

# FINAL PLAT OF THE CLOUD PEAK RANCH, SIXTH FILING P.U.D. TO THE CITY OF SHERIDAN, WYOMING.

A PORTION OF THE W1/2SW1/4 OF SECTION 21,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING

34 LOTS CONTAINING ±6.17 ACRES  
10 OUT LOTS CONTAINING ±2.59 ACRES  
ROADS CONTAINING ±2.71 ACRES  
TOTAL ±11.47 ACRES  
ALL LOTS ZONED R-1

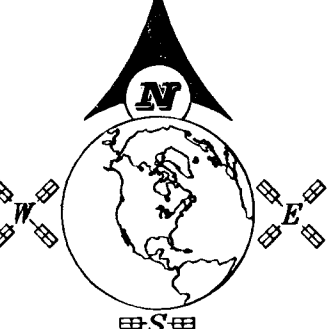
CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	250.00'	11°28'27"	49.92'	N07°08'21"E	49.84'
C2	600.00'	12°31'34"	134.68'	S83°34'13"E	134.36'
C3	242.50'	12°31'34"	54.43'	S08°23'47"W	54.31'
C4	31.00'	90°00'00"	48.69'	S45°00'00"E	43.84'
C5	31.00'	90°00'00"	48.69'	N45°00'00"E	43.84'

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	28.00'	90°00'00"	40.84'	S45°00'00"W	36.77'
C7	51.00'	90°00'00"	80.11'	N45°00'00"E	72.12'
C8	51.00'	90°00'00"	80.11'	S45°00'00"E	72.12'
C9	282.50'	12°31'34"	58.92'	S08°23'47"W	58.79'
C10	28.00'	90°00'00"	40.84'	N45°00'00"E	36.77'
C11	28.00'	90°00'00"	40.84'	N07°08'21"E	36.77'
C12	225.00'	11°28'27"	44.93'	N07°08'21"E	44.85'
C13	75.00'	42°12'20"	55.25'	N19°41'03"E	54.01'
C14	60.00'	28°24'19"	27.69'	N08°15'34"E	28.89'
C15	75.00'	42°12'20"	55.25'	S22°31'17"W	54.01'
C16	75.00'	11°28'27"	44.93'	N07°08'21"E	44.85'
C17	28.00'	90°00'00"	40.84'	S45°00'00"E	36.77'
C18	51.00'	91°15'33"	91.51'	S85°24'03"E	91.41'
C19	630.00'	10°24'55"	120.02'	S84°32'32"E	119.84'
C20	28.00'	90°00'00"	40.84'	N45°00'00"W	36.77'
C21	11.00'	90°00'00"	17.28'	N45°00'00"E	15.58'
C22	11.00'	90°00'00"	17.28'	S45°00'00"E	15.58'
C23	222.50'	12°31'34"	49.84'	S08°23'47"W	49.84'
C24	28.00'	88°33'21"	39.58'	S58°53'15"W	36.14'

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	28.00'	52°00'00"	23.98'	S74°29'53"W	23.14'
C26	28.00'	46°58'17"	21.32'	N68°30'38"W	20.21'
C27	28.00'	43°01'17"	19.52'	N21°30'38"W	19.07'
C28	222.50'	12°31'34"	49.84'	S08°23'47"W	49.84'
C29	222.50'	10°04'51"	39.15'	S07°19'02"W	39.10'
C30	28.00'	35°31'17"	15.98'	S30°28'13"W	15.73'
C31	28.00'	42°32'35"	21.81'	S53°19'40"W	21.00'
C32	28.00'	44°22'27"	19.23'	N09°19'40"W	18.79'
C33	282.50'	41°55'05"	19.48'	S04°44'02"W	18.47'
C34	282.50'	8°38'22"	38.44'	S04°18'15"E	48.40'
C35	51.00'	91°15'33"	91.51'	S85°24'03"E	91.41'
C36	51.00'	8°40'32"	5.94'	S86°12'35"E	5.94'
C37	51.00'	28°07'08"	23.25'	S78°28'28"E	23.05'
C38	51.00'	8°15'18"	18.03'	N29°52'11"E	17.94'
C39	51.00'	51°39'28"	45.98'	N43°34'39"E	44.44'
C40	51.00'	10°04'51"	18.10'	N09°19'02"E	18.03'
C41	51.00'	63°01'14"	11.98'	S12°30'52"E	11.67'
C42	28.00'	64°58'18"	28.48'	S27°30'52"E	27.93'
C43	28.00'	65°11'42"	29.58'	S48°12'18"E	28.01'
C44	28.00'	62°02'59"	12.92'	S01°22'55"E	12.79'
C45	273.00'	3°45'03"	18.00'	N10°29'03"E	18.00'
C46	273.00'	7°41'24"	36.91'	N05°15'49"E	36.88'
C47	28.00'	11°30'21"	11.68'	N17°20'15"E	11.41'
C48	75.00'	10°21'59"	13.97'	N48°28'27"E	13.55'
C49	60.00'	84°09'15"	88.13'	N01°12'49"E	88.42'
C50	60.00'	35°03'13"	36.06'	N43°15'04"E	35.99'
C51	60.00'	28°37'18"	30.32'	S89°28'59"W	30.00'
C52	60.00'	84°09'15"	88.13'	S33°23'42"E	88.42'
C53	60.00'	35°03'13"	36.06'	N43°15'04"E	35.99'
C54	225.00'	6°48'42"	28.62'	N04°48'28"E	28.60'
C55	225.00'	4°39'45"	18.31'	N10°21'41"E	18.30'
C56	225.00'	2°15'08"	8.19'	N04°59'08"E	8.14'
C57	28.00'	69°44'53"	31.65'	N87°29'08"E	29.73'
C58	28.00'	90°43'04"	41.17'	N44°28'28"E	40.00'
C59	28.00'	89°18'58"	40.52'	S45°21'18"E	36.54'

LINE	BEARING	LENGTH
L1	N00°00'00"E	12.32'
L2	S00°00'00"E	12.31'
L3	S45°00'00"W	28.81'
L4	N17°08'21"E	31.44'
L5	N12°31'34"E	13.14'
L6	S00°00'00"E	10.00'
L7	N00°00'00"E	12.88'
L8	N00°00'00"E	11.00'
L9	S00°00'00"E	11.00'
L10	S00°00'00"E	15.12'
L11	N00°00'00"E	10.00'
L12	N45°00'00"W	28.81'
L13	N00°00'00"E	9.43'
L14	N00°00'00"W	24.57'
L15	N45°00'00"E	18.48'
L16	N00°00'00"E	8.49'
L17	N45°00'00"E	11.31'
L18	N00°00'00"E	38.71'
L19	S00°00'00"E	18.12'
L20	S55°08'20"W	25.39'
L21	S45°00'00"E	24.14'
L22	S84°24'12"E	28.12'
L23	N45°00'00"E	14.14'
L24	S45°00'00"E	8.49'
L25	S45°00'00"W	8.49'
L26	S45°00'00"E	7.07'
L27	N90°00'00"E	25.84'
L28	N12°31'34"E	13.52'

- OUT LOTS**
- ① ±76,051 Sq. Ft.
  - ② ±481 Sq. Ft.
  - ③ ±1,912 Sq. Ft.
  - ④ ±1,205 Sq. Ft.
  - ⑤ ±3,385 Sq. Ft.
  - ⑥ ±3,176 Sq. Ft.
  - ⑦ ±13,042 Sq. Ft.
  - ⑧ ±1,534 Sq. Ft.
  - ⑨ ±3,936 Sq. Ft.
  - ⑩ ±8,435 Sq. Ft.
  - ⑪ ±208 Sq. Ft.



**DATUM:**  
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000235  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE  
WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE)

## LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SYSTEM LAND, LLC, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS CLOUD PEAK RANCH, SIXTH FILING, P.U.D. IS LOCATED IN THE W1/2SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF CLOUD PEAK RANCH THIRD FILING TO THE CITY OF SHERIDAN; THENCE DUE WEST, 559.64 FEET ALONG THE NORTH LINE OF SAID CLOUD PEAK RANCH THIRD FILING TO THE NORTHWEST CORNER OF SAID CLOUD PEAK RANCH THIRD FILING; THENCE DUE NORTH, 372.63 FEET TO A POINT; THENCE N16°07'24"E, 189.78 FEET TO A POINT; THENCE DUE NORTH, 338.00 FEET TO A POINT; THENCE DUE EAST, 528.43 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID W1/2SW1/4; THENCE S00°30'27"E, 892.97 FEET ALONG THE EAST LINE OF SAID W1/2SW1/4 TO A POINT; THENCE DUE WEST, 29.40 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS ±11.474 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH, SIXTH FILING, P.U.D. AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, STREETS, AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL STREETS AND EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

## IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20 DAY OF MARCH, 2007.

SYSTEM LAND, LLC

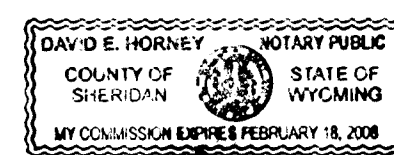
BY: Donald B. Roberts  
DONALD B. ROBERTS-MANAGER

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 20 DAY OF MARCH, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES FEB 13, 2008.

David E. Hunsley  
NOTARY PUBLIC



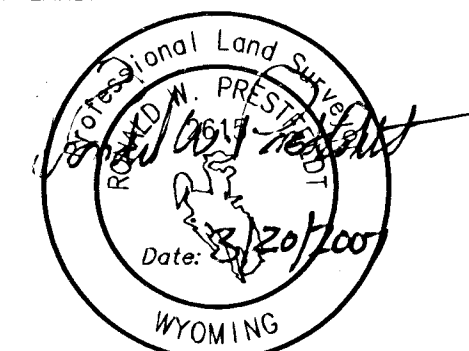
## NOTES

- SEE RECORD OF SURVEY FILED IN DRAWER A, PLAT No. 226.
- RIGHT OF WAY EASEMENT (BOOK 473 OF DEEDS, PAGE 275) FROM DON ROBERTS TO SHERIDAN COUNTY.

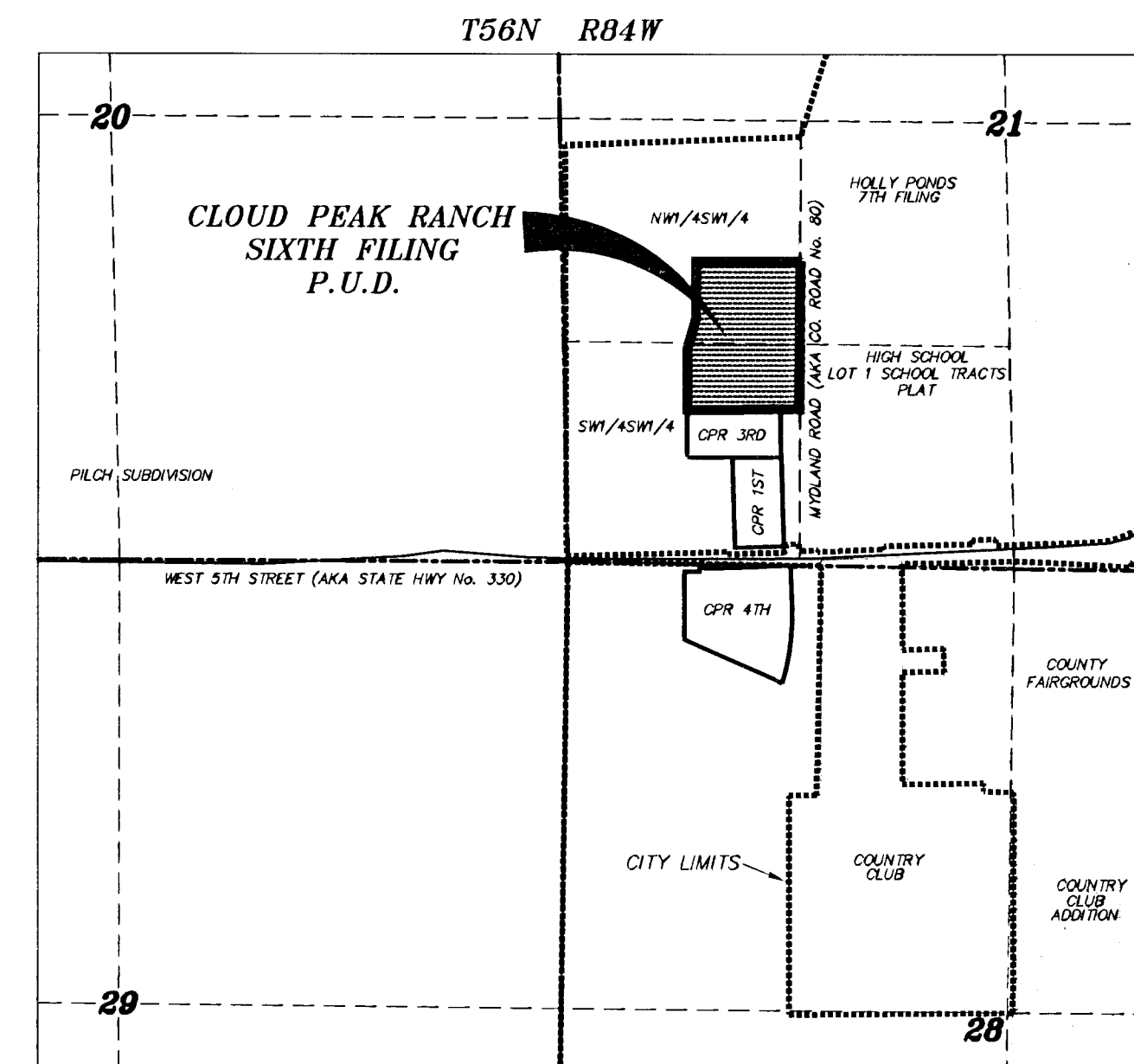
## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF CLOUD PEAK RANCH, SIXTH FILING, P.U.D. AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



\*PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED\*



**LOCATION MAP**  
SCALE: 1"=1000'

## CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 20th DAY OF MARCH, 2007.

Mark M. Wells  
ATTEST: VICE-CHAIRMAN

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 23 DAY OF MARCH, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Rebecca J. Peters  
DIRECTOR OF PUBLIC WORKS

ACKNOWLEDGED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 20th DAY OF MARCH, 2007.

David B. Roberts  
ATTEST: CITY CLERK

ON THIS 22 DAY OF MARCH, 2007, BEFORE ME PERSONALLY APPEARED DAVID KINSKEY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF THE CITY OF SHERIDAN, WYOMING, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID DAVID KINSKEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22 DAY OF MARCH, 2007.

Rebecca J. Peters  
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/12/2008

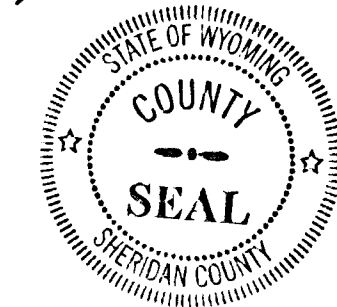
## CERTIFICATE OF RECORDER

STATE OF WYOMING :SS  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:45 O'CLOCK P.M., THIS 26 DAY OF MARCH, 2007, AND IS DULY RECORDED IN DRAWER C, PLAT No. 64.  
FEE \$ 50.00

David E. Hunsley  
COUNTY CLERK

STAMP RECEIVING NUMBER 569201



## FINAL PLAT OF THE CLOUD PEAK RANCH, SIXTH FILING P.U.D. TO THE CITY OF SHERIDAN, WYOMING.

A PORTION OF THE W1/2SW1/4 OF SECTION 21,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC  
13 CEMETARY ROAD  
SHERIDAN, WY 82801

**PRESTFELDT**  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-872-7415  
FAX 874-5000

JN:2002-101  
DF:2002101\_CPR 6TH FILING  
TAB: FINAL-B  
MARCH 19, 2007