

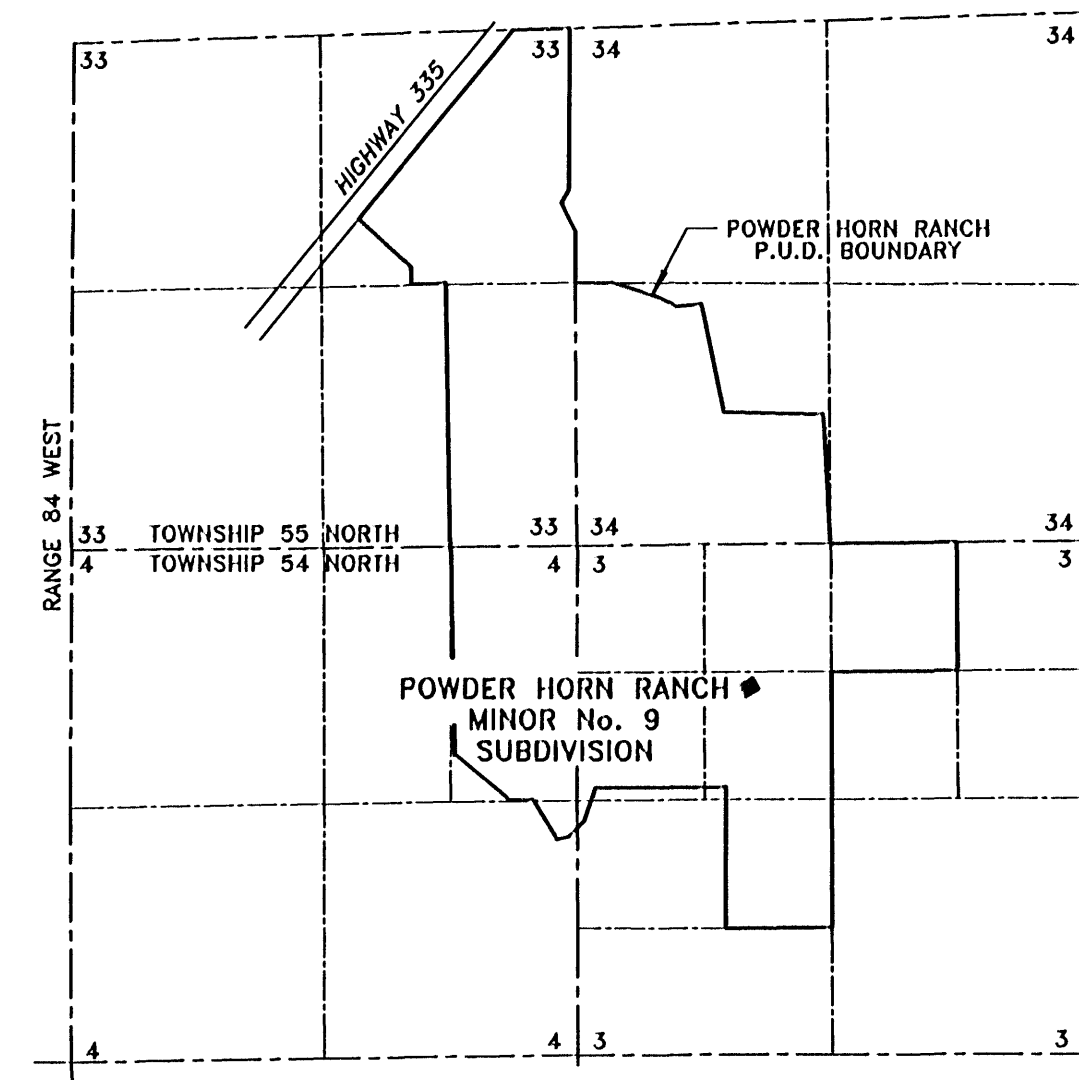


PLAT OF  
**POWDER HORN RANCH**  
**MINOR No. 9 SUBDIVISION**  
BEING A REPLAT OF LOT 6 OF BLOCK P,  
POWDER HORN RANCH P.U.D., PHASE FOUR  
AND A PORTION OF THE SE1/4NW1/4 OF SECTION 3,  
TOWNSHIP 54 NORTH, RANGE 84 WEST,  
OF THE 6th PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING

TOTAL AREA = 0.523 ACRES  
TOTAL NUMBER OF LOTS = 1

NORTH QUARTER CORNER  
SECTION 3, T 54 N, R 84 W  
6th PRINCIPAL MERIDIAN  
3-1/4" ALUMINUM CAP (LS 2615)  
STATE PLANE COORDINATES (NAD 83):  
NORTHING: 1488849.5524  
EASTING: 598752.6163

SW 1/4 SEC. 34 | SE 1/4 SEC. 34  
NW 1/4 SEC. 3 | NE 1/4 SEC. 3



LOCATION MAP

SCALE: 1" = 2000'

UNPLATTED

UNPLATTED

**LOT P-6**  
22,786 sq ft

CURVE DATA  
R = 370.00'  
Δ = 7°45'59"  
L = 50.15'  
CHORD  
N 63°23'12"E  
50.12'

60' RIGHT OF WAY TO BE  
PLATTED WITH FUTURE PHASE  
OF POWDER HORN RANCH P.U.D.

POWDER HORN  
ROAD

BLOCK P

GOLF COURSE

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).

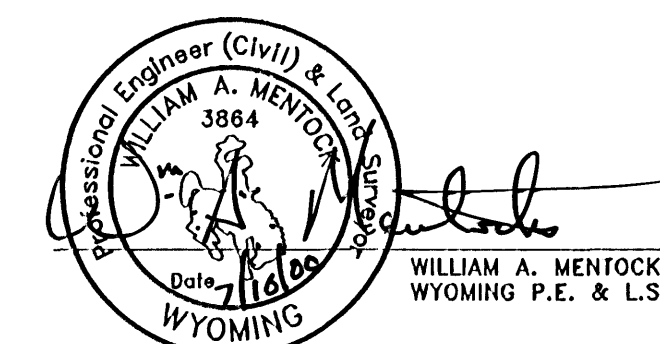
LEGEND

- EXISTING LOT OR DEDICATED STREET
- MINOR No. 9 SUBDIVISION BOUNDARY
- LOT LINE TO BE VACATED (LOT 6, BLOCK P)
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- FOUND REBAR & 1-1/2" ALUM. CAP - PE & LS No. 3864
- SET 2" ALUMINUM CAP - PE & LS No. 3864
- FOUND REBAR & 2" ALUMINUM CAP - PE & LS No. 3864

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 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CERTIFICATE OF DEDICATION

POWDER HORN RANCH  
MINOR No. 9 SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING ALL OF LOT 6, BLOCK P OF POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FOUR ALONG WITH A PORTION OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S 28°37'50"W, 1832.14 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6 N 30°29'48"W, 143.00 FEET TO A POINT ON THE SOUTHERLY LINE OF POWDER HORN ROAD; THENCE ALONG SAID SOUTHERLY LINE N 69°30'12"E, 109.23 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 7°45'59", AND ARC LENGTH OF 50.15 FEET, WITH CHORD BEARING AND DISTANCE OF N 63°23'12"E, 50.12 FEET; THENCE S 30°29'48"E, 140.53 FEET; THENCE S 59°50'04"W, 159.23 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING, SAID TRACT CONTAINING 22,786 SQUARE FEET (0.523 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 0.523 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH MINOR No. 9 SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREINAFTER THE STREETS AS 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.

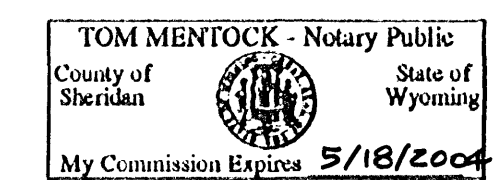
EXECUTED THIS 6th DAY OF July, 2000.

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

STATE OF WYOMING } ss:  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 2000, BY HOMER SCOTT, JR., THE MANAGER OF POWDER HORN RANCH, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004



Tom Mentock  
NOTARY PUBLIC

EXECUTED THIS 10th DAY OF July, 2000.

BY: Melinda W. Ree  
MELINDA W. REE (OWNER)

STATE OF WYOMING } ss:  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF July, 2000, BY MELINDA W. REE. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004



Tom Mentock  
NOTARY PUBLIC

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 7th DAY OF June, 2000.

ATTEST:  
Aileen Harmon Jay D. Stunk  
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 5th DAY OF July, 2000.

ATTEST:  
Robert Budd Philip J. Mc  
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 24 DAY OF July, 2000, PLAT NUMBER P-55, INSTRUMENT NUMBER 382467, FEE 50.00.

Audrey Kallstrom Dale R. Rawlings  
COUNTY CLERK DEPUTY COUNTY CLERK