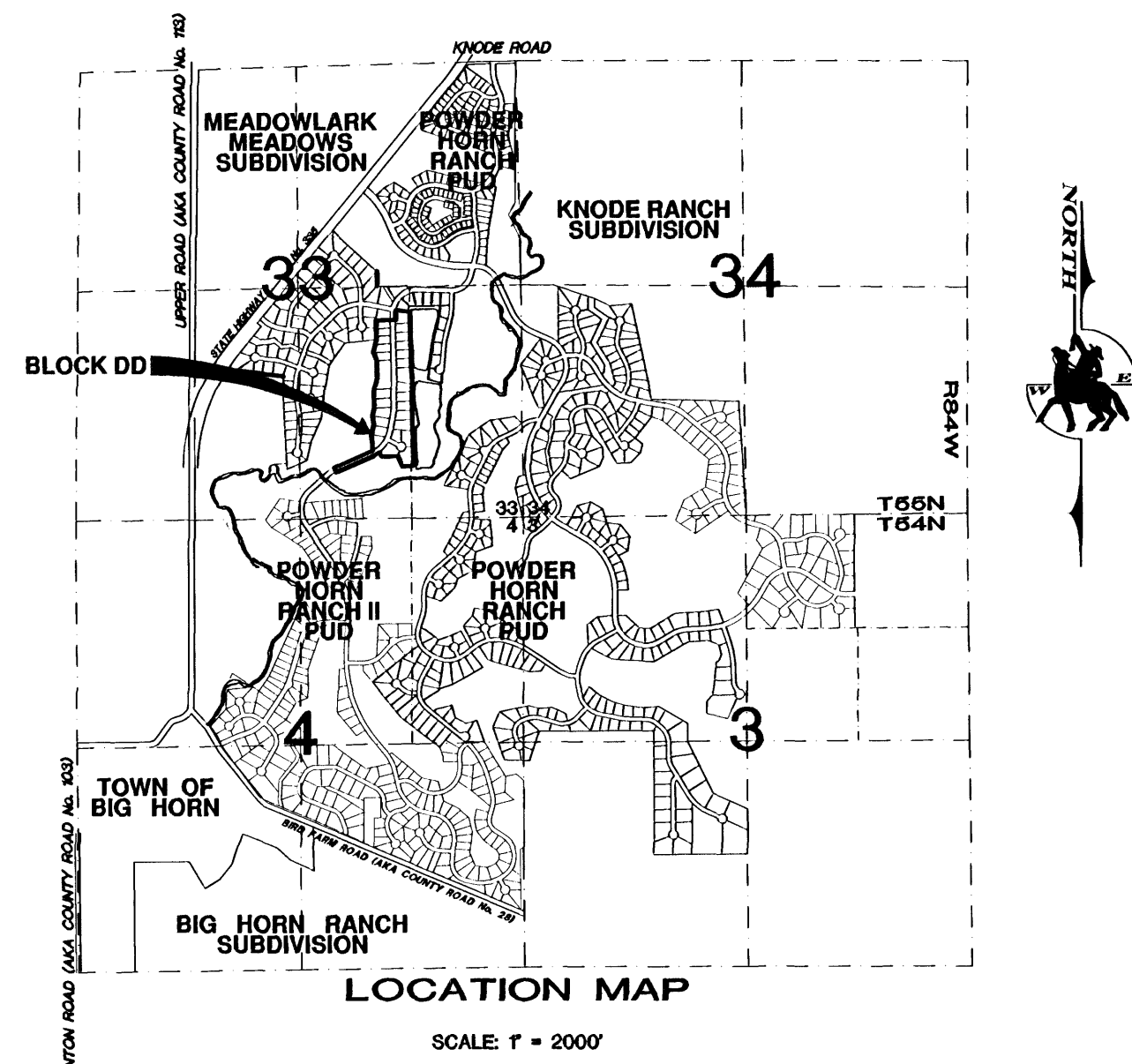


POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT BLOCK DD

LOCATED IN SE1/4, SECTION 33, T 55 N, R 84 W, OF THE 6th P.M. SHERIDAN COUNTY, WYOMING
TOTAL ACRES = 17.73 ACRES
TOTAL LOTS = 27



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, IRRIGATION, & CONSTRUCTION EASEMENT
- 100 YEAR FLOOD PLAIN
- CENTERLINE PC/PT
- INTERIOR LOT CORNER
- SUBDIVISION BOUNDARY CORNER

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).

PREPARED FOR:
POWDER HORN RANCH-2 L.L.C.
161 U.S. HIGHWAY 335
P.O. BOX 2007
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
TAYLOR PLACE #2
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

$\Delta=03^{\circ}50'42''$
 $R=345.00'$
 $L=23.15'$
 $BRG=N 64^{\circ}30'58'' E$
 $C LEN=23.15'$

$\Delta=11^{\circ}20'27''$
 $R=405.00'$
 $L=80.16'$
 $BRG=S 60^{\circ}46'06'' W$
 $C LEN=80.03'$

$\Delta=12^{\circ}31'24''$
 $R=270.00'$
 $L=59.02'$
 $BRG=N 05^{\circ}10'06'' E$
 $C LEN=58.90'$

December 10, 2003 BlockDDP.dwg JSW

WYOMING STATE PLANE COORDINATES
NAD 83 (1993)
NORTHING=568,320.62
EASTING=428,584.43
SECTION 33, T 55 N, R 84 W
(1 1/2" ALUMINUM CAP LS 2615)



CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 (SE1/4) 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 located 576'10'13"W, 1356.12 feet from the East 1/4 corner of said Section 33; thence S01°05'36"E, 650.32 feet; thence S03°57'32"E, 200.03 feet; thence S01°05'36"E, 963.81 feet; thence S88°54'24"W, 135.52 feet; thence N22°33'34"W, 124.25 feet; thence N88°43'05"W, 194.34 feet; thence N34°54'08"W, 50.35 feet; thence along a curve to the right having a delta of 11°20'27", a radius of 405.00 feet, an arc length of 80.16 feet, and a chord S60°46'06"W, 80.03 feet; thence S66°26'19"W, 478.31 feet; thence N23°33'41"W, 60.00 feet; thence N66°26'19"E, 478.31 feet; thence along a curve to the left having a delta of 3°50'42", a radius of 345.00 feet, an arc length of 23.15 feet, and a chord N64°30'58"E, 23.15 feet; thence N06°17'43"W, 194.62 feet; thence N16°55'47"E, 110.59 feet; thence N06°38'28"W, 115.43 feet; thence N11°29'24"E, 92.66 feet; thence N01°05'36"W, 220.00 feet; thence N13°33'52"E, 138.32 feet; thence N01°05'36"W, 201.47 feet; thence N23°04'11"W, 107.84 feet; thence N14°05'56"E, 153.99 feet; thence N01°05'36"W, 225.39 feet; thence N88°54'24"E, 235.00 feet; thence N01°05'36"W, 55.90 feet; thence along a curve to the right having a delta of 12°31'24", a radius of 270.00 feet, an arc length of 59.02 feet, and a chord N05°10'06"E, 58.90 feet; thence S81°45'17"E, 165.77 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 17.73 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT, BLOCK DD, 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 30th DAY OF JANUARY, 2004.

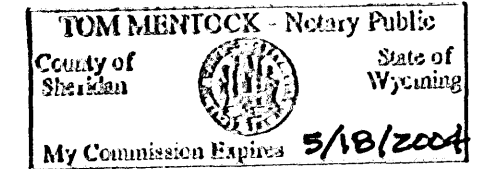
BY: *Homer Scott, Jr.*
POWDER HORN RANCH, L.L.C.
HOMER SCOTT, JR., MANAGER

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 30th DAY OF JAN., 2004, 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.

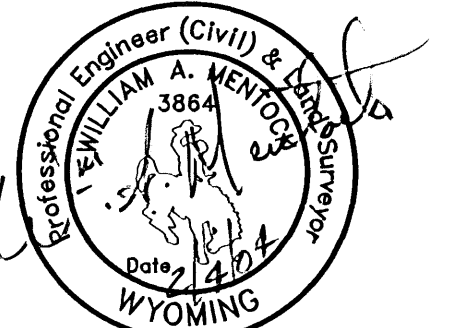
MY COMMISSION EXPIRES: May 18, 2004
John Montfort
NOTARY PUBLIC



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



CERTIFICATE OF COUNTY PLANNING COMMISSION

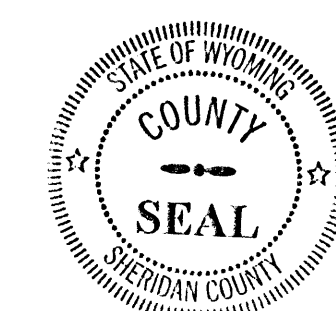
APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 14th DAY OF March, 2004.

ATTEST:
Clerk *Billie Little* Chairman *John Starnate*

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 26th DAY OF March, 2004.

ATTEST:
County Clerk *Cala J. Raymond* Chairman *John Starnate*
Special Deputy



CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK THIS 12th DAY OF APRIL, 2004, PLAT NUMBER P-69, INSTRUMENT NUMBER 472254, FEE \$0.00.

Andrew Kallitakis *Dale R. Rawlings*
COUNTY CLERK DEPUTY COUNTY CLERK

MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492