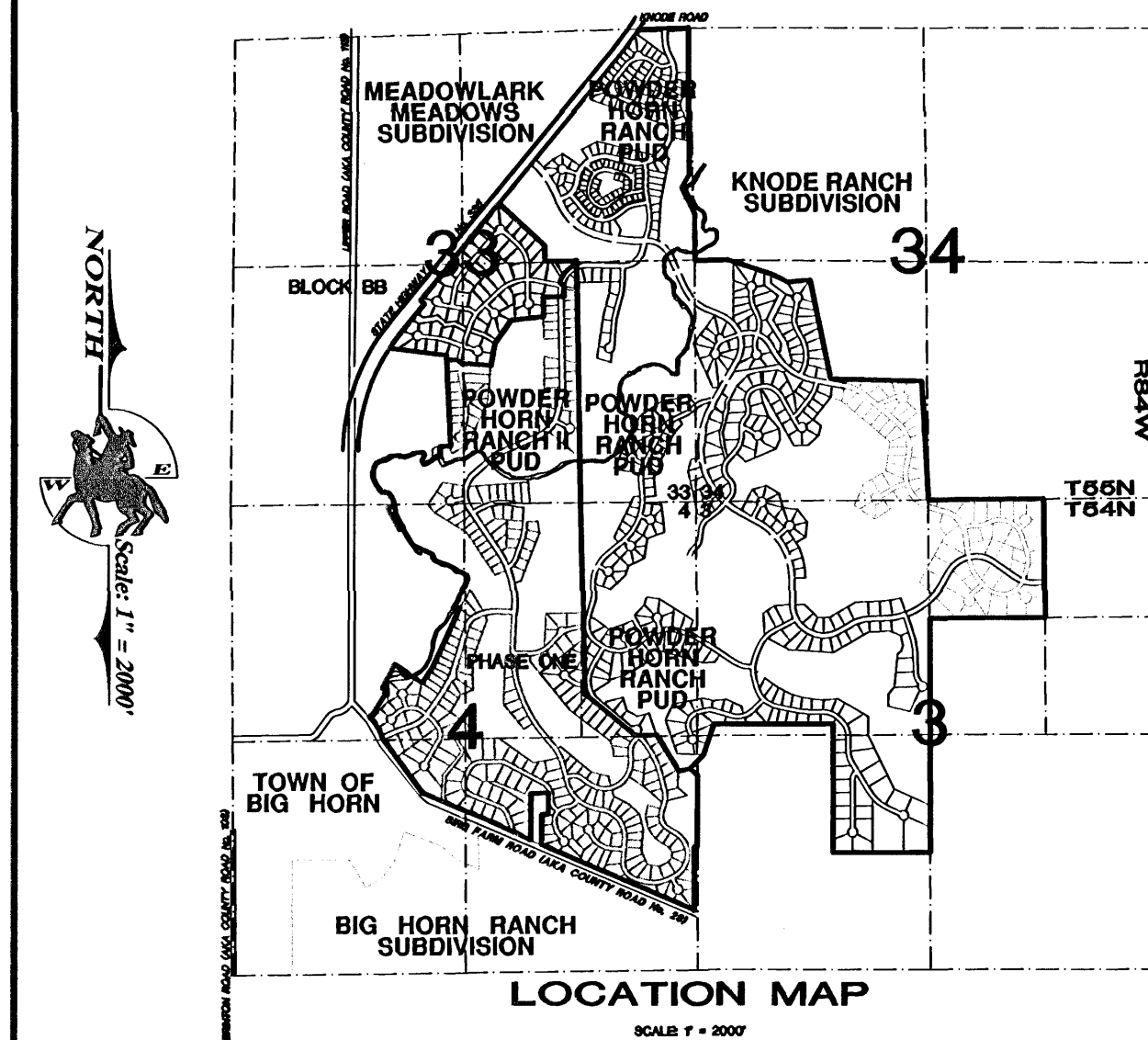
STATE OF WYOMING }
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:00 O'CLOCK THIS 10th DAY OF April, 2003, PLAT NUMBER P-67.

INSTRUMENT NUMBER 437523 FEE 50.00

CLERK: [Signature]
DEPUTY COUNTY CLERK: [Signature]

NOTES

- ALL LOT CORNERS MARKED BY 5/8" x 24" REBAR AND 2" 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 COORDINATE SYSTEM (EAST CENTRAL ZONE).



MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801
PHONE: (307) 674-4224 FAX: (307) 672-9492