

1/4 CORNER BETWEEN
SECTION 33 and SECTION 34
1-1/2" AL. CAP - LS 2615

PLAT OF POWDER HORN RANCH MINOR No. 2 SUBDIVISION

BEING A RE-SUBDIVISION OF
LOTS 6, 7, 8, and 9 OF BLOCK H (TRACT 1)
and LOTS 6, 7, and 8 OF BLOCK I (TRACT 2)
WITHIN POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT, PHASE TWO

LOCATED IN
SE1/4SE1/4 OF SECTION 33
and
SW1/4SW1/4 OF SECTION 34
T 55 N, R 84 W OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 2.999 ACRES
TOTAL No. of LOTS = 7

- *NOTES -
1. ALL LOT CORNERS MARKED BY 5/8" REBAR AND 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 SUPERCEDE AND GOVERN.
 5. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE ARCHITECTURAL REVIEW COMMITTEE.
 6. BASIS OF BEARING IS STATE PLANE COORDINATES (EAST CENTRAL ZONE)

NOTE:
THE FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE TWO FILED IN BOOK 378 OF DEEDS, PAGE 321.

THE SECOND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE TWO FILED IN BOOK 378 OF DEEDS, PAGE 486.

LEGEND

UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT

SCALE: 1" = 100'

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 33 AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 34 WITHIN TOWNSHIP 55 NORTH, RANGE 84 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) BEGINNING AT A POINT LOCATED S 2°58'19"E, 2238.57 FEET FROM THE QUARTER CORNER BETWEEN SAID SECTIONS 33 AND 34; THENCE N 81°29'00"E, 216.88 FEET; THENCE S 1°40'55"E, 70.25 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 84°52'56", AND ARC LENGTH OF 259.26 FEET, WITH CHORD BEARING AND DISTANCE OF S 6°29'05"E, 236.19 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 90°19'04", AND ARC LENGTH OF 197.04 FEET, WITH CHORD BEARING AND DISTANCE OF S 3°42'01"E, 177.27 FEET; THENCE S 41°27'51"W, 41.54 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 18°43'02", AND ARC LENGTH OF 251.54 FEET, WITH CHORD BEARING AND DISTANCE OF N 37°19'21"W, 250.42 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 19°28'51", AND ARC LENGTH OF 295.30 FEET, WITH CHORD BEARING AND DISTANCE OF N 18°14'26"W, 293.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.827 ACRES, MORE OR LESS,

AND

(2) BEGINNING AT A POINT LOCATED S 0°41'06"W, 2257.14 FEET FROM THE QUARTER CORNER BETWEEN SAID SECTIONS 33 AND 34; THENCE N 81°29'00"E, 84.65 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 19°28'51", AND ARC LENGTH OF 315.66 FEET, WITH CHORD BEARING AND DISTANCE OF S 18°14'26"E, 314.15 FEET; THENCE S 62°02'08"W, 190.35 FEET; THENCE N 12°37'54"W, 251.63 FEET; THENCE N 17°38'20"E, 135.90 FEET TO THE POINT OF BEGINNING, CONTAINING 1.172 ACRES, MORE OR LESS,

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, TOTALING 2.999 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS POWDER HORN RANCH MINOR NO. 2 SUBDIVISION 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 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 11th DAY OF December, 1996.

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

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1996, BY HOMER SCOTT, JR.

MY COMMISSION EXPIRES: June 11, 1999
PUBLIS
SHERIDAN CO. WY.
NOTARY PUBLIC

EXECUTED THIS ____ DAY OF ____, 1996.

BY: Kurt W. King
KURT W. KING

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1996, BY KURT W. KING.

MY COMMISSION EXPIRES: 12/31/97
SARALEE R. VOSS
NOTARY PUBLIC

EXECUTED THIS 11th DAY OF December, 1996.

BY: Carlyn R. King
CARLYN R. KING

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1996, BY CARLYN R. KING.

MY COMMISSION EXPIRES: 10/31/97
SARALEE R. VOSS
NOTARY PUBLIC

EXECUTED THIS 11th DAY OF December, 1996.

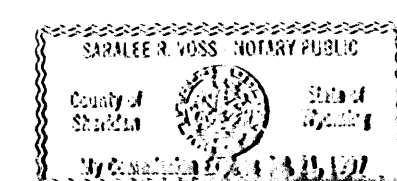
BY: Matthew A. Mentock
TRUST OFFICER, FIRST INTERSTATE BANK OF COMMERCE -
TRUSTEE OF THE SUSAN ELIZABETH SCOTT BAKER TRUST

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

ON THIS 11th DAY OF December, 1996 BEFORE ME PERSONALLY APPEARED Matthew A. Mentock TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE TRUST OFFICER OF FIRST INTERSTATE BANK OF COMMERCE, AND THAT FIRST INTERSTATE BANK OF COMMERCE IS THE TRUSTEE OF THE SUSAN ELIZABETH SCOTT BAKER TRUST, THAT THIS INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID TRUST, THAT THE TRUSTEE HAD THE AUTHORITY UNDER THE TERMS OF THE WRITTEN TRUST INSTRUMENT, AND THAT THE TRUSTEE ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10/31/97
SARALEE R. VOSS
NOTARY PUBLIC



EXECUTED THIS 9th DAY OF December, 1996.

BY: James D. Swenson
JAMES D. SWENSON

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, 1996, BY JAMES D. SWENSON.

MY COMMISSION EXPIRES: 1/17/2000
PUBLIS
NOTARY PUBLIC

EXECUTED THIS 9th DAY OF December, 1996.

BY: Doris J. Berry Swenson
DORIS J. BERRY SWENSON

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, 1996, BY DORIS J. BERRY SWENSON.

MY COMMISSION EXPIRES: 1/17/2000
PUBLIS
NOTARY PUBLIC

EXECUTED THIS 6th DAY OF December, 1996.

BY: Kevin L. Baker
KEVIN L. BAKER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December, 1996, BY KEVIN L. BAKER.

MY COMMISSION EXPIRES: May 18, 2000
PUBLIS
NOTARY PUBLIC

EXECUTED THIS 25th DAY OF November, 1996.

BY: John M. Cliekman
JOHN M. CLIKEMAN

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF November, 1996, BY JOHN M. CLIKEMAN.

MY COMMISSION EXPIRES: 6/18/2000
WILLIAM A. MENTOCK
NOTARY PUBLIC

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 POWDER HORN RANCH MINOR No. 2 SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF MY SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

WILLIAM A. MENTOCK
P.E. & L.S. No. 38643
12/19/96

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 6th DAY OF November, 1996.

ATTEST:
SHERIDAN COUNTY 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 November, 1996.

ATTEST:
SHERIDAN 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 2:50 O'CLOCK THIS 26th DAY OF DEC., 1996. PLAT NUMBER 244768, FEE \$50.00.

WILLIAM A. MENTOCK
COUNTY CLERK
DEPUTY COUNTY CLERK

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492