



POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT BLOCK CC

LOCATED IN W1/2SE1/4 & E1/2SW1/4 OF SECTION 33, T 55 N, R 84 W, OF THE 6th P.M. SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 8.85 ACRES

TOTAL LOTS = 16

The
Powder
Horn II

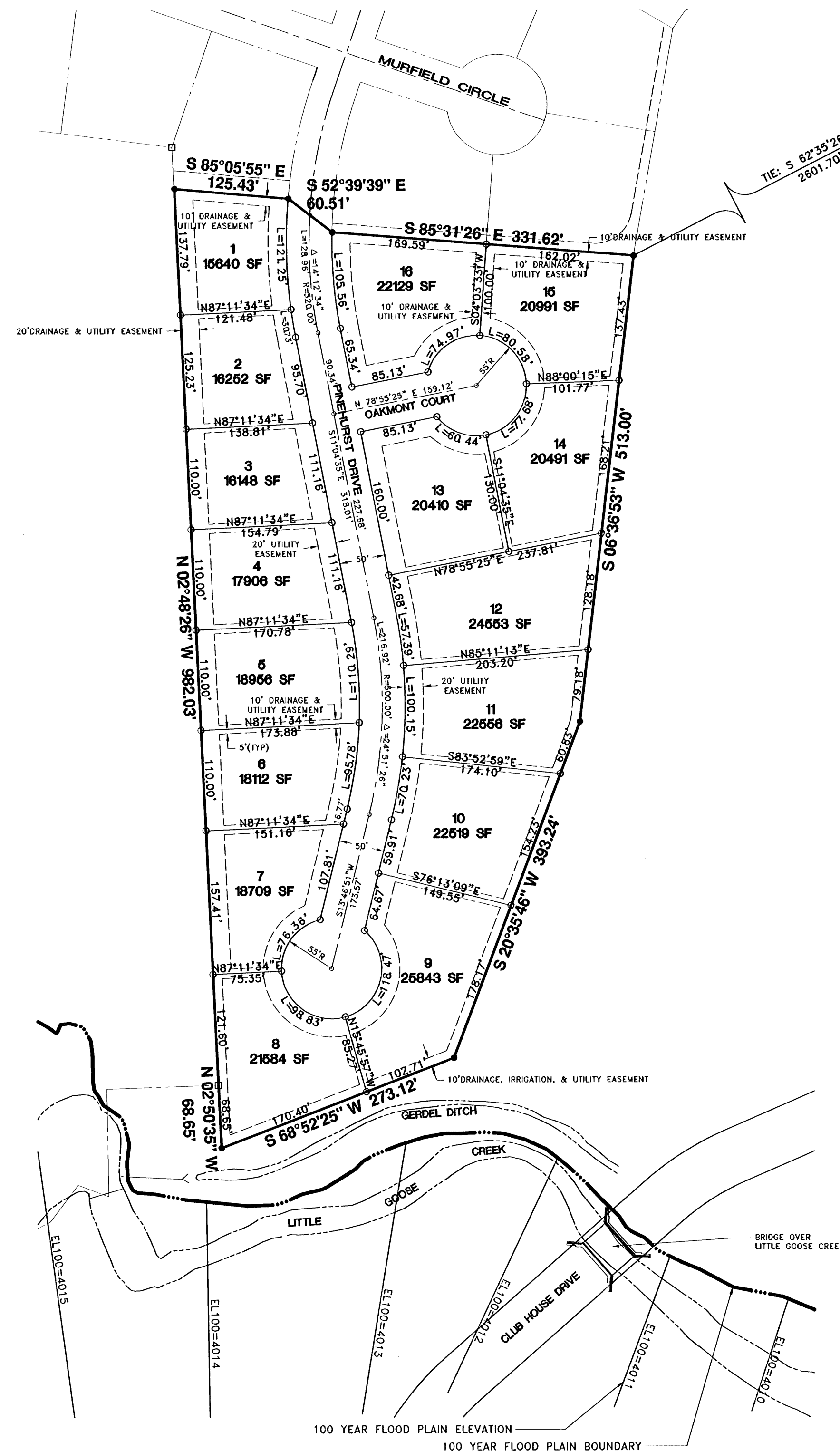
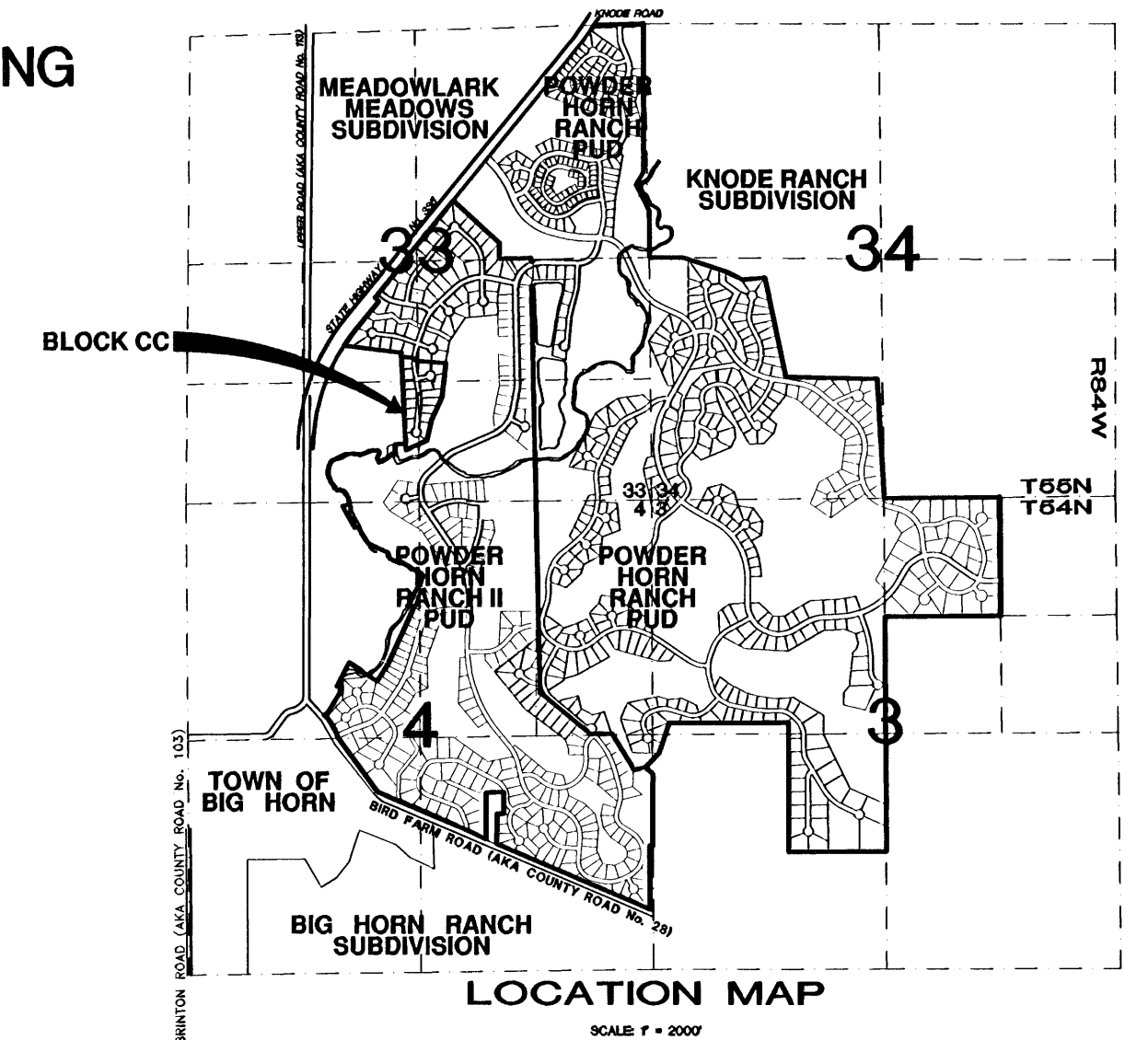


PREPARED FOR:
POWDER HORN RANCH-2, LLC
P.O. BOX 2007
SHERIDAN, WYOMING 82801

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



WYOMING STATE PLANE COORDINATES
NAD 83 (1993)
NORTHING=566,320.82
EASTING=429,584.43
EAST QUARTER CORNER
SECTION 33, T 55 N, R 84 W
(1 1/2" ALUMINUM CAP LS2615)

NOTES

1. ALL LOT CORNERS MARKED BY 5/8" 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 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.
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).

LEGEND

- BOUNDARY
- 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
- 100 YEAR FLOODPLAIN
- CENTERLINE PC/PT
- INTERIOR LOT CORNER
SET 2" ALUMINUM CAP PE & LS 3864
- SUBDIVISION BOUNDARY CORNER
SET 2" ALUMINUM CAP PE & LS 3864
- 1-1/2" AL CAP LS 2615

NOTE

THE LOTS ON THIS PLAT ARE SUBJECT TO 40 CONDITIONS OF APPROVAL AS PER THE SHERIDAN COUNTY BOARD OF COUNTY COMMISSIONERS, JANUARY 6, 2004. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY ENGINEERING OR PLANNING OFFICE, 224 S. MAIN, SUITE B8-E, SHERIDAN, WYOMING 82801 (REFERENCE FILE S-04-001 AND S-04-002)

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE W1/2SE1/4 AND E1/2SW1/4 OF SECTION 33, T 55 N, R 84 W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S62°35'28"W, 2601.70 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE S08°36'53"W, 513.00 FEET; THENCE S20°35'46"W, 393.24 FEET; THENCE S68°52'25"W, 273.12 FEET; THENCE N02°50'35"W, 68.65'; THENCE N02°48'26"W, 982.03 FEET; THENCE S85°09'55"E, 125.43 FEET; THENCE S52°39'39"E, 60.51 FEET; THENCE S85°31'28"E, 331.62 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 8.85 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT, BLOCK CC, 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 ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

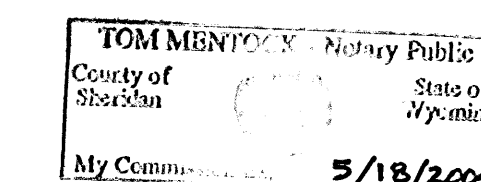
EXECUTED THIS 30th DAY OF JANUARY, 2004.

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 30th DAY OF JAN., 2004, 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

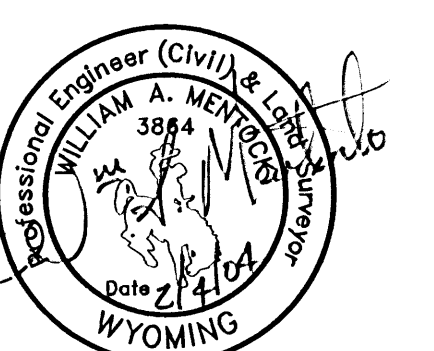


NOTARY PUBLIC

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 CC, 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 24th DAY OF March, 2004.

ATTEST:
Billie Little CLERK
John Stambaugh CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 26th DAY OF March, 2004.

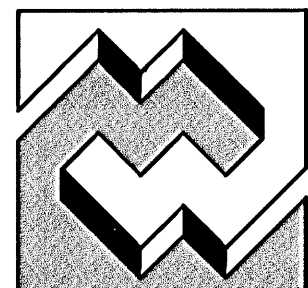
ATTEST:
Charles J. Raymond COUNTY CLERK
Steve Dwyer Special Deputy

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK THIS 12th DAY OF APRIL, 2004, PLAT NUMBER P-68, INSTRUMENT NUMBER 472253, FEE \$0.00.

Cynthia Keltner COUNTY CLERK
Dele R. Rawlings DEPUTY COUNTY CLERK



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

Partial Vacation 7-11-07 BK 487 Pg 439