FINAL PLAT OF
POWDER HORN RANCH
PLANNED UNIT DEVELOPMENT
PHASE SEVEN

LOCATED IN
THE E1/2NW1/4 AND THE NE1/4SW1/4 OF SECTION 3
T 54 N, R 84 W, OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 53.32 ACRES
TOTAL LOTS = 36

PREPARED FOR:
POWDER HORN RANCH L.L.C.
181 U.S. HIGHWAY 335
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

NORTH 1/4 CORNER
SECTION 3, T 54 N, R 84 W
3-1/4" AL. CAP - LS 2615
NORTHING: 1466849.5524
EASTING: 598752.5185

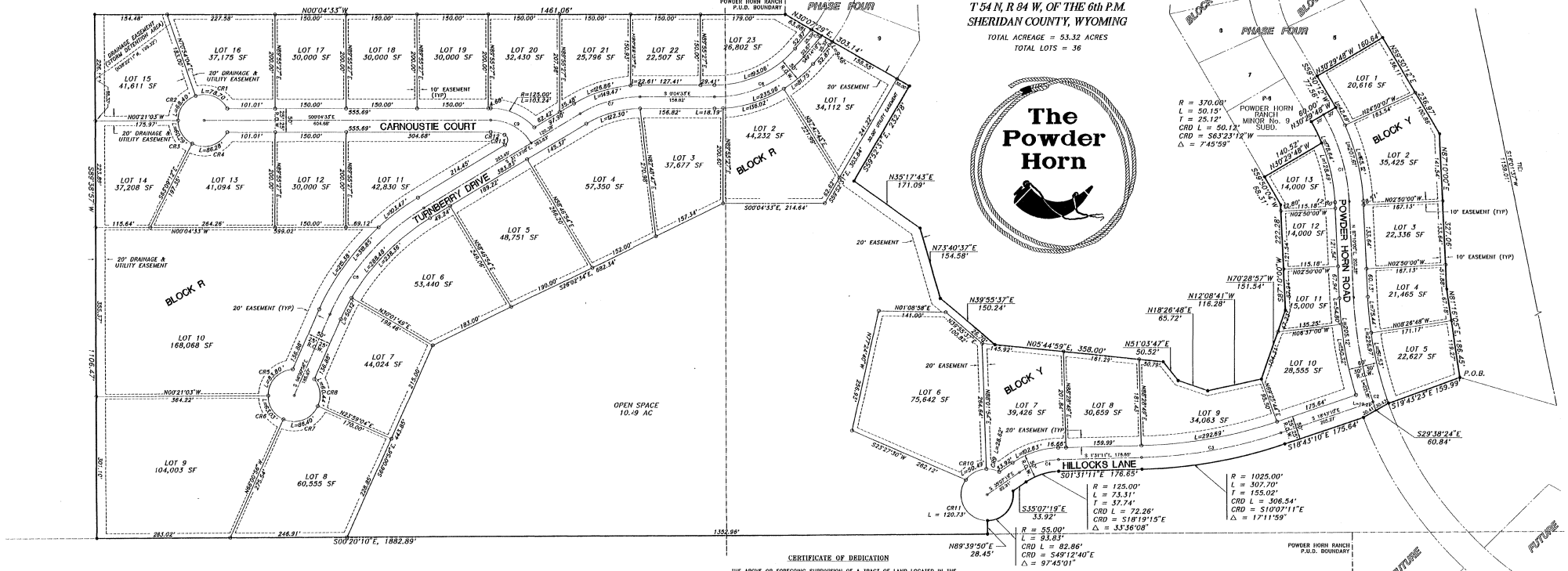
Scale: 1" = 100'

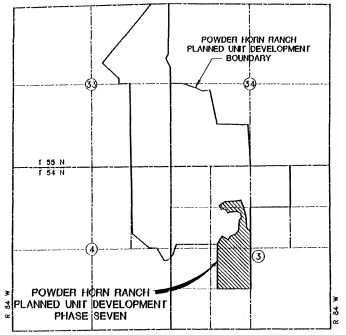
NORTH

BASIS OF BEARING FOR PLAT: WYOMING STATE PLANE - EAST CENTRAL ZONE

AREA TABLE

BLOCK	AREA	No. of LOTS	DENSITY (LOTS/ACRE)
R	29.52 Ac.	23	0.8
Y	8.58 Ac.	13	1.5
OPEN SPACE	10.49 Ac.		
STREETS	4.73 Ac.		
TOTAL	53.32 Ac.	36	





LOCATION MAP

LEGEND

- BOUNDARY
- EXISTING LOT OR DEDICATED STREET
- 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:

1. ALL LOT CORNERS MARKED BY 5/8"d x 24" REBAR AND 2" 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. BASIS OF BEARING IS WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE).

OCTOBER 31, 2000 JOB No. 93-192 FPLAT7.dwg NLR

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S 18°01'37"W, 1159.01 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE S 19°43'23"E, 159.99 FEET; THENCE S 29°38'24"E, 60.84 FEET; THENCE S 18°45'10"E, 175.64 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 17°11'59", AND ARC LENGTH OF 307.70 FEET, WITH CHORD BEARING AND DISTANCE OF S 10°07'11"E, 306.54 FEET; THENCE S 1°31'11"E, 176.65 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 33°36'08", AND ARC LENGTH OF 73.31 FEET, WITH CHORD BEARING AND DISTANCE OF S 18°19'15"E, 72.26 FEET; THENCE S 35°07'19"E, 33.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 97°45'01", AND ARC LENGTH OF 93.83 FEET, WITH CHORD BEARING AND DISTANCE OF S 49°12'40"E, 82.86 FEET; THENCE N 89°39'50"E, 28.45 FEET TO A POINT ON THE BOUNDARY OF POWDER HORN RANCH PLANNED UNIT DEVELOPMENT; THENCE ALONG SAID BOUNDARY S 0°20'10"E, 1882.89 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S 89°38'57"W, 1106.47 FEET; THENCE CONTINUING ALONG SAID BOUNDARY N 0°04'33"W, 1461.06 FEET; THENCE N 37°07'39"E, 303.14 FEET; THENCE S 52°52'31"E, 232.78 FEET; THENCE N 35°17'43"E, 171.09 FEET; THENCE N 73°40'37"E, 154.58 FEET; THENCE N39°55'37"E, 150.24 FEET; THENCE N 5°44'59"E, 358.00 FEET; THENCE N 51°03'47"E, 50.52 FEET; THENCE N 18°26'48"E, 65.72 FEET; THENCE N 12°08'41"W, 116.28 FEET; THENCE N 70°28'57"W, 151.54 FEET; THENCE S 87°10'00"W, 222.28 FEET; THENCE S 59°00'04"W, 68.31 FEET TO THE SOUTHEAST CORNER OF POWDER HORN RANCH MINOR NO. 9 SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY OF SAID MINOR NO. 9 SUBDIVISION N 30°29'48"W, 140.52 FEET TO THE NORTHEAST CORNER OF SAID MINOR NO. 9 SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MINOR NO. 9 SUBDIVISION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 7°45'59", AND ARC LENGTH OF 50.15 FEET, WITH CHORD BEARING AND DISTANCE OF S 63°23'12"W, 50.12 FEET TO A POINT ON THE BOUNDARY OF POWDER HORN RANCH PLANNED UNIT DEVELOPMENT PHASE FOUR; THENCE ALONG SAID BOUNDARY N 30°29'48"W, 80.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S 59°30'12"W, 77.56 FEET; THENCE CONTINUING ALONG SAID BOUNDARY N 30°29'48"W, 160.84 FEET; THENCE N 59°30'12"E, 236.97 FEET; THENCE N 87°10'00"E, 327.08 FEET; THENCE N 81°16'05"E, 188.45 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 53.32 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE POWDER HORN RANCH, PLANNED UNIT DEVELOPMENT, PHASE SEVEN, 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 5th DAY OF DECEMBER, 2000.

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

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	183.13'	93.48'	181.58'	N25°20'04"E	27°39'48"
C2	800.00'	241.05'	121.45'	240.14'	N28°32'04"E	17°15'51"
C3	1000.00'	300.19'	151.33'	299.07'	S10°07'11"E	17°11'59"
C4	150.00'	87.97'	45.29'	86.72'	S18°19'15"E	33°36'08"
C5	250.00'	4.69'	2.34'	4.69'	S49°46'10"E	01°04'28"
C6	250.00'	214.51'	114.36'	207.99'	S24°39'24"E	49°09'43"
C7	250.00'	158.68'	82.87'	154.22'	S15°38'48"E	37°00'33"
C8	500.00'	303.66'	156.68'	299.02'	S48°37'01"E	34°47'50"
C9	100.00'	102.73'	56.41'	98.27'	S29°31'11"W	58°51'27"

CUL-DE-SAC and FILLETS RIGHT OF WAY ARC TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
CR1	55.00'	78.72'	47.80'	S21°53'41"W, 72.18'	81°59'14"
CR2	55.00'	88.40'	56.41'	S54°43'29"E, 84.07'	71°15'05"
CR3	55.00'	60.23'	33.97'	N59°14'57"E, 57.31'	62°48'09"
CR4	55.00'	86.28'	54.89'	N18°05'48"W, 77.70'	89°53'13"
CR5	55.00'	83.80'	52.37'	S54°43'04"E, 75.83'	87°17'55"
CR6	55.00'	62.03'	35.49'	N59°49'01"E, 59.64'	65°39'53"
CR7	55.00'	86.40'	55.00'	N21°00'56"W, 77.78'	90°00'00"
CR8	55.00'	60.44'	33.68'	S82°30'09"W, 57.49'	62°57'32"
CR9	55.00'	28.62'	14.64'	S13°36'13"W, 28.29'	29°48'39"
CR10	55.00'	50.49'	27.18'	S29°16'02"E, 48.74'	52°59'59"
CR11	55.00'	120.73'	102.41'	N43°32'06"E, 97.91'	125°29'11"
CR12	75.00'	29.93'	15.19'	N11°23'00"E, 29.73'	22°51'09"
CR13	12.00'	26.38'	23.53'	N89°47'56"E, 21.38'	125°37'59"

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 SEVEN, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Engineer (Civil) William A. Mentock 4864 WYOMING Date 12/4/00

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF DEC., 2000, BY HOMER SCOTT, JR., MANAGER OF POWDER HORN RANCH, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004

TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2004

NOTARY PUBLIC

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 14 DAY OF NOVEMBER, 2000.

ATTEST:
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 5 DAY OF DECEMBER, 2000.

ATTEST:
COUNTY CLERK DEPUTY 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 3:00 O'CLOCK THIS 7 DAY OF DEC., 2000, PLAT NUMBER P-56, INSTRUMENT NUMBER 963415, FEE 50.00

COUNTY CLERK DEPUTY COUNTY CLERK

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