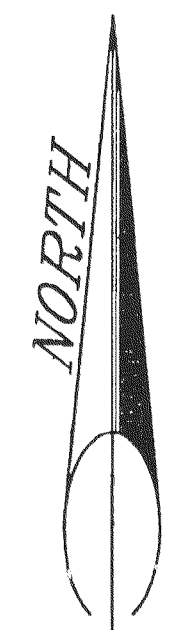


NOTICE: This plat is subject to time or extension of the original is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
final plat. It is subject to change or correction of errors and lines, easements or right-of-
way. The original plat was recorded.

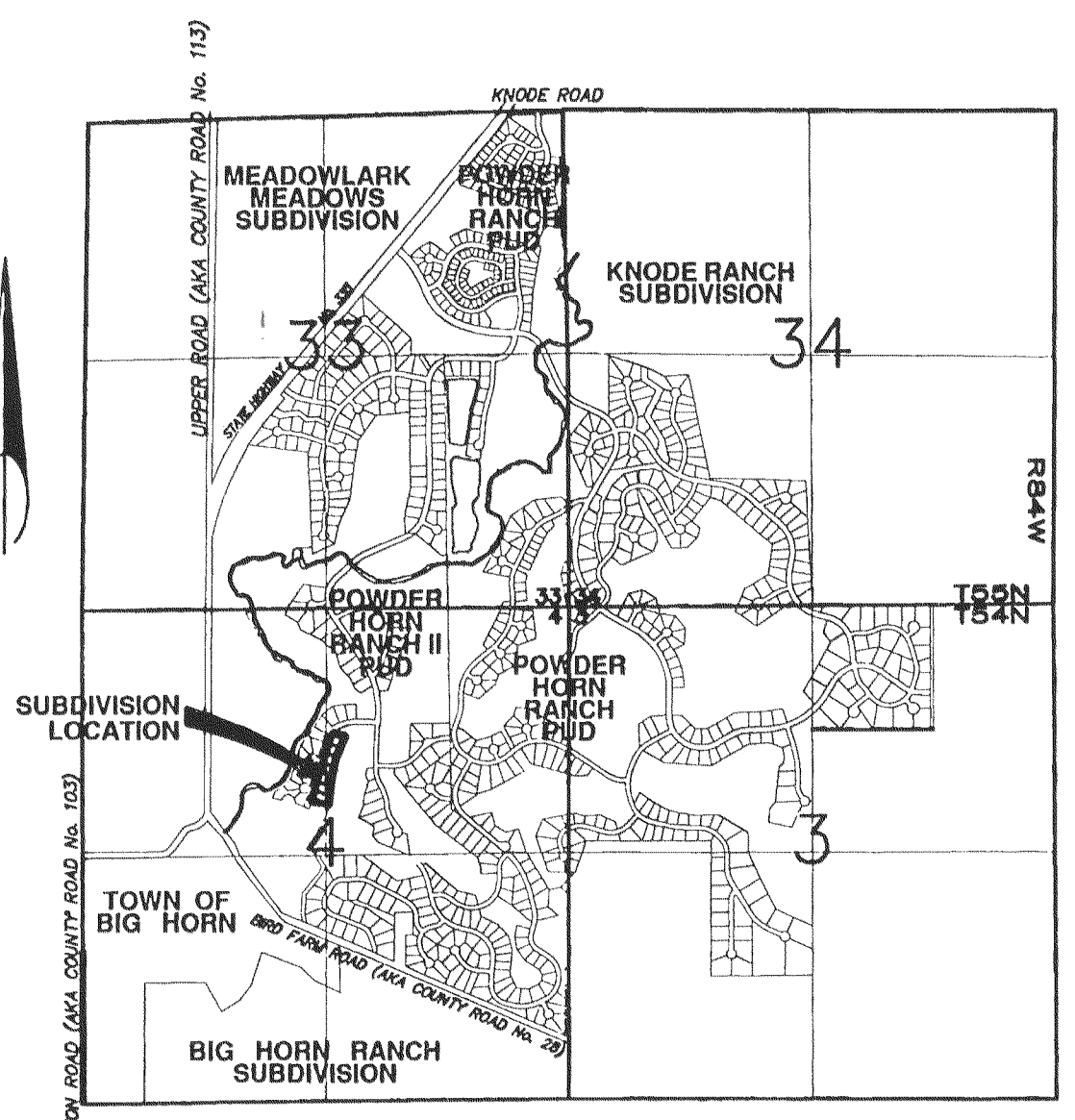


MARCH 2009
SCALE : 1" = 60 FEET

- NOTES:
1. ALL LOT CORNERS MARKED BY 5/8" 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 SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
 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).
 7. ALL MAILBOXES ARE AT CLUSTER BOX LOCATIONS SET BY THE POST OFFICE WITHIN THE POWDER HORN.
 8. NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS AND SMELLS OF AGRICULTURE MAY BE PRESENT.

LEGEND:

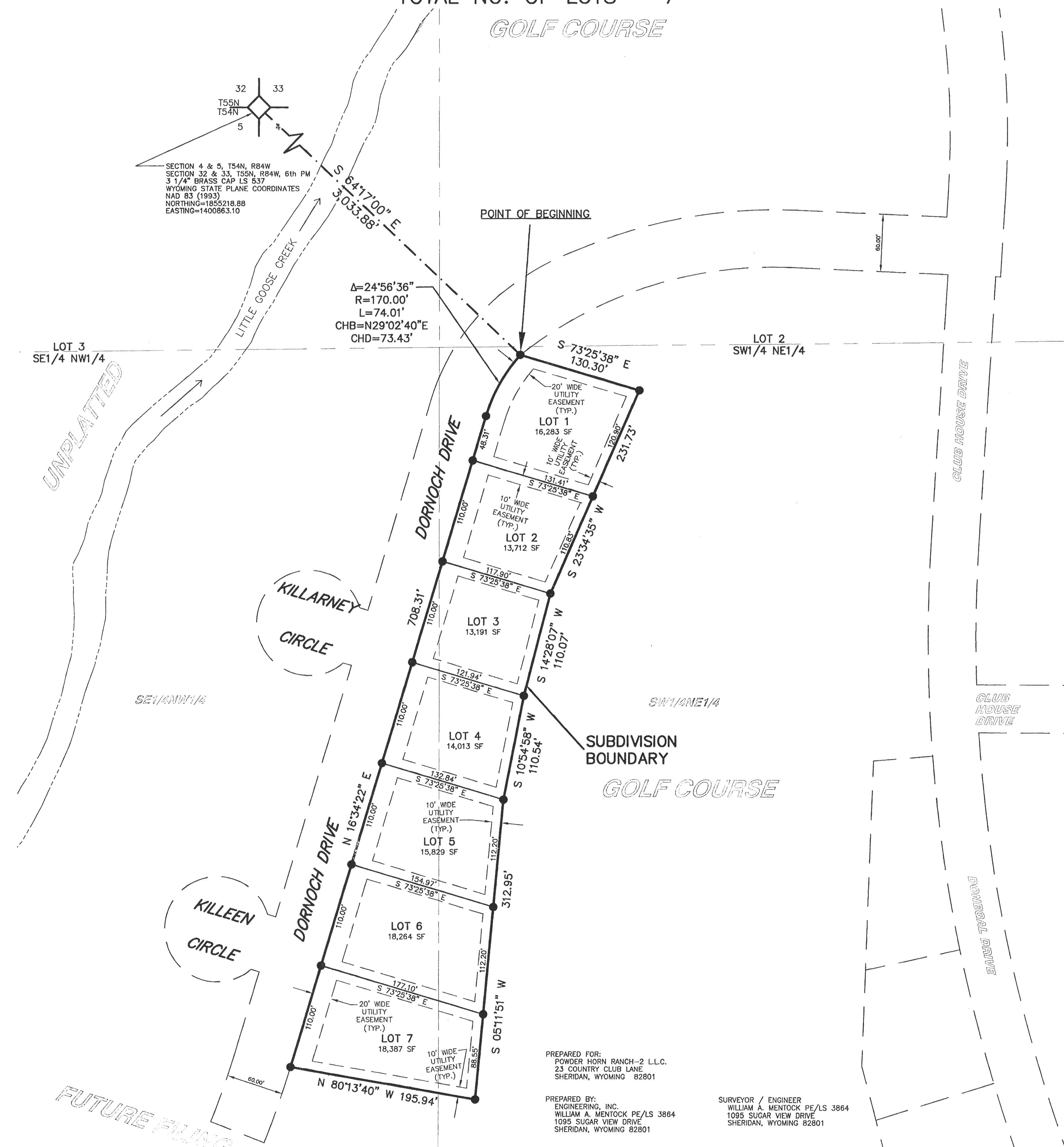
● = SET 5/8" x 24" REBAR WITH CAP MARKED WITH PE/LS 3864



LOCATION MAP
SCALE: 1" = 2000'
NO LEGEND

FINAL PLAT OF
WEST FALLS AT THE POWDER HORN
LOCATED IN SE1/4NW1/4 & SW1/4NE1/4, SECTION 4, T 54 N, R 84 W,
OF THE 6th P.M. SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 2.518 ACRES
TOTAL NO. OF LOTS = 7

GOLF COURSE



CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION LOCATED IN SE1/4NW1/4 & SW1/4NE1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS LOCATED S64°17'00"E A DISTANCE OF 3,033.88 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 4; THENCE S73°25'38"E A DISTANCE OF 130.30 FEET; THENCE S23°34'35"W A DISTANCE OF 231.73 FEET; THENCE S14°28'07"W A DISTANCE OF 110.07 FEET; THENCE S10°54'58"W A DISTANCE OF 110.54 FEET; THENCE S05°11'51"W A DISTANCE OF 312.95 FEET; THENCE N80°13'40"W A DISTANCE OF 195.94 FEET; THENCE N16°34'22"E A DISTANCE OF 708.31 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°58'36" A RADIUS OF 170.00 FEET A LENGTH OF 74.01 FEET (CHORD BEARING N29°02'40"E, CHORD LENGTH 73.43 FEET) TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.518 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 2.518 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS WEST FALLS AT THE POWDER HORN, 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 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 17th DAY OF April, 2009.

BY: Sandra Suzor
POWDER HORN RANCH-2, L.L.C.
SANDRA SUZOR, ASSISTANT MANAGER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 17th DAY OF April, 2009, BY SANDRA SUZOR, ASSISTANT MANAGER OF POWDER HORN RANCH-2, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL.

JANET KOPPELA, NOTARY PUBLIC
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES: MAY 17, 2011
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 17, 2011

CERTIFICATE OF SURVEYOR

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 WEST FALLS AT THE POWDER HORN, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Engineer (Civil) & Land Surveyor
WILLIAM A. MENTOCK
3864
Date: 4/17/09
WYOMING
WILLIAM A. MENTOCK
WYO. P.E. & L.S. No. 3864

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS DAY OF 2009.

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 17th DAY OF April, 2009.

ATTEST:

Caleb J. Raymond
COUNTY CLERK, Deputy
Robert L. Robison
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT 3:00 O'CLOCK THIS 15th DAY OF APRIL, 2009, AND IS DULY RECORDED IN BOOK W, PAGE NO. 62

County Clerk, Deputy
Deputy County Clerk

