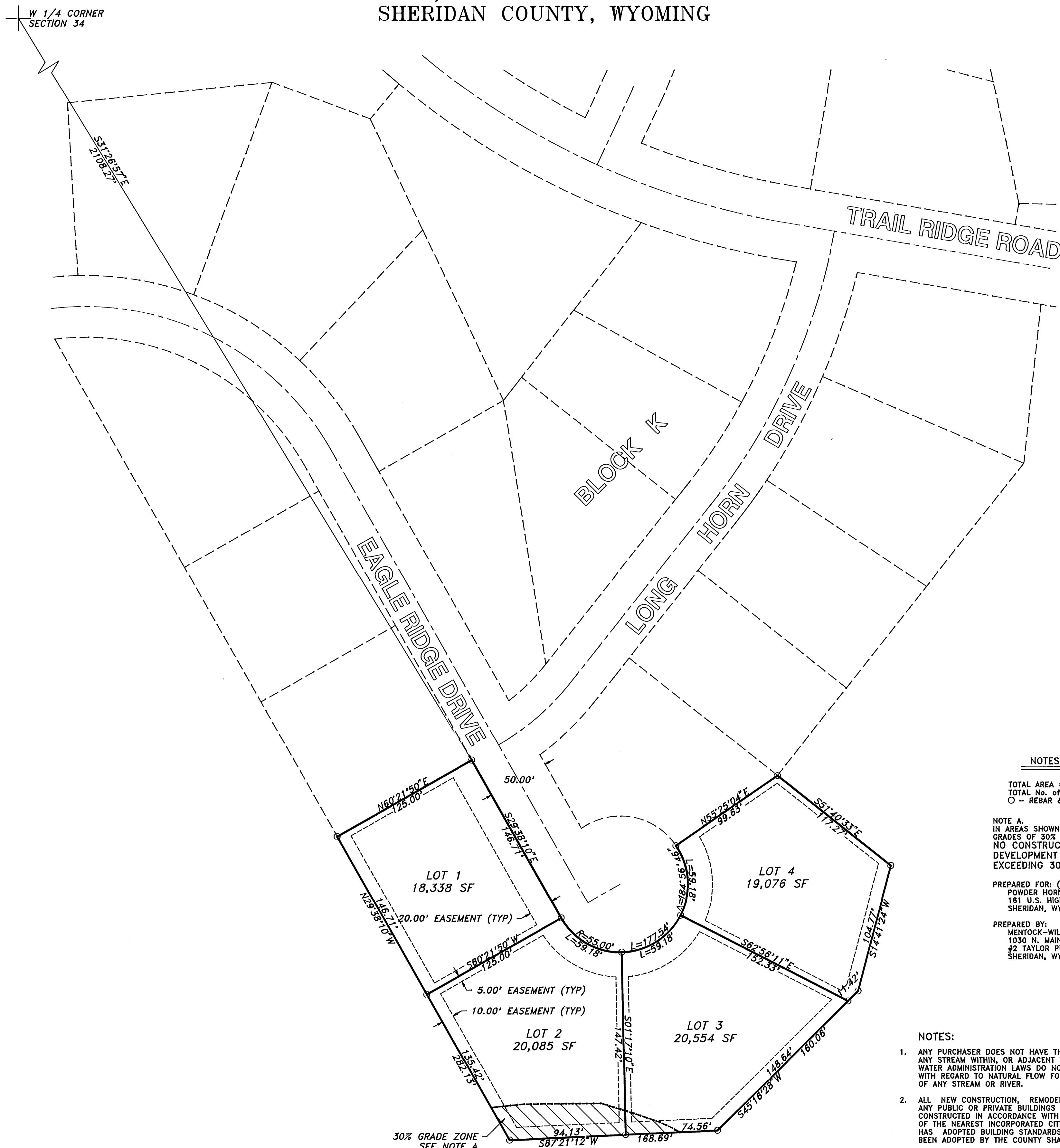


PLAT OF POWDER HORN RANCH MINOR NO. 3 SUBDIVISION

BEING A REPLAT OF LOTS 22, 23, 24, 25, AND 26, BLOCK K
POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE TWO
LOCATED IN THE S1/2 SW1/4 OF SECTION 34, TOWNSHIP 55 NORTH,
RANGE 84 WEST, OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING



NOTES

TOTAL AREA = 1.79 ACRES
TOTAL No. of LOTS = 4
O - REBAR & ALUMINUM CAP

NOTE A.
IN AREAS SHOWN AS 30% GRADE ZONES
GRADES OF 30% OR MORE EXIST -
NO CONSTRUCTION, GRADING, OR OTHER
DEVELOPMENT SHALL OCCUR ON AREAS
EXCEEDING 30% GRADE

PREPARED FOR: (OWNER)
POWDER HORN RANCH, L.L.C.
181 U.S. HIGHWAY 335
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 N. MAIN ST.
#2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

NOTES:

1. 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.
2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND 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.
3. COVENANTS RECORDED IN BOOK _____, PAGE _____.

CERTIFICATE OF DEDICATION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

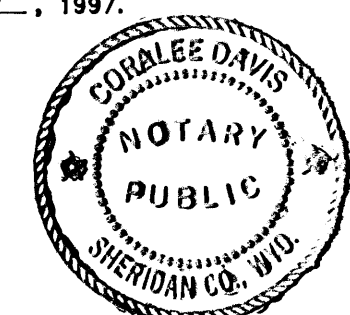
BEGINNING AT A POINT LOCATED S31°28'57"E, 2108.27 FEET FROM THE WEST QUARTER CORNER OF SECTION 34; THENCE S29°38'10"E, 146.71 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 55 FEET, A CENTRAL ANGLE OF 184°58'48", AND AN ARC LENGTH OF 177.54 FEET, WITH A CHORD BEARING AND DISTANCE N57°53'27"E, 109.90 FEET; THENCE N8°29'04"E, 99.63 FEET; THENCE S51°40'33"E, 117.27 FEET; THENCE S14°41'24"W, 104.77 FEET; THENCE S45°18'28"W, 160.08 FEET; THENCE S87°21'12"W, 168.69 FEET; THENCE N29°38'10"W, 282.13 FEET; THENCE N60°21'50"E, 125.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.79 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; CONTAINING 1.79 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR NO. 3 SUBDIVISION AND DO HEREBY 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 19th DAY OF FEBRUARY, 1997.

BY: *Homer Scott, Jr.*
POWDER HORN RANCH L.L.C.
BY HOMER SCOTT, JR.
MANAGER



STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF FEBRUARY, 1997, BY HOMER SCOTT, JR.

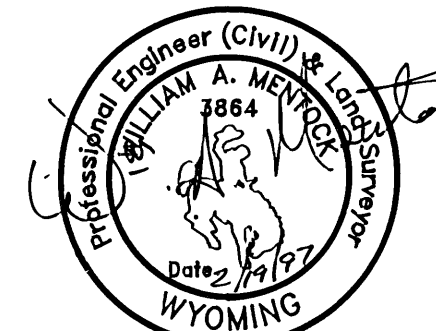
MY COMMISSION EXPIRES: June 11, 1999

Charles Davis
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, DO HEREBY CERTIFY THAT THIS PLAT OF THE POWDER HORN RANCH MINOR NO.3 SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



SHERIDAN COUNTY PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 17th DAY OF December, 1997

ATTEST:

Charles Davis *William A. Mentock*
CLERK CHAIRMAN

BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 17th DAY OF December, 1997.

ATTEST:

Nancy Smith *William A. Mentock*
COUNTY CLERK CHAIRMAN

CERTIFICATE OF COUNTY CLERK and RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK A.M. ON APRIL 7, 1997, AND RECORDED IN PLAT BOOK P-41 ON PAGE 41.

INSTRUMENT No. 252262 FEE \$5.00

Paul R. Rawlings *Paul R. Rawlings*
COUNTY CLERK DEPUTY COUNTY CLERK