

FINAL PLAT OF
**POWDER HORN RANCH
MINOR No. 25 SUBDIVISION**

PREPARED FOR: POWDER HORN RANCH II, LLC
23 COUNTRY CLUB LANE
SHERIDAN, WY 82801

PREPARED BY : **SANDERSON
STEWART**

1095 Sugar View Drive
Sheridan, Wyoming 82801
Phone: 307.674.4224
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BEING A SUBDIVISION OF LOT 1 OF WEST FALLS AT THE POWDER HORN
AND A TRACT OF LAND SITUATED IN LOT 2 AND THE SW1/4NE1/4
OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST,
TOTAL ACREAGE = 0.60 ACRES
TOTAL NO. OF LOTS = 1

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF THE TRACT OF LAND
BEING LOT 1 OF WEST FALLS AT THE POWDER HORN AND A
TRACT OF LAND SITUATED IN LOT 2 AND THE SW1/4NE1/4 OF
SECTION 4, ALL IN TOWNSHIP 54 NORTH, RANGE 84 WEST, OF
THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EASTERLY
RIGHT-OF-WAY OF DORNOCH DRIVE S 66°40'29" E, 3,133.97
FEET FROM THE NORTHWEST CORNER OF SAID SECTION 4;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY S 27°44'51" E,
34.77 FEET; THENCE S 23°34'35" W, 210.33 FEET; THENCE N
73°25'38" W, 131.41 FEET TO A POINT ON THE EASTERLY
RIGHT-OF-WAY OF DORNOCH DRIVE; THENCE ALONG SAID
EASTERLY RIGHT-OF-WAY N 16°34'22" E, 48.31 FEET; THENCE
ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF
45°40'47", A RADIUS OF 170.00 FEET, AN ARC LENGTH OF
135.53 FEET AND A CHORD BEARING AND DISTANCE OF
N 39°24'45" E, 131.97 FEET; THENCE ALONG A CURVE TO THE
RIGHT WITH A CENTRAL ANGLE OF 12°38'24", A RADIUS OF
470.00 FEET, AN ARC LENGTH OF 103.69 FEET AND A CHORD
BEARING AND DISTANCE OF N 68°34'21" E, 103.48 FEET TO THE
POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN
ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED
OWNERS AND PROPRIETORS, CONTAINING 0.60 ACRES MORE OR
LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS
POWDER HORN RANCH MINOR No. 25 SUBDIVISION, 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 30th DAY OF Sept, 2009.

BY: Homer Scott, Jr.
POWDER HORN RANCH II, LLC
HOMER SCOTT, JR., MANAGER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 30th DAY OF Sept, 2009, BY HOMER SCOTT, JR.

WITNESS MY HAND AND OFFICIAL SEAL.

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

MY COMMISSION EXPIRES: May 17, 2011

EXECUTED THIS 24th DAY OF September, 2009.

BY: Mick McMurry
EAST LAND DEVELOPMENT, LLC
MICK MCMURRY, MANAGING MEMBER

STATE OF WYOMING }
COUNTY OF SHERIDAN } NATRONA SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 24th DAY OF September, 2009, BY MICK MCMURRY.

WITNESS MY HAND AND OFFICIAL SEAL.

Thomas R. Blum
THOMAS R. BLUM, NOTARY PUBLIC
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES: 6 April 2011

CERTIFICATE OF COUNTY PLANNING COMMISSION

ACTION TAKEN BY THE SHERIDAN COUNTY PLANNING COMMISSION
THIS 2nd DAY OF September, 2009.

ATTEST:

Gregory D. Vogt
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 15th DAY OF September, 2009.

ATTEST:

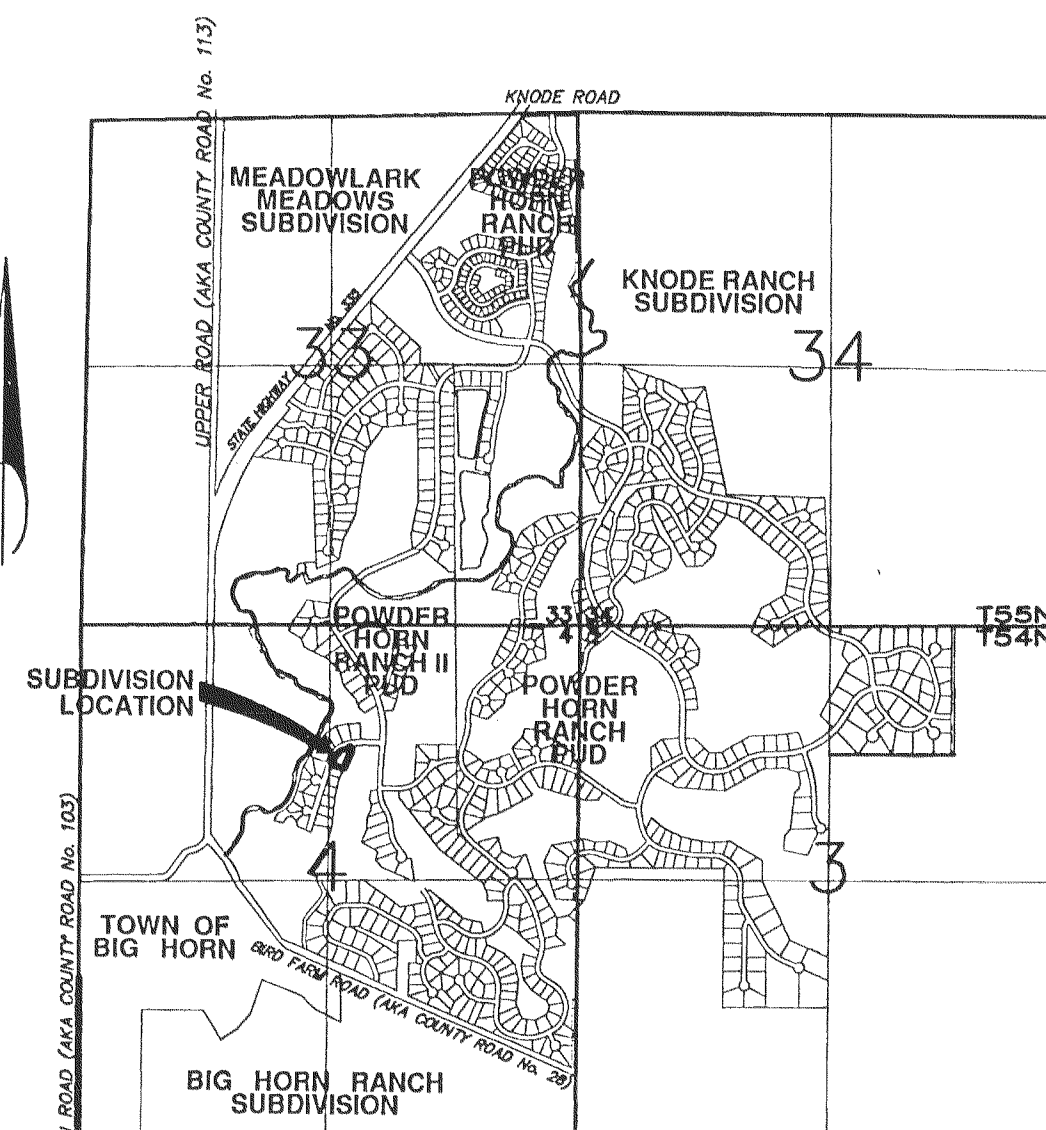
Carla J. Raymond Robert L. Vestberg
COUNTY CLERK, Deputy CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY
OFFICE AT 4:30 O'CLOCK THIS 28 DAY OF OCT, 2009,
PLAT NUMBER P-92, INSTRUMENT NUMBER 654839
FEE 50.00

Chadley Kallstrom Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK



LOCATION MAP
SCALE: 1" = 2000'
NO LEGEND

LEGEND

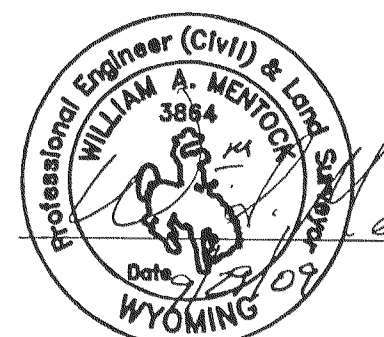
- = FOUND 2" ALUMINUM CAP PE&LS 3864
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP PE&LS 3864

NOTES:

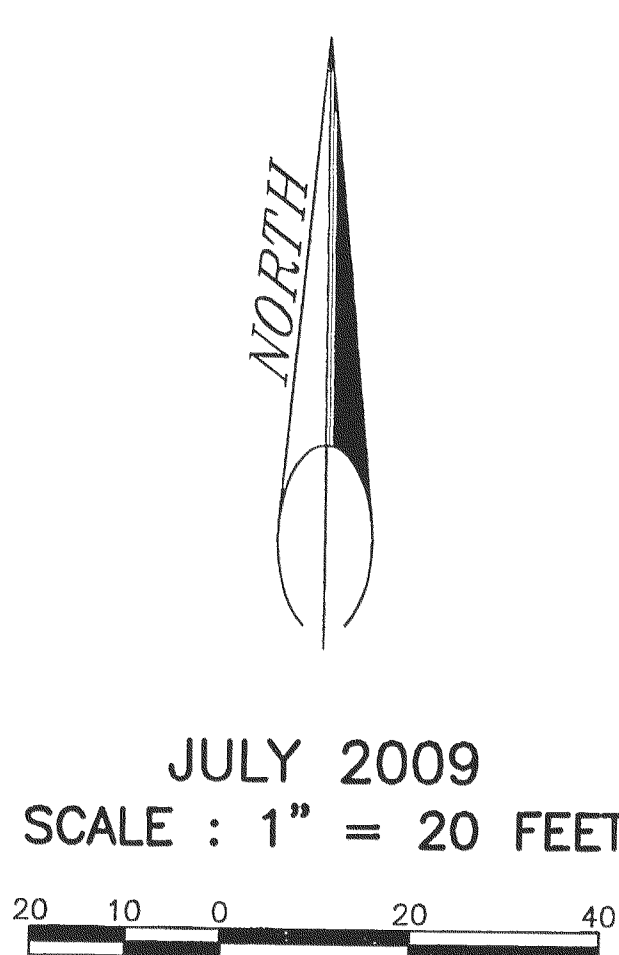
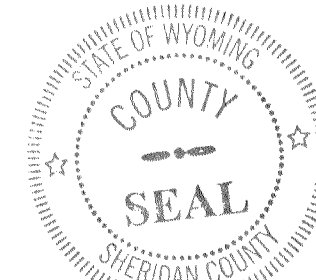
1. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED.
2. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO, THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
3. 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.
4. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE POWDER HORN ARCHITECTURAL REVIEW COMMITTEE.
5. BASIS OF BEARING IS WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE).
6. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.
7. MAIL BOX LOCATION IS THE EXISTING CLUSTER BOX AT THE POWDER HORN ENTRANCE ON POWDER HORN ROAD.

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 POWDER HORN RANCH MINOR No. 25 SUBDIVISION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



William A. Mentock
WYOMING P.E. & L.S. No. 3864



JULY 2009
SCALE : 1" = 20 FEET

SECTION 4 & 5, T54N,
R84W SECTION 32 & 33,
T55N, R84W, 6th PM
3 1/4" BRASS CAP LS 537
WYOMING STATE PLANE
COORDINATES NAD 83 (1993)
NORTHING=1855218.89
EASTING=1400863.10

