

**LEGEND:**

- ◆ SET 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 681
- ◆ FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 681
- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3684
- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3159
- (O) CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- WC WITNESS CORNER
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE OF EASEMENT
- EASEMENT LINE (AS NOTED)
- DRAINAGE & ELECTRIC EASEMENT LINE (AS NOTED)
- SANITARY SEWER LINE EASEMENT
- COUNTY ROAD RIGHT-OF-WAY
- APPROXIMATE 100 YEAR FLOOD PLAIN PER FEMA
- DRAINAGE EASEMENT (ZONE AE) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047, PANEL NO. 1140E, MAP NUMBER 5603301140E, AND THE FLOOD INSURANCE STUDY, EFFECTIVE DATE JANUARY 16, 2014) (SEE NOTE:10)

**POWDER HORN SOUTH FORK**

SITUATED IN THE SW1/4NE1/4, SE1/4,  
TOWNSHIP 54 NORTH, RANGE 84 WEST

TOTAL AREA  
16 - LOTS  
2 - OUTLOTS  
ROADS =  
TOTAL

**LOT 1**  
 $\pm 21,303$  S.F.

**LOT 2**  
 $\pm 20,477$  S.F.

**LOT 3**  
 $\pm 16,612$  S.F.

**LOT 4**  
 $\pm 25,661$  S.F.

**LOT 5**  
 $\pm 26,252$  S.F.

**LOT 6**  
 $\pm 24,777$  S.F.

**LOT 7**  
 $\pm 25,605$  S.F.

**LOT 8**  
 $\pm 28,922$  S.F.

**LOT 15**  
 $\pm 25,439$  S.F.

**LOT 16**  
 $\pm 24,403$  S.F.

**OUTLOT "A"**  
 $\pm 4.67$  ACRES

**OUTLOT "B"**  
 $\pm 4.16$  ACRES

CORNER SETBACK REQUIREMENTS	
LINE	LOT 4 75'
	LOT 5 60'
	LOT 6 90'

**VEYOR'S CERTIFICATE**

I, a duly registered land surveyor in the state of Wyoming, do hereby certify that this plat of POWDER HORN, SOUTH FORK, WY., TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.


Professional Land Surveyor  
THOMAS D. TUCKER  
6812  
Date: April 30, 2021  
WYOMING

**CERTIFICATE OF RECORDER**

STATE OF WYOMING ) SS  
COUNTY OF SHERIDAN )  
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:30 O'CLOCK, THIS 7 DAY OF March 2022 AND RECORDED AS PLAT P PAGE 185.  
Eda Schunk Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER: 2022-776898


9 ACRES  
84 ACRES  
ACRES  
18



SCALE: 1" = 60'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

GRAPHIC SCALE



DISTANCES ARE SURFACE



THE ABOVE OR FORGOING SUBDIVISION SITUATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$  AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS APPEARS ON THIS PLAT, IS WITHOUT CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 21.466 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE **POWDER HORN, SOUTH FORK SUBDIVISION** AND DO HEREBY DEEDS AND CONVEY TO AND FOR THE PUBLIC USE HEREFTER ALL STREETS AND THAT PORTION OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) SITUATED WITHIN SAID BOUNDARY, AS SHOWN AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESEAD RIGHTS.

STATE OF WYOMING )  
COUNTY OF SHERIDAN )<sup>ss</sup>

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 21<sup>st</sup> DAY OF September, 2021, BY POWDER HORN  
RANCH-2, LLC, HOMER SCOTT, JR., GENERAL MANAGER, WITNESS MY  
HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 5/23/2023  
 COUNTY OF SHERIDAN STATE OF WYOMING  
 My Commission Expires May 23, 2023  
Anna H. Zimmerschied  
 NOTARY PUBLIC

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

ATTEST: Jeff Wallace  
CLERK

*[Signature]*  
CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF  
SHERIDAN COUNTY, WYOMING, THIS 16<sup>th</sup>, DAY OF March, 2021.

ela Chuck Thompson  
COUNTY CLERK

*John J. Hill*  
CHAIRMAN

LOCATION: SITUATED IN THE SW1/4NE1/4, SE1/4NW1/4 & THE NE1/4SW1/4 OF SECTION  
TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

OWNSHIP 54 NORTH, RANGE 84 WEST,

 **Morrison  
Maierle**  
engineers · surveyors · planners · scientists

PREPARED FOR:  
POWDER HORN RANCH-2, LLC  
161 HIGHWAY 335  
P.O. BOX 2007  
SHERIDAN, WY 82801

JN: 2019-093 SJ: 1  
DN: 2019-093-SOU  
TAB: FINAL-PLAT  
PF: T2019-093  
CHECKED BY: JSP  
MARCH 17 2021

**NOTICE**  
This plat is an image, or reproduction of the original as is recorded in the **Sheridan County Clerk's Office**. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.