



PLAT OF POWDER HORN RANCH MINOR No. 6 SUBDIVISION

BEING A REPLAT OF LOTS 3, 4, AND 5,
POWDER HORN RANCH, MINOR No. 4 SUBDIVISION
AND A PORTION OF THE SE1/4 NE 1/4 OF SECTION 4, TOWNSHIP 54 NORTH,
RANGE 84 WEST OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 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).

NOTES / LEGEND

TOTAL AREA = 1.32 ACRES
TOTAL NUMBER OF LOTS = 2
• SET REBAR AND ALUMINUM CAP PE LS 3864
----- UTILITY EASEMENT
----- BUILDING SETBACK LINE

CERTIFICATE OF DEDICATION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S12°27'09"E, 2415.52 FEET FROM THE EAST SIXTEENTH CORNER BETWEEN SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST AND SECTION 35, TOWNSHIP 55 NORTH, RANGE 84 WEST; THENCE S62°17'26"E, 139.11 FEET; THENCE N59°31'16"E, 131.87 FEET; THENCE S18°59'19"E, 262.57 FEET; THENCE N89°38'07"W, 224.43 FEET; THENCE N00°00'00"E, 2.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 203°06'46", AND AN ARC LENGTH OF 194.97 FEET, WITH A CHORD BEARING AND DISTANCE OF N13°32'44"W, 107.77 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 64°37'23", AND AN ARC LENGTH OF 56.39 FEET, WITH A CHORD BEARING AND DISTANCE OF N82°47'26"W, 53.45 FEET; THENCE N50°28'44"W, 131.87 FEET; THENCE N39°31'16"E, 102.25 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 1.32 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR No. 6 SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS 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 27th DAY OF JANUARY, 1998.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF JANUARY, 1998, BY HOMER SCOTT, JR., THE MANAGER OF POWDER HORN RANCH, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2000

Tom Mentock
NOTARY PUBLIC
My Commission Expires 5/18/2000

EXECUTED THIS 2nd DAY OF FEBRUARY, 1998.

BY: *Leslie L. Durland*
LESLIE L. DURLAND (OWNER)
Anne E. Crandall
ANNE E. CRANDALL (OWNER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF FEBRUARY, 1998, BY LESLIE L. DURLAND AND BY ANNE E. CRANDALL, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2000

Tom Mentock
NOTARY PUBLIC
My Commission Expires 5/18/2000

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 MINOR No. 6 SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

William A. Mentock
WILLIAM A. MENTOCK
WY P.E. & L.S. No. 3884

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 4th DAY OF FEBRUARY, 1998.

ATTEST:
Allen Sherman Clerk
Jay O. Stender Chairman

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 17th DAY OF FEBRUARY, 1998.

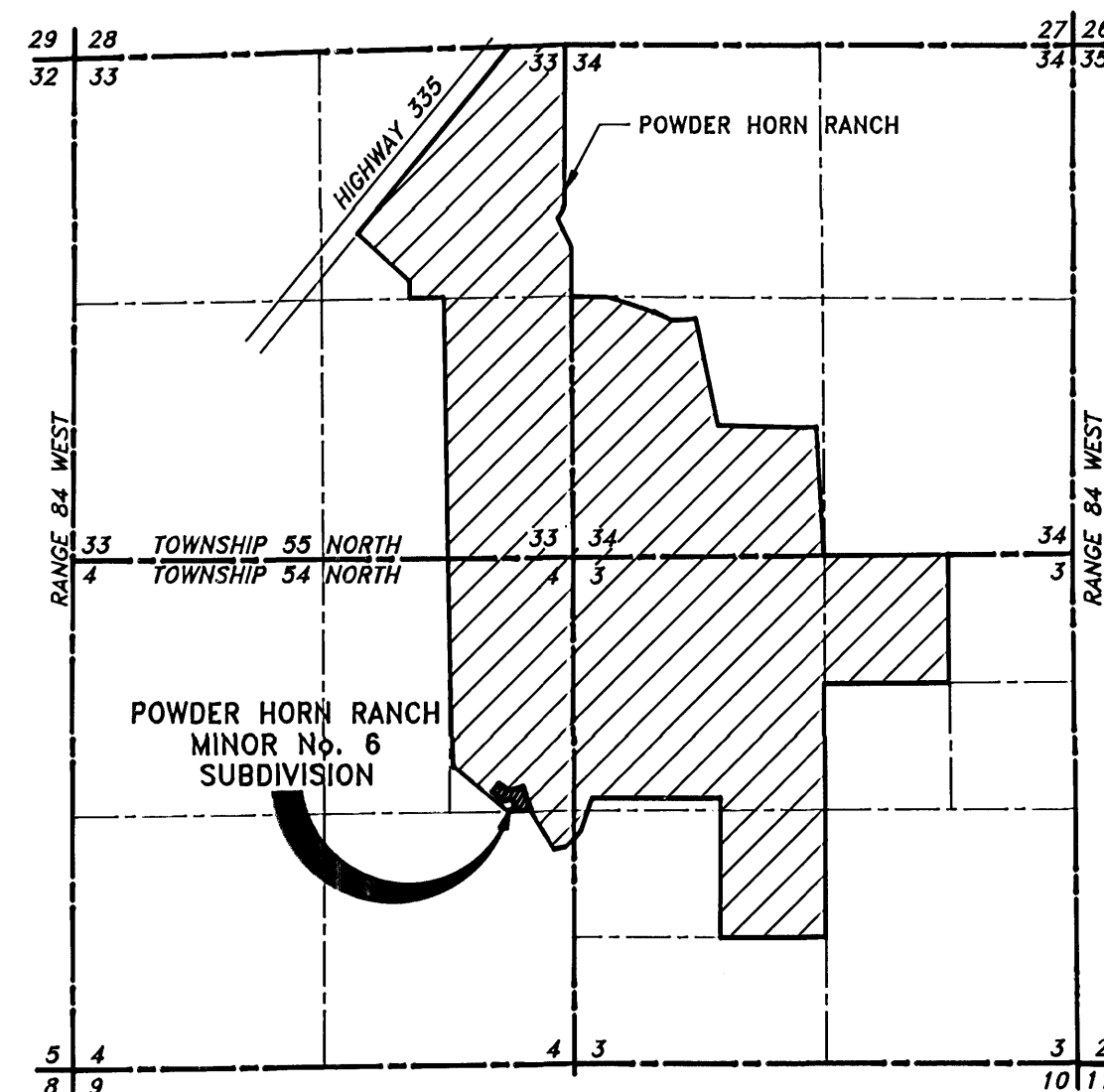
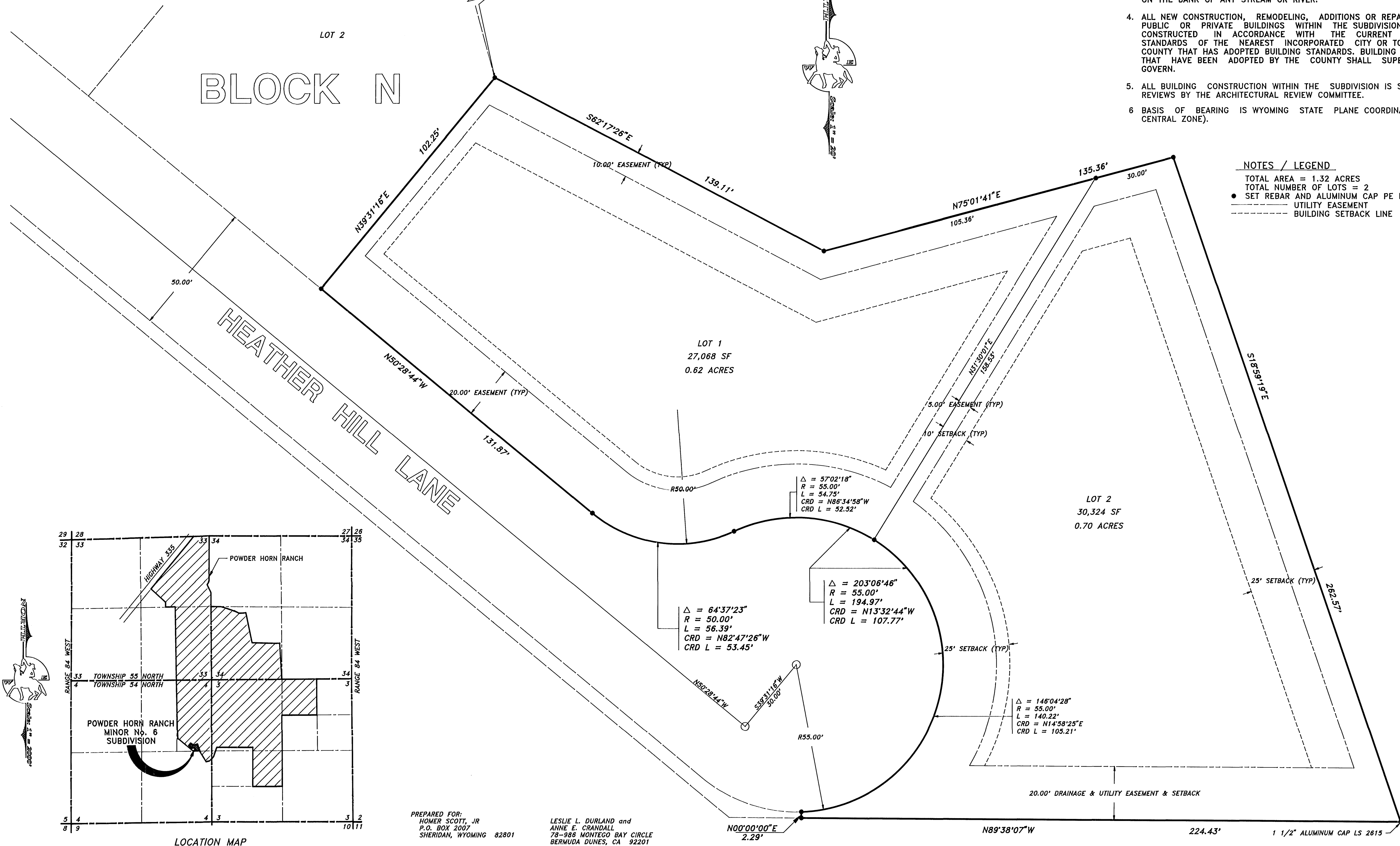
ATTEST:
Melodie E. Rudolph County Clerk
Kenneth D. Kene Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK THIS 26 DAY OF FEB., 1998, PLAT NUMBER P-46, INSTRUMENT NUMBER 277813, FEE 50.00.

Dale R. Rawlings
COUNTY CLERK
Dale R. Rawlings
DEPUTY COUNTY CLERK



PREPARED FOR:
HOMER SCOTT, JR.
P.O. BOX 2007
SHERIDAN, WYOMING 82801

LESLIE L. DURLAND and
ANNE E. CRANDALL
78-885 MONTEGO BAY CIRCLE
BERMUDA DUNES, CA 92201

PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

DESIGNED BY:
DICK BAILEY DESIGN, INC.
8070 E. MORGAN TRAIL
SUITE 100
SCOTTSDALE, AZ 85258

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