

PLAT OF POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT BLOCK EE

LOCATED IN SE1/4SW1/4 AND SW1/4SE1/4, SECTION 33, T 55 N, R 84 W,
NE1/4NW1/4 AND NW1/4NE1/4, SECTION 4, T 54 N, R 84 W,
OF THE 6th P.M. SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 10.17 ACRES
TOTAL LOTS = 12



CERTIFICATE OF DEDICATION
POWDER HORN RANCH II P.U.D.
BLOCK EE

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SE1/4SW1/4 AND THE SW1/4SE1/4, OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, AND ALSO IN THE NE1/4NW1/4 AND THE NW1/4NE1/4, OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 58°57'10" W, 1046.07 FEET FROM THE SOUTH 1/16 CORNER OF SAID SECTION 33/4, THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 84.16 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF S 57°30'34" W, A CHORD LENGTH OF 85.82 FEET, AND A DELTA OF 17°51'31", THENCE S 48°34'48" W, 290.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 389.55 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF S 07°14'52" W, A CHORD LENGTH OF 356.63 FEET, AND A DELTA OF 82°39'53", THENCE S 34°05'05" E, 597.28 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 311.63 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF S 25°25'02" E, A CHORD LENGTH OF 310.44", AND A DELTA OF 17°20'06", THENCE S 73°15'01" W, 60.00 FEET, THENCE S 55°54'55" W, 147.88 FEET, THENCE N 49°06'30" W, 85.74 FEET, THENCE N 20°28'03" W, 99.94 FEET, THENCE N 42°51'02" W, 182.18 FEET, THENCE N 16°24'01" W, 171.94 FEET, THENCE N 49°34'26" W, 179.32 FEET, THENCE N 63°51'45" W, 274.01 FEET, THENCE N 21°48'07" W, 87.78 FEET, THENCE N 59°32'40" W, 154.03 FEET, THENCE N 13°55'18" E, 69.49 FEET, THENCE N 33°45'16" E, 320.08 FEET, THENCE S 80°56'12" E, 254.23 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 165.62 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF N 34°12'10" E, A CHORD LENGTH OF 163.88 FEET, AND A DELTA OF 28°45'17", THENCE N 48°34'48" E, 290.00 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 102.86 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF N 57°30'34" E, A CHORD LENGTH OF 102.44 FEET, AND A DELTA OF 17°51'31", THENCE S 23°33'41" E, 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS AN AREA OF 10.17 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 10.17 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH II PLANNED UNIT DEVELOPMENT, BLOCK EE, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER 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.

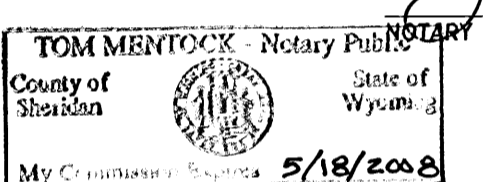
EXECUTED THIS 21ST DAY OF JULY, 2004.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF JULY, 2004, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH-2, L.L.C., WITNESS MY HAND AND OFFICIAL SEAL.

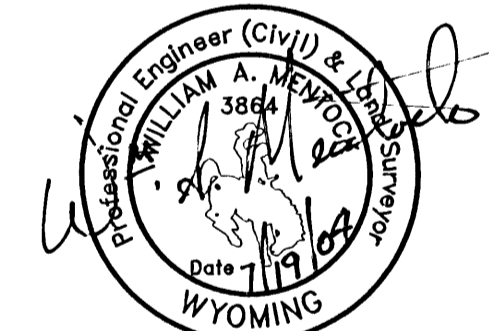
MY COMMISSION EXPIRES: May 18, 2008



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 II PLANNED UNIT DEVELOPMENT, BLOCK EE, 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, 2004.

ATTEST:
Cheryl H. James Clerk
Mike Connell Chairman

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 22ND DAY OF July, 2004.

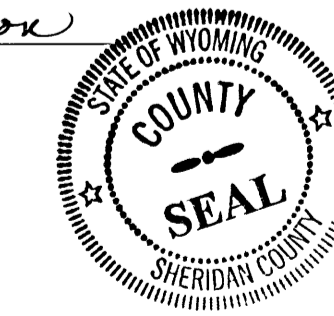
ATTEST:
Andy Kallaska County Clerk
Dee R. Rawlings Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 O'CLOCK THIS 26TH DAY OF JULY, 2004, AND FILED IN DRAWER P PLAT NUMBER, 70 INSTRUMENT NUMBER 482306, FEE 50.00.

Andy Kallaska County Clerk
Dee R. Rawlings Deputy County Clerk



NOTES

- ALL LOT CORNERS MARKED BY 5/8" x 24" REBAR AND 2" ALUMINUM CAP PER PE/LS 3864.
- 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).
- PUBLIC WATER (SAWS) AND PRIVATE SEWER SYSTEM (POWDER HORN)
- LOTS ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE POWDER HORN RANCH AND POWDER HORN RANCH - 2 AND ARE ALSO SUBJECT TO THE 40 CONDITIONS OF APPROVAL OF THE POWDER HORN RANCH AND POWDER HORN RANCH - 2 P.U.D. MASTER PLANS. COPIES OF THESE CONDITIONS CAN BE OBTAINED FROM THE SHERIDAN COUNTY PLANNING OFFICE.

LEGEND

- BOUNDARY
- SECTION LINE (REFER TO LOCATION MAP)
- ROADWAY CENTERLINE
- UTILITY, DRAINAGE, & IRRIGATION EASEMENT
- 100 YEAR FLOOD PLAIN BOUNDARY
- CENTERLINE PC/PT

- 5/8" x 24" REBAR W/ 2" ALUMINUM CAP PER PE/LS 3864

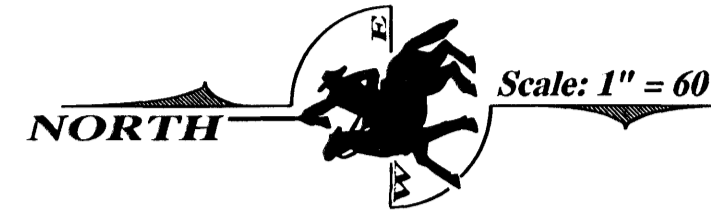
PREPARED FOR:
POWDER HORN RANCH-2 L.L.C.
161 U.S. HIGHWAY 335
P.O. BOX 2007
SHERIDAN, WYOMING 82801

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

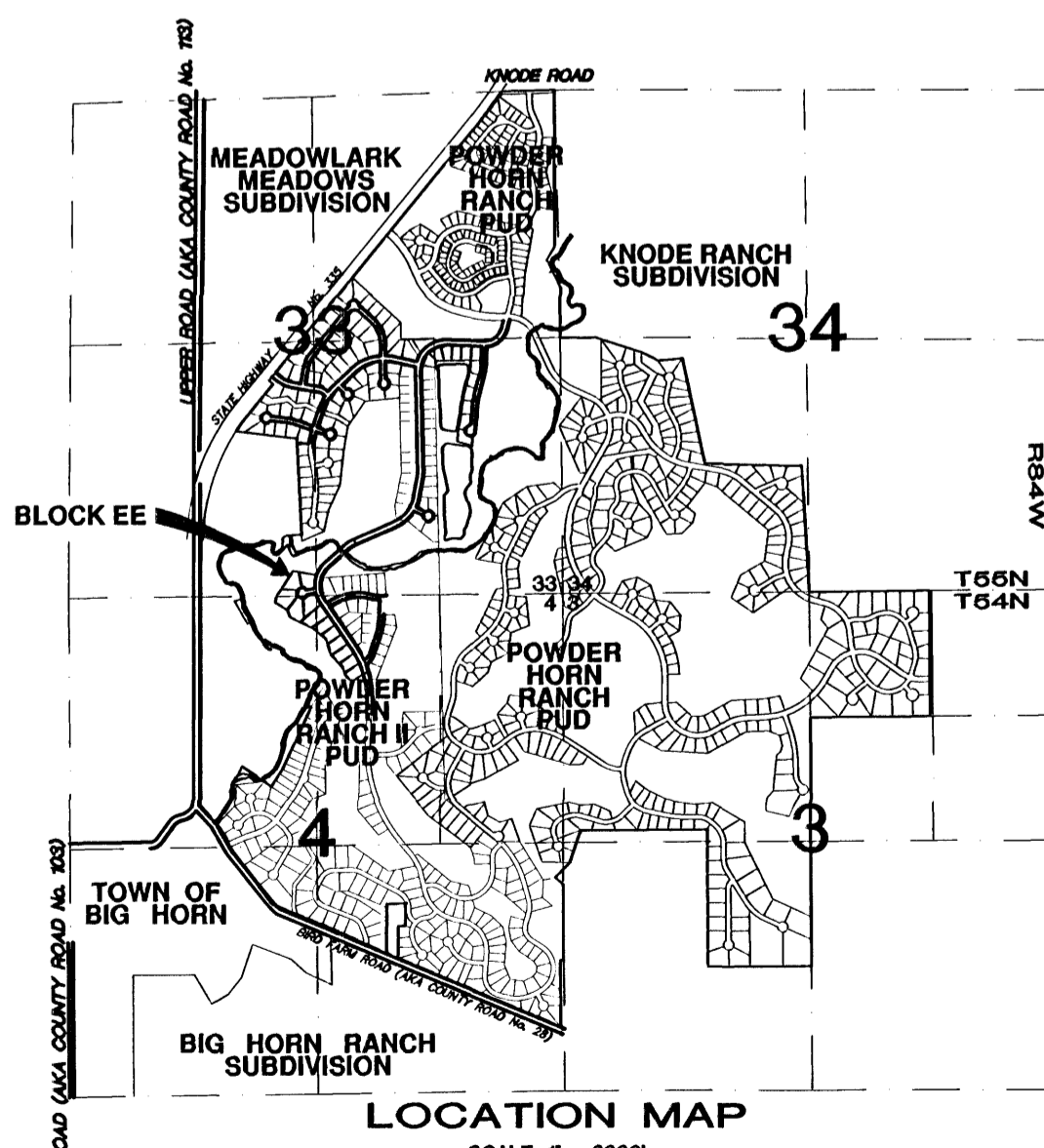
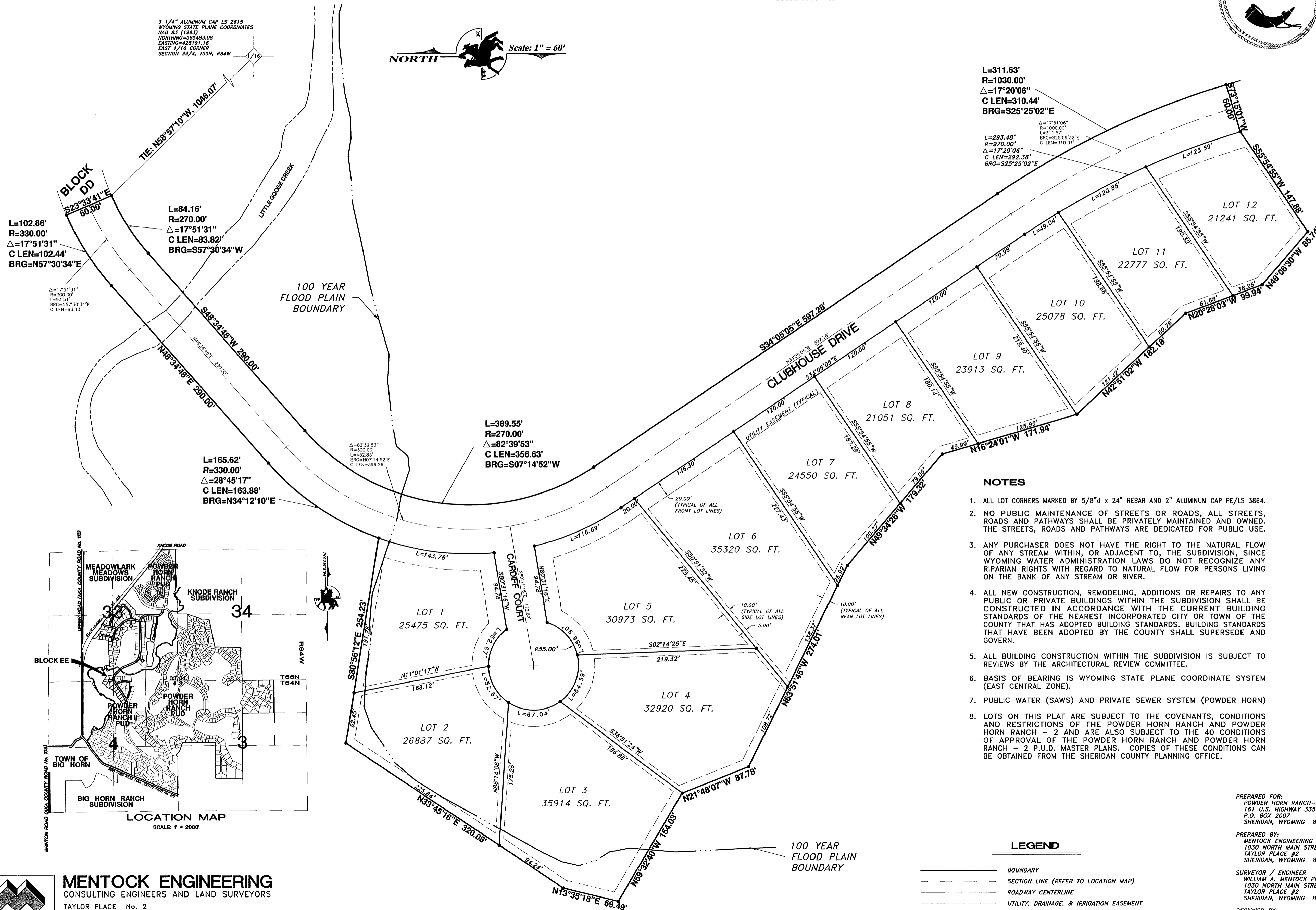
SURVEYOR / ENGINEER
WILLIAM A. MENTOCK PE/LS 3864
1030 NORTH MAIN STREET
TAYLOR PLACE #2
SHERIDAN, WYOMING 82801

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

3 1/4" ALUMINUM CAP LS 2815
WYOMING STATE PLANE COORDINATES
NAD 83 (1993)
NORTHING=565443.08
EASTING=428191.16
EAST 1/16 CORNER
SECTION 33/4, T55N, R84W



Scale: 1" = 60'



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