



PLAT OF
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE SIX
LOCATED IN
THE SE1/4NE1/4 AND THE NE1/4SE1/4 OF SECTION 4
AND THE SW1/4NW1/4 AND THE NW1/4SW1/4 OF SECTION 3
T 54 N, R 84 W, OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 7.92 ACRES
TOTAL LOTS = 14

WYOMING STATE PLANE COORDINATES
NAD 83 (1993)
NORTHING = 565,492.55
EASTING = 429,394.10
NORTH 1/4 CORNER
SEC. 3, T54N, R84W
(3-1/4" AL. CAP - LS 2615)



POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE SIX

LOCATION MAP

TOM MENTOCK - Notary Public
County of Sheridan
State of Wyoming
My Commission Expires 5/18/2000

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (NE1/4SE1/4) OF SECTION 4 AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (SW1/4NW1/4) OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S42°11'52"W, 3165.33 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE S16°43'18"E, 133.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET, A LENGTH OF 163.16 FEET, A DELTA OF 32°48'02", AND A CHORD BEARING AND DISTANCE OF S89°40'43"W, 160.94 FEET; THENCE N73°55'16"W, 48.74 FEET; THENCE S16°44'44"W, 365.47 FEET; THENCE S89°45'56"W, 120.05 FEET; THENCE S16°34'44"W, 365.47 FEET; THENCE N88°07'42"W, 297.18 FEET; THENCE N19°04'46"W, 404.73 FEET; THENCE N24°04'07"E, 200.36 FEET; THENCE N78°59'20"E, 345.55 FEET; THENCE S75°28'21"E, 121.03 FEET; THENCE N88°08'57"E, 153.92 FEET; THENCE S65°23'53"E, 184.24 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 7.92 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 7.92 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE SIX, 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 22nd DAY OF MARCH, 2000.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

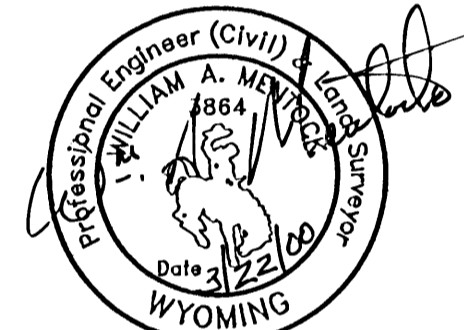
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF March, 2000, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2000
Tom Mentock
NOTARY PUBLIC

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 SIX, 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 1st DAY OF MARCH, 2000.

ATTEST:
Heidi Harmon *Jay O. Stender*
CLERK CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 21st DAY OF MARCH, 2000.

ATTEST:
Robert L. Boudry *John L. Mc*
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 2:22 O'CLOCK THIS 6th DAY OF APRIL, 2000, PLAT NUMBER P-52, INSTRUMENT NUMBER 53312, FEE \$0.00.

Dwight Keltziba *Dale R. Rawlings*
COUNTY CLERK DEPUTY COUNTY CLERK

LEGEND

- BOUNDARY
- EXISTING LOT OR DEDICATED STREET
- LAKE BOUNDARY
- SECTION LINE (REFER TO LOCATION MAP)
- 1/16 SECTION LINE (REFER TO LOCATION MAP)
- ROADWAY CENTERLINE
- UTILITY, DRAINAGE, & CONSTRUCTION EASEMENT
- CENTERLINE PC/PT
- INTERIOR LOT CORNER
- SET 2" ALUMINUM CAP PE LS 3864
- SUBDIVISION BOUNDARY CORNER
- SET 2" ALUMINUM CAP PE LS 3864

NOTES:

- ALL LOT CORNERS MARKED BY 5/8" 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 COORDINATES (EAST CENTRAL ZONE).

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	260.00'	148.84'	75.62'	146.82'	S89°40'43"W	32°48'02"
C2	235.00'	151.83'	78.67'	149.20'	S87°34'21"W	37°01'04"
C3	150.00'	233.93'	148.32'	210.93'	S24°23'20"W	89°21'14"

AREA TABLE

BLOCK	AREA	No. of LOTS	DENSITY (LOTS/ACRE)
Q	6.732 Ac.	14	2.07
STREETS	1.192 Ac.		
TOTAL	7.924 Ac.	14	

RECORD OWNER:
HOMER SCOTT, JR.
P.O. BOX 2007
SHERIDAN, WYOMING 82801

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

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

BLOCK N

BLOCK O

BLOCK O

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