PLAT
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE TWO

*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.

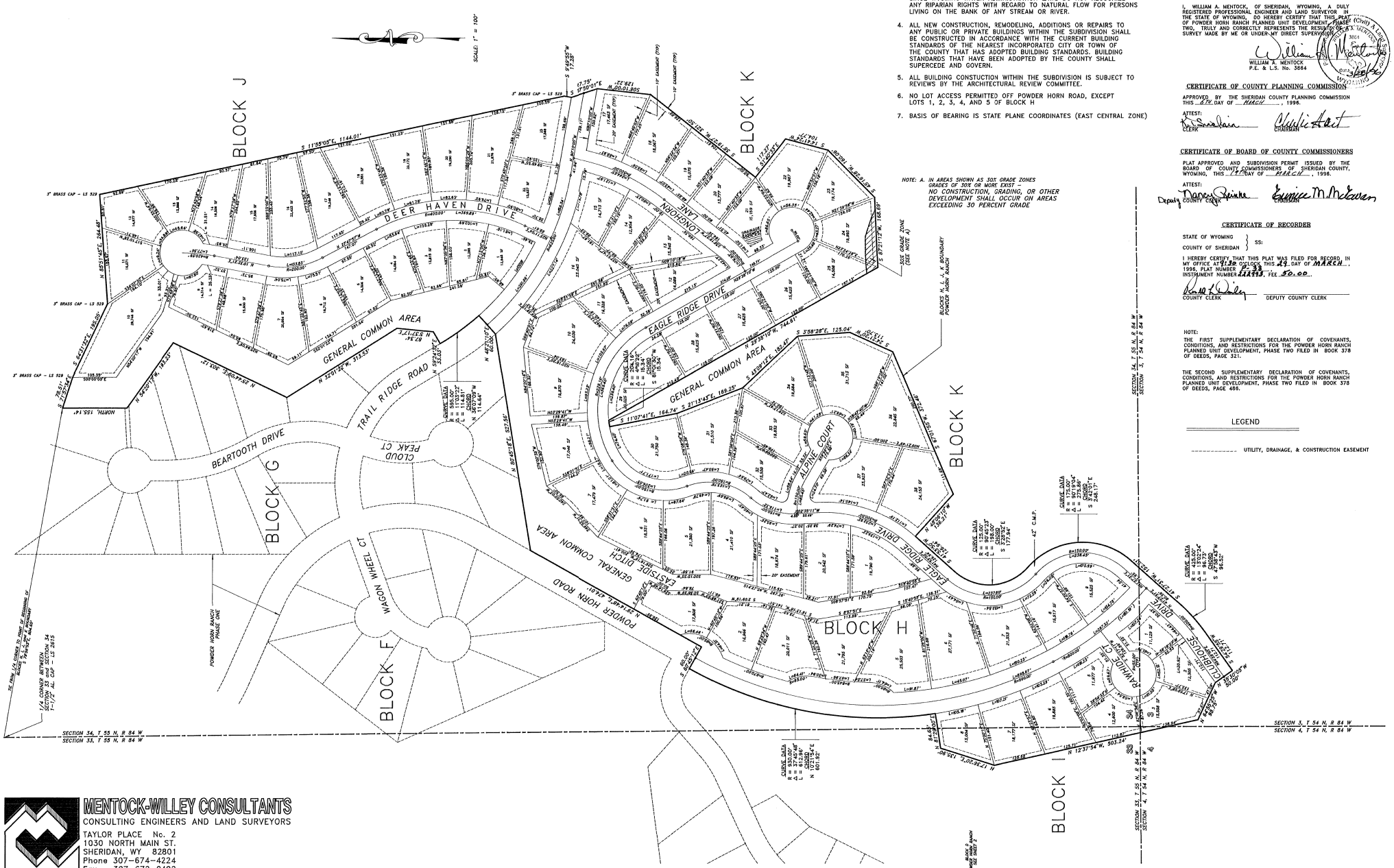
4. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERCEDE AND GOVERN.

5. ALL BUILDING CONSTUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE ARCHITECTURAL REVIEW COMMITTEE.

6. NO LOT ACCESS PERMITTED OFF POWDER HORN ROAD, EXCEPT LOTS 1, 2, 3, 4, AND 5 OF BLOCK H

7. BASIS OF BEARING IS STATE PLANE COORDINATES (EAST CENTRAL ZONE)

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 PERCENT GRADE



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

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 PLANNED UNIT DEVELOPMENT, PHASE TWO, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

William A. Mentock

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

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 6TH DAY OF MARCH, 1996.

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 MARCH, 1996.

ATTEST:

Deputy COUNTY CLERK — 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 9:30 O'CLOCK THIS 27 DAY OF MARCH, 1996, PLAT NUMBER P-38, INSTRUMENT NUMBER 122793, FEE 50.00.

COUNTY CLERK — DEPUTY COUNTY CLERK

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

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

JANUARY 23, 1996

Partial Vacation 1-7-02 BK 420 Pg 69 Partial Vacation 1-7-02 BK 420 Pg 72 Partial Vacation 1-7-02 BK 420 Pg 75

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