

FINAL PLAT  
OF THE  
CLOUD PEAK RANCH, THIRD FILING  
TO THE  
CITY OF SHERIDAN, WYOMING.

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

ONE (1) LOT CONTAINING ±3.691 ACRES;  
LOT 1 ZONED B-1

FUTURE DEVELOPEMENT  
"NOT PART OF THIS SUBDIVISION"

LOT 1  
±3.691 acres  
ZONE B-1

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DONALD B. ROBERTS, 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, THIRD FILING, IS LOCATED IN THE SW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N64°42'36"E, 1446.58 FEET TO THE POINT OF BEGINNING OF SAID TRACT LYING ON THE WEST RIGHT-OF-WAY LINE OF MYDLAND ROAD (AKA COUNTY ROAD NO. 80), SAID POINT BEING THE NORTHEAST CORNER OF LOT 2, CLOUD PEAK RANCH, FIRST FILING TO THE CITY OF SHERIDAN, (MONUMENTED WITH A 3&1/4" ALUMINUM CAP PER PLS 2615); THENCE DUE WEST, 275.10 FEET ALONG THE NORTH LINE OF SAID LOT 2, CLOUD PEAK RANCH, FIRST FILING TO THE CITY OF SHERIDAN TO THE NORTHWEST CORNER OF SAID LOT 2, (MONUMENTED WITH A 1&1/2" ALUMINUM CAP PER PLS 2615); THENCE DUE WEST, 30.00 FEET ALONG THE NORTH LINE OF TRACT C, CLOUD PEAK RANCH, FIRST FILING TO THE CITY OF SHERIDAN TO THE NORTHWEST CORNER OF SAID TRACT C, (MONUMENTED WITH A 3&1/4" ALUMINUM CAP PER PLS 2615); THENCE DUE WEST, 260.98 FEET TO A POINT; THENCE DUE NORTH, 286.00 FEET TO A POINT; THENCE DUE EAST, 559.57 FEET TO A POINT, SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF MYDLAND ROAD (AKA COUNTY ROAD NO. 80); THENCE S00°43'15"E, 59.39 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 7679.44 FEET, A CENTRAL ANGLE OF 01°04'48", AN ARC LENGTH OF 144.76 FEET, A CHORD BEARING OF S01°15'39"E, 15.39 FEET, AND A CHORD LENGTH OF 144.76 FEET TO A POINT; THENCE S01°48'03"E, 81.93 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS ±3.691 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH, THIRD FILING, 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.

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 EASEMENTS 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 21<sup>ST</sup> DAY OF JULY, 2006.

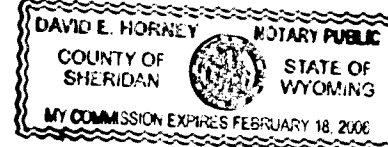
DONALD B. ROBERTS  
OWNER OF SYSTEM LAND, LLC

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF JULY, 2006.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES FEB 19 2008

NOTARY PUBLIC



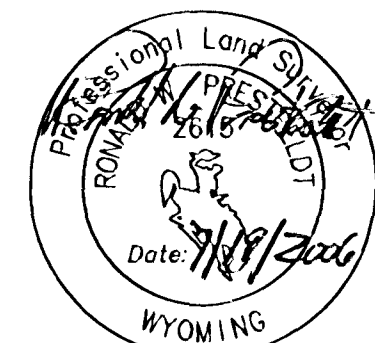
NOTE

1. SEE RECORD OF SURVEY FILED IN DRAWER A, PLAT No. 226.

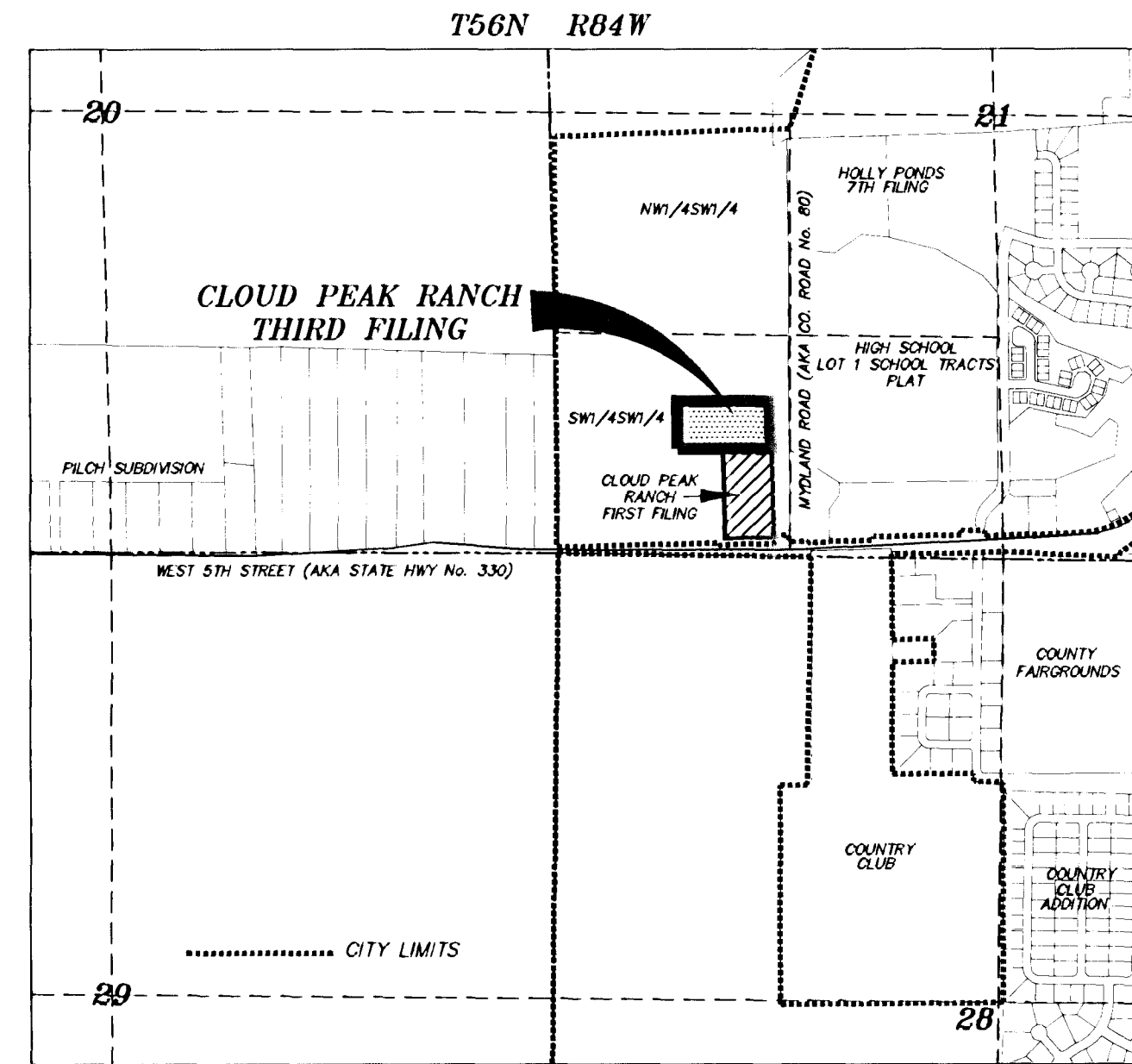
SURVEYOR'S CERTIFICATE

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, THIRD FILING, 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 30<sup>TH</sup> DAY OF August, 2006

ATTEST: VICE-CHAIRMAN

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 21<sup>ST</sup> DAY OF July, 2006, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

ACKNOWLEDGED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 21<sup>ST</sup> DAY OF August, 2006

ATTEST: CITY CLERK

MAYOR

ON THIS 21<sup>ST</sup> DAY OF August, 2006, 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 21<sup>ST</sup> DAY OF August, 2006.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

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 2:30 O'CLOCK P.M., THIS 10<sup>TH</sup> DAY OF August, 2006, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 62. FEE \$ 50.00

COUNTY CLERK

STAMP RECEIVING NUMBER 549147

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OF THE  
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TO THE  
CITY OF SHERIDAN, WYOMING.

A PORTION OF THE SW1/4SW1/4 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

RESTFELDT  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 2002-101  
OF: 2002/2002101ANNEX1  
TAB: FINAL 3RD FILING NEW  
PAF: 1.000235  
APRIL 25, 2006  
REV: JUNE 23, 2006

LEGEND

- FOUND 3&1/4" ALUMINUM CAP PER LS 2615
- SET 3&1/4" ALUMINUM CAP PER LS 2615
- FOUND 1&1/2" ALUMINUM CAP PER LS 2615

- ROW LINE
- EASEMENT LINE
- BOUNDARY LINE-CLOUD PEAK RANCH, THIRD FILING
- SECTION LINE
- INTERIOR SECTION LINE
- FENCE LINE (FENCE REMOVAL WILL BE INDICATED ON THE PLAT WHEN APPLICABLE)

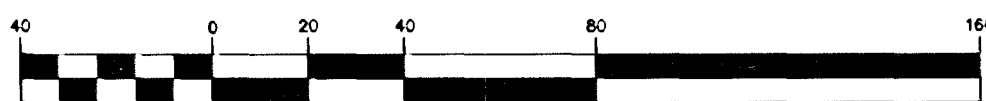


SCALE: 1"=40'

BASIS OF BEARINGS IS  
WYOMING STATE PLANE (EAST CENTRAL ZONE)

DISTANCES ARE SURFACE

GRAPHIC SCALE



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)