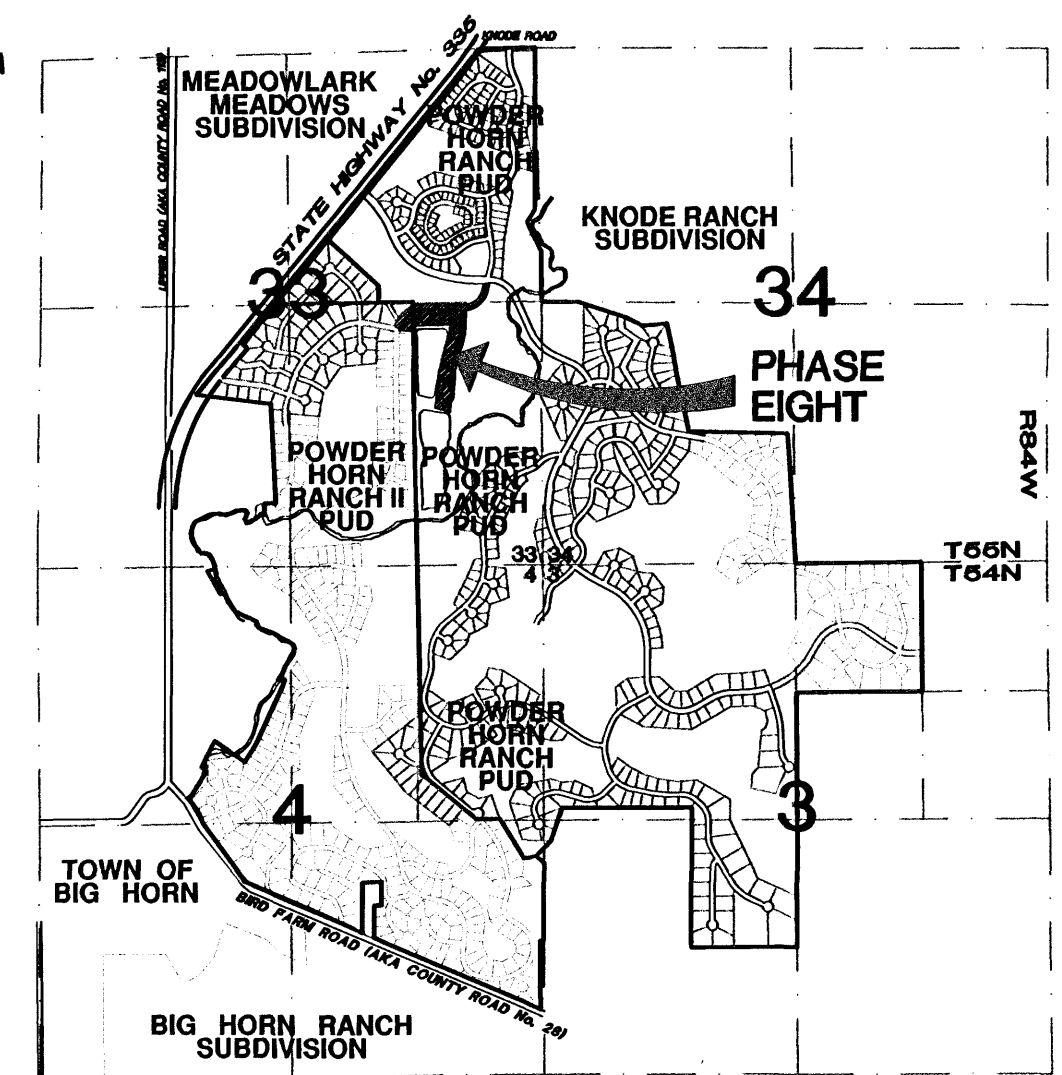


POWDER HORN RANCH PLANNED UNIT DEVELOPMENT PHASE EIGHT

Located In
SE1/4 and the SE1/4NE1/4 of SECTION 33, T55N, R84W of the 6th P.M.
Sheridan County, Wyoming

TOTAL AREA = 7.42 ACRES TOTAL LOTS = 12



LOCATION MAP

SCALE 1" = 800'

PREPARED FOR:
POWDER HORN RANCH L.L.C.
161 U.S. HIGHWAY 335
P.O. BOX 2007
SHERIDAN, WYOMING 82801

DESIGNED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
SUITE 100
SHERIDAN, WYOMING 82801

SURVEYOR / ENGINEER
WILLIAM A. MENTOCK PE/LS 3864
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

POWDER HORN RANCH 2
FUTURE PHASE (UNPLATTED)

POWDER HORN RANCH 2
FUTURE PHASE (UNPLATTED)

BLOCK C

CENTERLINE CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	76°34'24"	220.00'	294.02'	S 53°17'12" W	272.62'
C2	77°05'38"	300.00'	403.86'	S 53°01'35" W	373.89'
C3	13°55'24"	500.00'	121.51'	S 08°32'06" W	121.21'
C4	11°18'48"	1000.00'	197.46'	S 09°50'24" W	197.14'

LEGEND

- BOUNDARY
- EXISTING LOT, DEDICATED STREET, OR AS NOTED
- SECTION LINE (REFER TO LOCATION MAP)
- 1/16 SECTION LINE (REFER TO LOCATION MAP)
- ROADWAY CENTERLINE
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- CENTERLINE PC/PT
- INTERIOR LOT CORNER
- SET 2" ALUMINUM CAP PE LS 3864
- SUBDIVISION BOUNDARY CORNER
- SET 2" ALUMINUM CAP PE LS 3864

NOTES

- ALL LOT CORNERS MARKED BY 5/8" x 24" 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 COORDINATE SYSTEM (EAST CENTRAL ZONE).

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 (SE1/4) AND THE SOUTHEAST 1/4 (SE1/4NE1/4) OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF POWDER HORN ROAD, SAID POINT LIES N70°45'09"W, 571.46 FEET FROM THE EAST 1/4 CORNER OF SECTION 33; THENCE S15°00'00"W, 101.48 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 70°50'03", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 309.07 FEET, AND A CHORD S50°25'01"W, 289.76 FEET; THENCE S01°34'24"W, 185.80 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 13°55'24", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 127.58 FEET, AND A CHORD S08°32'06"W, 127.27 FEET; THENCE S15°29'48"W, 173.41 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 11°18'48", A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 192.52 FEET, AND A CHORD S09°50'24"W, 192.21 FEET; THENCE S04°11'00"W, 240.50 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 56°56'39", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 54.66 FEET, AND A CHORD S32°39'20"W, 52.44 FEET; THENCE S04°11'00"W, 111.17 FEET; THENCE N75°00'47"W, 162.93 FEET; THENCE N08°08'45"E, 496.63 FEET; THENCE N14°22'07"E, 258.59 FEET; THENCE N06°47'18"E, 127.64 FEET; THENCE S89°02'20"W, 366.77 FEET; THENCE S13°13'07"W, 70.73 FEET; THENCE N81°45'17"W, 145.50 FEET; THENCE N50°13'03"W, 66.46 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 74°39'18", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 429.98 FEET, AND A CHORD N54°14'45"E, 400.20 FEET; THENCE S88°25'36"E, 394.84 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 76°34'24", A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 253.93 FEET, AND A CHORD N53°17'12"E, 235.45 FEET; THENCE N15°00'00"E, 75.86 FEET; THENCE N81°52'25"E, 65.24 FEET TO THE POINT OF BEGINNING, SAID TRACT HAVING AN AREA OF 7.42 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 53.32 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE EIGHT, 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 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 19th DAY OF JULY, 2002.

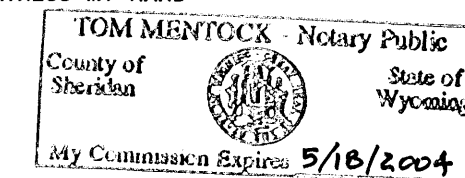
BY: *Homer Scott, Jr.*
POWDER HORN RANCH, L.L.C.
HOMER/SCOTT, JR., MANAGER

BY: *Homer Scott, Jr.*
POWDER HORN RANCH-2, L.L.C.
HOMER/SCOTT, JR., MANAGER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF JULY, 2002, BY HOMER/SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C. AND MANAGER OF POWDER HORN RANCH-2, L.L.C., WITNESS MY HAND AND OFFICIAL SEAL.

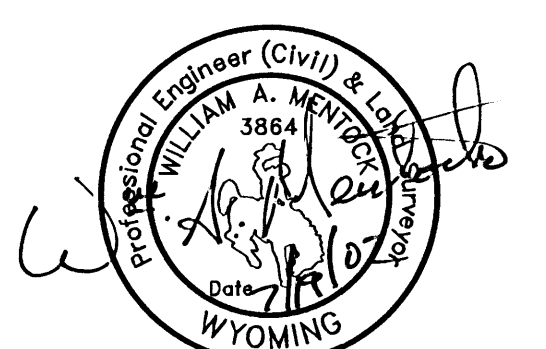
MY COMMISSION EXPIRES: May 18, 2004
Don Mentock
NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

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



CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 22nd DAY OF July, 2002.

ATTEST:
Pat Willey CLERK
Don Mentock 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 July, 2002.

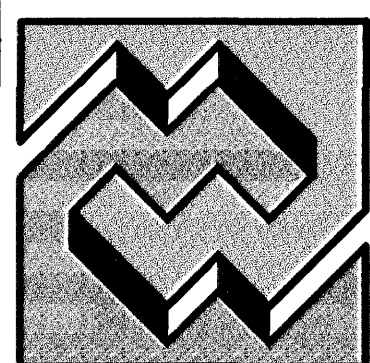
ATTEST:
Pat Willey COUNTY CLERK
Don Mentock CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK THIS 24th DAY OF JULY, 2002, PLAT NUMBER P-63, INSTRUMENT NUMBER 44308, FEE \$50.00.

Andy Kallista COUNTY CLERK
Dele R. Rawlings DEPUTY COUNTY CLERK



MENTOCK-WILEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-4224

FAX: (307) 672-9492