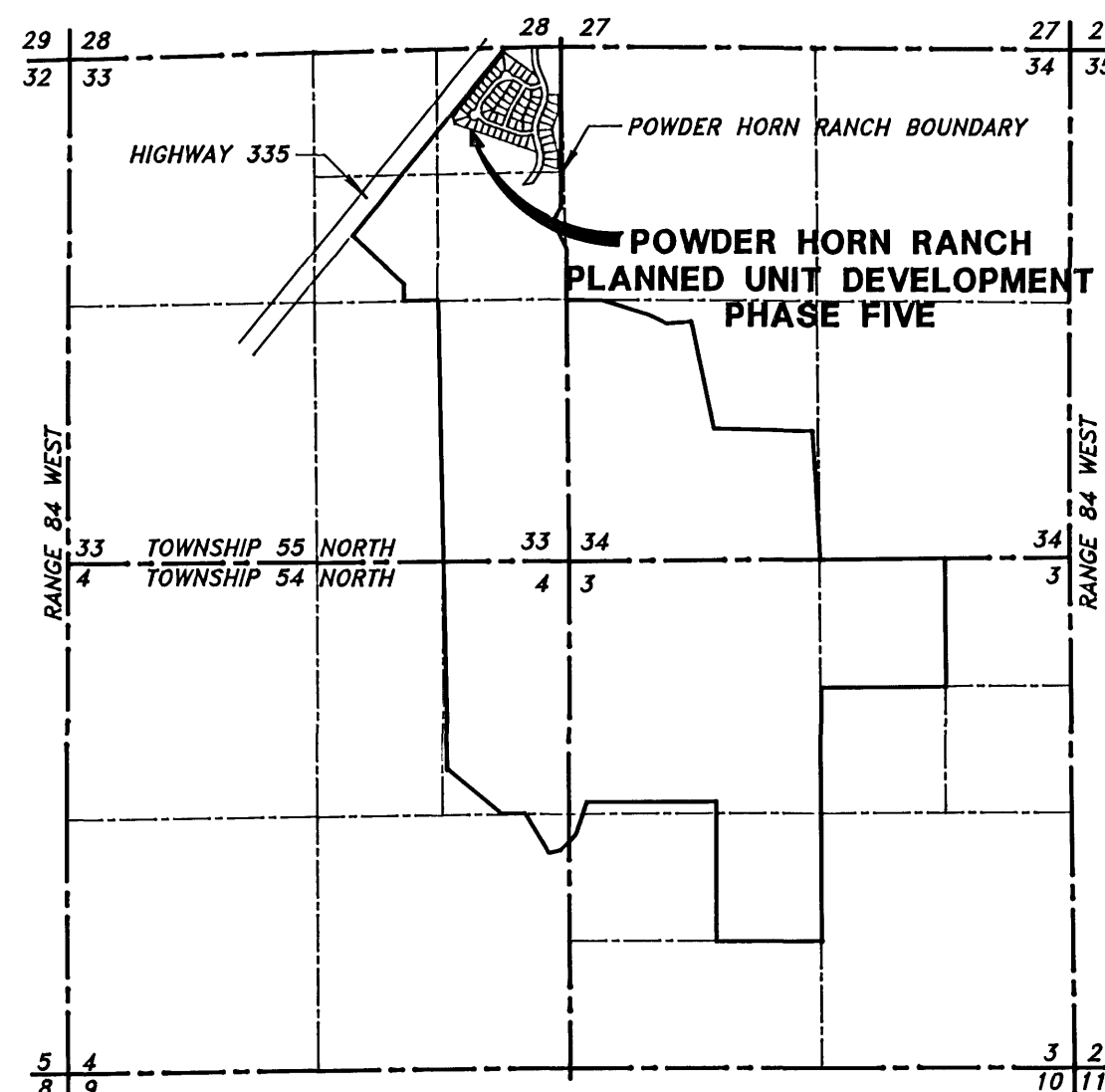




PLAT OF  
POWDER HORN RANCH  
PLANNED UNIT DEVELOPMENT  
PHASE FIVE

LOCATED IN  
THE NORTHEAST 1/4 OF SECTION 33  
T 55 N, R 84 W, OF THE 6th P.M.  
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 17.381 ACRES  
TOTAL LOTS = 61



LOCATION MAP

LEGEND

- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- SECTION LINE
- EXISTING LOT OR DEDICATED STREET
- SECTION CORNER - NOTHING FOUND/ NOTHING SET;  
FOUND WITNESS CORNER TO SOUTH AS SHOWN
- WITNESS CORNER
- PHASE FIVE BOUNDARY POINT  
SET REBAR AND 1" ALUM. CAP - PE & LS 3864  
(UNLESS OTHERWISE NOTED ON PLAT)
- ROAD CENTERLINE POINT  
(REFERENCE POINT ONLY - NOTHING SET)
- LOT CORNER  
SET REBAR AND 1" ALUM. CAP - PE & LS 3864
- PHASE FIVE BOUNDARY LINE
- PHASE FIVE INTERIOR LOT LINE
- ROAD CENTERLINE
- PROPERTY LINE

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 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 RIPIARIAN 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 COORDINATES (EAST CENTRAL ZONE).
- PROPERTY ALSO SUBJECT TO (BLANKET) EASEMENT TO MONTANA-DAKOTA UTILITIES CO. AS DESCRIBED BOOK 236, PAGE 205.
- PROPERTY ALSO SUBJECT TO EASEMENT TO CONTINENTAL PIPE LINE CO. AS DESCRIBED BOOK 142, PAGE 430.
- UTILITY EASEMENTS DEDICATED TO THE PUBLIC AS FOLLOWS:  
ALONG ALL ROAD RIGHTS OF WAY: 20.00 FEET  
ALONG ALL LOT LINES NOT ABUTTING OTHER LOTS: 10.00 FEET  
ALONG ALL LOT LINES ABUTTING OTHER LOTS: 5.00 FEET

AREA TABLE

BLOCK	AREA	No. of LOTS	DENSITY (LOTS/ACRE)
A	12.730 Ac.	61	4.8
STREETS	4.651 Ac.		
TOTAL	17.381 Ac.	61	

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	117.21'	59.36'	116.47'	S12°47'01"E	22°23'11"
C2	300.00'	246.66'	130.78'	239.77'	S00°25'21"W	47°06'43"
C3	300.00'	200.63'	104.23'	196.91'	S03°58'22"W	38°19'08"
C4	300.00'	250.22'	132.91'	243.03'	S08°42'50"W	47°47'20"
C5	350.00'	87.99'	44.23'	87.76'	S39°48'17"W	14°24'15"
C6	250.00'	108.72'	55.24'	108.87'	N83°42'21"W	24°58'04"
C7	150.00'	289.36'	216.33'	246.53'	N15°59'01"W	110°31'35"
C8	200.00'	302.06'	188.25'	274.18'	N82°32'44"E	86°31'57"
C9	150.00'	144.02'	78.11'	138.55'	S81°11'40"E	55°00'46"
C10	1000.00'	222.64'	111.78'	222.18'	N25°07'53"E	12°45'23"

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER 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 NORTH LINE OF SAID SECTION, SAID POINT LOCATED S88°24'34"W, 236.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE LEAVING SAID NORTH LINE S01°59'28"E, 146.39 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS 270.00 FEET, A CENTRAL ANGLE OF 22°23'11" AND AN ARC LENGTH OF 105.49 FEET WITH A CHORD BEARING AND DISTANCE OF S12°47'01"E, 104.82 FEET; THENCE S23°58'37"E, 127.51 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330 FEET, A CENTRAL ANGLE OF 24°18'31" AND AN ARC LENGTH OF 139.82 FEET WITH A CHORD BEARING AND DISTANCE OF S11°50'21"E, 138.77 FEET; THENCE S89°42'06"E, 108.54 FEET; THENCE S00°01'27"W, 193.68 FEET; THENCE S23°07'55"W, 149.12 FEET; THENCE S11°07'53"W, 40.31 FEET; THENCE S15°11'08"E, 252.88 FEET; THENCE S00°01'27"W, 160.91 FEET; THENCE S47°53'36"W, 187.18 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 19°29'45" AND AN ARC LENGTH OF 112.29 FEET WITH A CHORD BEARING AND DISTANCE OF S22°51'17"W, 111.75 FEET; THENCE S32°56'10"W, 51.46 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 8°48'38" AND AN ARC LENGTH OF 58.43 FEET WITH A CHORD BEARING AND DISTANCE OF S37°00'29"W, 58.38 FEET; THENCE S84°18'56"W, 100.93 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 22°10'37" AND AN ARC LENGTH OF 123.86 FEET WITH A CHORD BEARING AND DISTANCE OF N43°41'28"E, 123.09 FEET; THENCE N32°36'10"E, 51.46 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°01'47" AND AN ARC LENGTH OF 212.20 FEET WITH A CHORD BEARING AND DISTANCE OF N10°05'16"E, 206.78 FEET; THENCE N71°14'49"W, 910.30 FEET; THENCE N15°59'01"W, 75.38 FEET; THENCE N39°18'46"E, 861.38 FEET; THENCE S84°11'17"E, 410.87 FEET; THENCE N23°58'37"W, 45.22 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 22°23'11" AND AN ARC LENGTH OF 128.94 FEET WITH A CHORD BEARING AND DISTANCE OF N12°47'01"W, 128.12 FEET; THENCE N01°35'26"W, 146.39 FEET TO THE NORTH SECTION LINE OF SAID SECTION; THENCE ALONG SAID SECTION LINE N88°24'34"E, 80.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.381 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 17.381 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT, PHASE FIVE, 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.

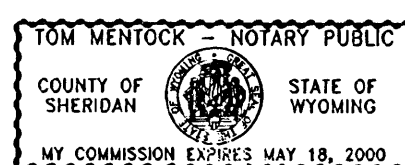
EXECUTED THIS 23<sup>rd</sup> DAY OF December, 1999.

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

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF December, 1999, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C.

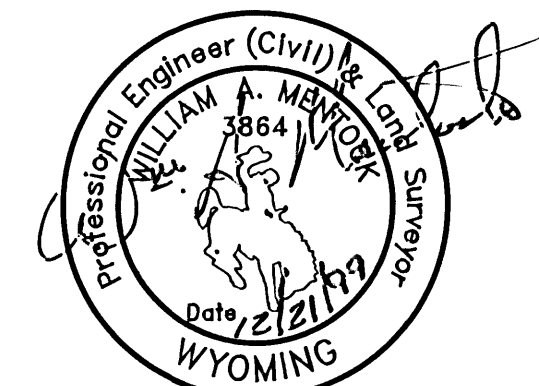
MY COMMISSION EXPIRES: May 18, 2000



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 PLANNED UNIT DEVELOPMENT, PHASE FIVE, 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 13<sup>th</sup> DAY OF December, 1999.

ATTEST: *John Harmon* CHAIRMAN  
CLERK

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 31<sup>st</sup> DAY OF December, 1999.

ATTEST: *John L. Brown* COUNTY CLERK  
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 2:00 O'CLOCK THIS 7<sup>th</sup> DAY OF JAN, 1999, IN PLAT NUMBER 33670, FEE 50.00

*Andrew Hollister* COUNTY CLERK  
*Dale R. Reubing* DEPUTY COUNTY CLERK

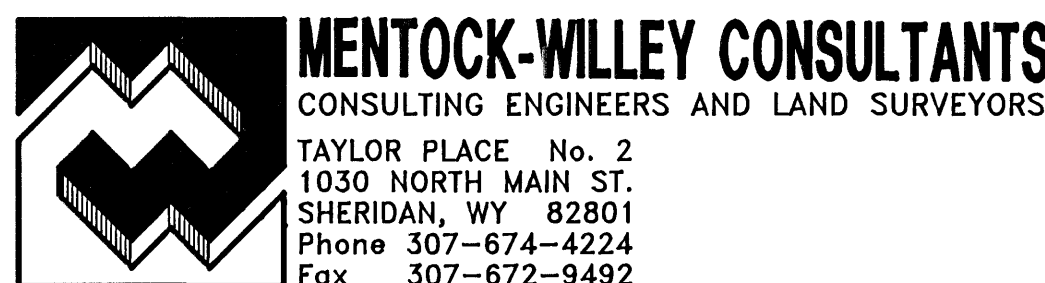
RECORD OWNER:  
POWDER HORN RANCH, L.L.C.  
161 HIGHWAY 335  
SHERIDAN, WYOMING 82801

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

SURVEYOR / ENGINEER:  
WILLIAM A. MENTOCK, PE/LS 3864  
1030 N. MAIN STREET  
TAYLOR PLACE #2  
SHERIDAN, WYOMING 82801  
Phone 307-674-4224  
Fax 307-672-9492

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

JOB No. 93-192 FHLPLAT5.DWG OCTOBER 13, 1999 MLR



Partial Vacation 7-87-06 BK 476 Pg 707  
Partial Vacation 7-88-06 BK 476 Pg 712

P-50