

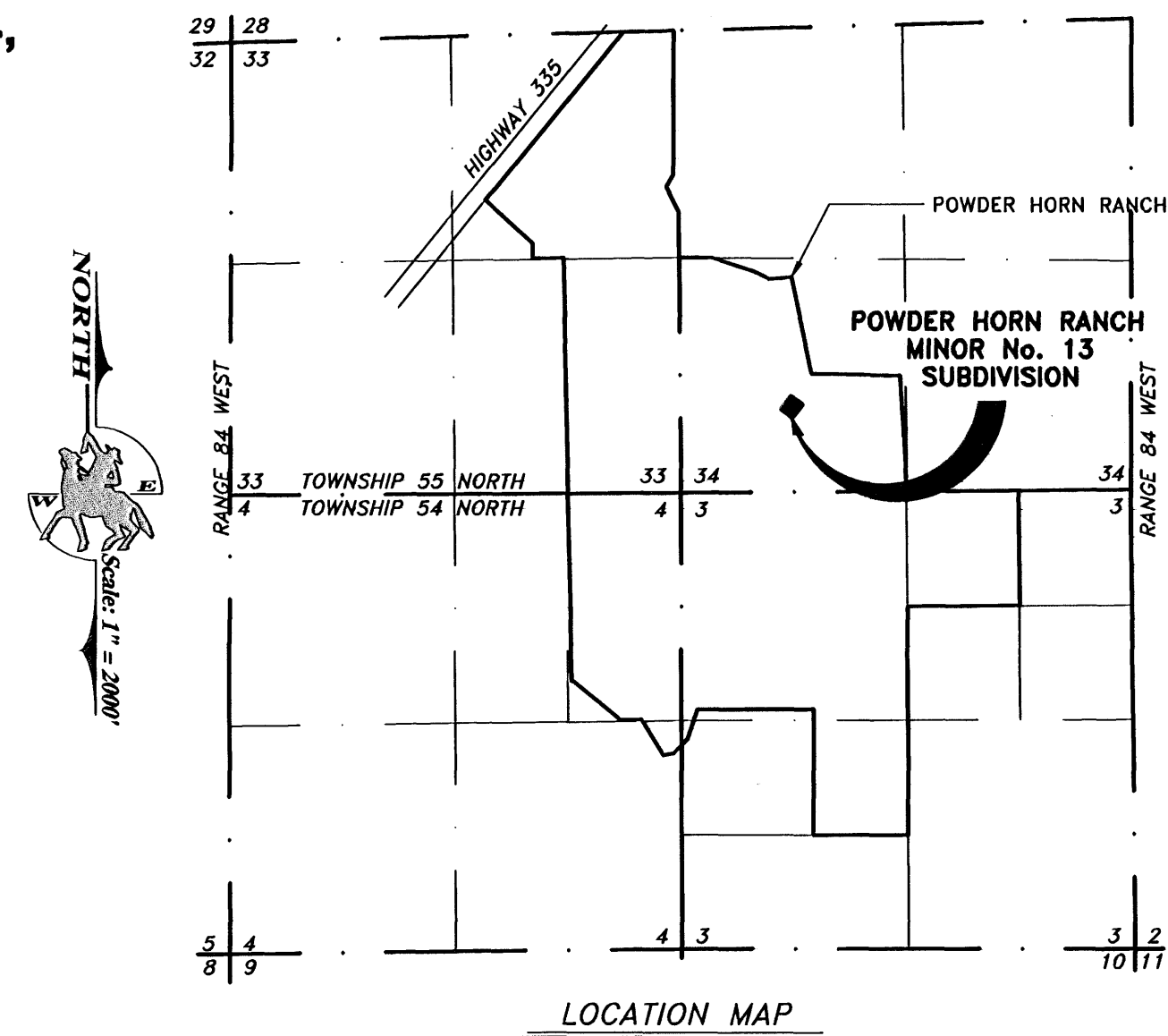


PLAT OF
POWDER HORN RANCH
MINOR No. 13 SUBDIVISION
BEING A REPLAT OF LOTS 18 & 19 OF BLOCK K,
POWDER HORN RANCH P.U.D., PHASE TWO
LOCATED IN THE S1/2SW1/4 OF SECTION 34,
TOWNSHIP 55 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING
TOTAL AREA = 0.76 ACRES
TOTAL NUMBER OF LOTS = 1

WYOMING STATE PLANE COORDINATES
NAD 83 (1993)
NORTHING = 566,320.62
EASTING = 428,584.43
EAST QUARTER CORNER
SECTION 33, T54N, R84W
(1 1/2" ALUMINUM CAP LS2615)

BLOCK K

BLOCK K



CURVE DATA
R = 525.00'
Δ = 15°04'31"
L = 138.13'
CHORD
N 30°47'12" E
137.74'

LONGHORN DRIVE

1
33,142 sq ft

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" 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 COORDINATES (EAST CENTRAL ZONE).

LEGEND

- EXISTING LOT OR DEDICATED STREET
- MINOR No. 13 BOUNDARY
- 1/16 SECTION LINE (REFER TO LOCATION MAP)
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- FOUND REBAR & 1-1/2" ALUM. CAP - PE & LS No. 3864
SET 2" ALUM. CAP - PE & LS No. 3864

CERTIFICATE OF DEDICATION
THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND BEING LOT 18 AND LOT 19 OF BLOCK K, POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE TWO, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S42°54'40"E, 2032.93 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S66°45'03"E, 177.25 FEET; THENCE S38°19'27"W, 231.50 FEET; THENCE N51°40'33"W, 153.08 FEET; THENCE N38°19'27"E, 48.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A DELTA OF 15°04'31" AND AN ARC LENGTH OF 138.13 FEET WITH A CHORD BEARING AND DISTANCE OF N30°47'12"E, 137.74 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 0.76 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR No. 13 SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE 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 11 DAY OF JULY, 2001.
BY: Bernard J. Vertnik, Sole Trustee
BERNARD J. VERTNIK,
SOLE TRUSTEE UNDER THE BERNARD J. VERTNIK LIVING TRUST,
DATED MARCH 4, 1997
STATE OF MINNESOTA } ss:
COUNTY OF RICE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF JULY, 2001, BY BERNARD J. VERTNIK, SOLE TRUSTEE UNDER THE BERNARD J. VERTNIK LIVING TRUST, WITNESS MY HAND AND OFFICIAL SEAL.

COMMISSION EXPIRES: 01-31-05
LOLA L. KIRCHNER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005
LOLA L. Kirchner
NOTARY PUBLIC

BY: Cecelia L. Chura, Sole Trustee
CECELIA L. CHURA,
SOLE TRUSTEE UNDER THE CECELIA L. CHURA LIVING TRUST,
DATED MARCH 4, 1997
STATE OF MINNESOTA } ss:
COUNTY OF RICE }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF JULY, 2001, BY CECELIA L. CHURA, SOLE TRUSTEE UNDER THE CECELIA L. CHURA LIVING TRUST, WITNESS MY HAND AND OFFICIAL SEAL.

COMMISSION EXPIRES: 01-31-05
LOLA L. KIRCHNER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005
LOLA L. Kirchner
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN } DULY
I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

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

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 6th DAY OF JUNE, 2001.
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 19th DAY OF JUNE, 2001.
ATTEST:
COUNTY CLERK
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK THIS 7 DAY OF JAN., 2002, PLAT NUMBER P-60, INSTRUMENT NUMBER 396821, FEE 50.00.
COUNTY CLERK
DEPUTY COUNTY CLERK

PREPARED FOR:
BERNARD J. VERTNIK
CECELIA L. CHURA
16310 CRYSTAL HILLS DR.
LAKEVILLE, MN 55044
PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

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