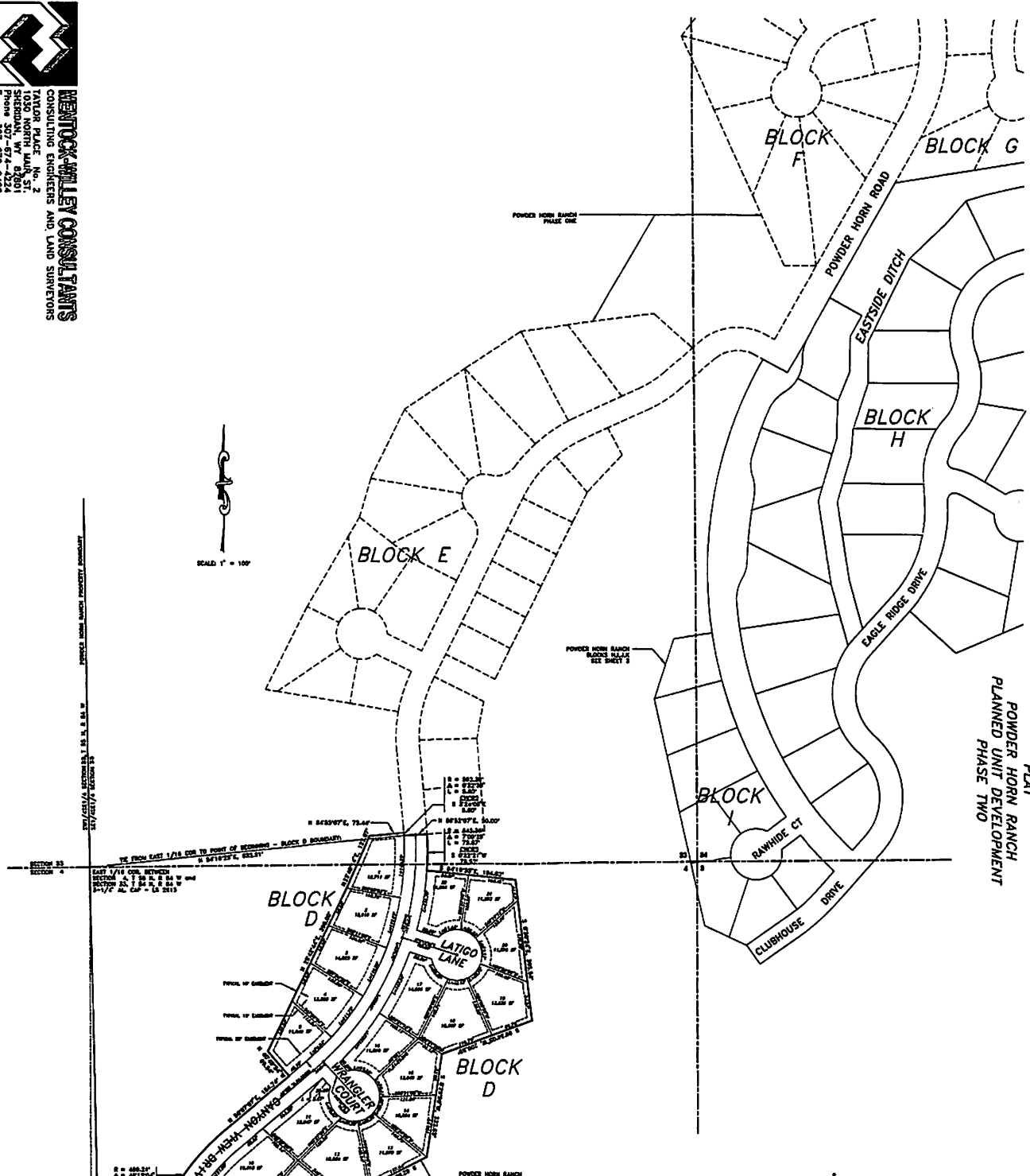




HENRICK-WILEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE, No. 2
1050 NORTH LAKE ST.
SHEBOYAN, WY 82801
Phone 307-674-4244
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PLAT
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE TWO

LEGEND

OWNER, BORROWER & CONSTRUCTION CONTRACTOR

- NOTES -
1. ALL LOT CORNERS MARKED BY 5/8" REBAR AND ALUMINUM CAP.
 2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS, ROADS AND DRIVEWAYS SHALL BE PRIVATELY MAINTAINED AND OWNED BY THE SUBDIVISION.
 3. THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS AND DRIVEWAYS AND FOR THE PROVISION OF PUBLIC UTILITY SERVICE.
 4. THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS AND DRIVEWAYS AND FOR THE PROVISION OF PUBLIC UTILITY SERVICE.
 5. ALL NEW CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO THE SUBDIVISION'S DEVELOPMENT PLAN.
 6. BOUNDARY OF SUBDIVISION IS STATE PLANE COORDINATES (LAST CENTRAL ZONE).

PLAT
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE TWO

- NOTES - 1. ALL LOT CORNERS MARKED BY 5/8" REBAR AND ALUMINUM CAP
2. 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.
3. 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.
4. 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.
5. ALL BUILDING CONSTRUCTION WITHIN THE SUBDIVISION IS SUBJECT TO REVIEWS BY THE ARCHITECTURAL REVIEW COMMITTEE.
6. NO LOT ACCESS PERMITTED OFF POWDER HORN ROAD, EXCEPT LOTS 1, 2, 3, 4, AND 5 OF BLOCK H.
7. BASIS OF BEARING IS STATE PLANE COORDINATES (EAST CENTRAL ZONE)

NOTE: IN AREAS SHOWN AS BEE GRASS ZONES, CHANGES OF USE OR HOME EXIST - AND CONSTRUCTION, GRADING, OR OTHER DEVELOPMENT SHALL OCCUR ON AREAS EXCEEDING 30 PERCENT GRADE

CERTIFICATE OF SURVEY

STATE OF WYOMING }
COUNTY OF SHERIDAN } 25

I, WILLIAM A. WENTOCK, OF SHERIDAN, WYOMING, A duly licensed professional engineer and land surveyor in the state of Wyoming, do hereby certify that this plat of a subdivision of land, PLANNED UNIT DEVELOPMENT, PHASE TWO, TRACT AND CORRECTLY REPRESENTS THE ESTATE AND BOUNDARIES MADE BY ME OR UNDER MY DIRECT SUPERVISION.

WILLIAM A. WENTOCK
P.E. & L.S. No. 3044

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 22nd DAY OF MARCH, 1996.

ATTEST: *[Signature]*
CLERK

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS, OF SHERIDAN COUNTY, WYOMING, THIS 11th DAY OF MARCH, 1996.

ATTEST: *[Signature]*
CLERK

CERTIFICATE OF RECORD

STATE OF WYOMING }
COUNTY OF SHERIDAN } 25

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD, IN MY OFFICE AT SHERIDAN, WYOMING, THIS 22nd DAY OF MARCH, 1996. PLAT NUMBER: 11966, FILED IN: 11966.

WILLIAM A. WENTOCK
COUNTY CLERK

LEGEND

--- VULNER, GRASSLAND, & CONSTRUCTION EASEMENT

--- 1/4" CORNER MARKERS

--- 1/2" CORNER MARKERS

--- 3/4" CORNER MARKERS

--- 1" CORNER MARKERS

--- 1 1/2" CORNER MARKERS

--- 2" CORNER MARKERS

--- 3" CORNER MARKERS

--- 4" CORNER MARKERS

--- 6" CORNER MARKERS

--- 8" CORNER MARKERS

--- 10" CORNER MARKERS

--- 12" CORNER MARKERS

--- 14" CORNER MARKERS

--- 16" CORNER MARKERS

--- 18" CORNER MARKERS

--- 20" CORNER MARKERS

--- 22" CORNER MARKERS

--- 24" CORNER MARKERS

--- 26" CORNER MARKERS

--- 28" CORNER MARKERS

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--- 78" CORNER MARKERS

--- 80" CORNER MARKERS

--- 82" CORNER MARKERS

--- 84" CORNER MARKERS

--- 86" CORNER MARKERS

--- 88" CORNER MARKERS

--- 90" CORNER MARKERS

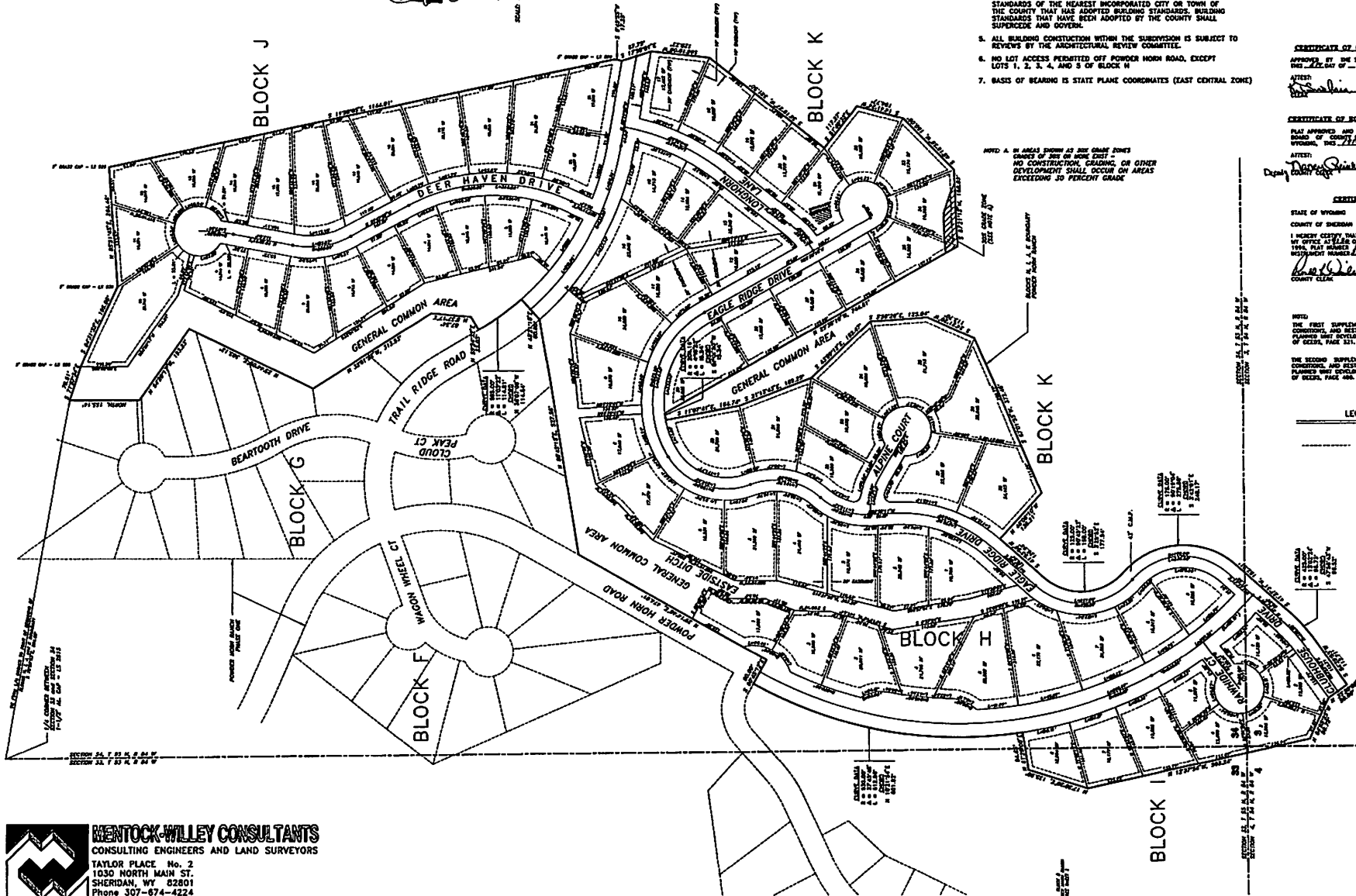
--- 92" CORNER MARKERS

--- 94" CORNER MARKERS

--- 96" CORNER MARKERS

--- 98" CORNER MARKERS

--- 100" CORNER MARKERS



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JANUARY 23, 1996

SHEET 3 OF 3

Partial Variation 1-7-04 DE 420 N 69 Partial Variation 1-7-04 DE 420 N 74 Partial Variation 1-7-04 DE 420 N 75

P-38