

FINAL PLAT OF THE CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO THE CITY OF SHERIDAN, WYOMING.

A PORTION OF THE W1/2SW1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 04 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

33 LOTS CONTAINING ±9.21 ACRES
4 OUT LOTS CONTAINING ±2.91 ACRES
DEDICATED RIGHT OF WAY CONTAINING ±3.39 ACRES
TOTAL ±15.51 ACRES
ALL LOTS ZONED R-1

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SYSTEM LAND, LLC, BEING THE OWNER, PROPRIETOR OR PARTY IN INTEREST IN THE LAND DESCRIBED ON THIS PLAT, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS CLOUD PEAK RANCH, EIGHTH FILING, PHASE ONE IS LOCATED IN THE W1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 04 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW1/4SW1/4 (MONUMENTED WITH A 3" ALUMINUM CAP PER PE & PLS 3884); THENCE S89°20'28"E, 522.35 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 178 OF DEEDS, PAGE 239 TO A POINT (MONUMENTED WITH A 1" ALUMINUM CAP PER PE & PLS 3884); THENCE S89°18'54"E, 84.07 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 427 OF DEEDS, PAGE 114 TO THE POINT OF BEGINNING OF SAID TRACT; THENCE N45°21'48"W, 576.74 FEET TO A POINT; THENCE N33°28'12"E, 180.00 FEET TO A POINT; THENCE N52°21'48"W, 53.44 FEET TO A POINT; THENCE N33°28'12"E, 60.00 FEET TO A POINT; THENCE S22°21'48"E, 15.00 FEET TO A POINT; THENCE N33°28'12"E, 125.00 FEET TO A POINT; THENCE N17°01'51"E, 62.2 FEET TO A POINT; THENCE N45°21'48"W, 108.61 FEET TO A POINT; THENCE N33°28'12"E, 60.00 FEET TO A POINT; THENCE N51°35'04"E, 108.00 FEET TO A POINT; THENCE S89°20'28"E, 21.21 FEET TO A POINT; THENCE S89°20'28"E, 20.00 FEET TO A POINT (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 2815); SAID POINT BEING THE NORTHEAST CORNER OF LOT 8, CLOUD PEAK RANCH, SECOND FILING TO THE CITY OF SHERIDAN; THENCE CONTINUE S89°20'28"E, 125.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 8 (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2815) AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF BRUCE MOUNTAIN DRIVE; THENCE S53°33'04"W, 8.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BRUCE MOUNTAIN DRIVE TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2815) AND LYING ON THE WESTERLY LINE OF SAID CLOUD PEAK RANCH, SECOND FILING; THENCE S36°28'56"E, 318.08 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S33°28'12"E, 75.59 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S41°28'18"E, 70.08 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S45°54'50"E, 20.00 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S81°24'12"E, 87.98 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S53°33'04"W, 70.08 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S53°33'04"W, 11.36 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S53°33'04"W, 20.00 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S29°29'42"E, 20.00 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S53°33'04"W, 20.00 FEET ALONG SAID WESTERLY LINE OF CLOUD PEAK RANCH, SECOND FILING TO A 1-1/2" ALUMINUM CAP PER PLS 2815; THENCE S53°33'04"W, 308.51 FEET TO A POINT; THENCE S41°44'55"W, 24.17 FEET TO A POINT; THENCE S00°59'25"W, 182.98 FEET TO A POINT; THENCE N89°00'25"W, 9.08 FEET TO A POINT; THENCE S00°59'25"W, 125.14 FEET TO A POINT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 427 OF DEEDS, PAGE 114; THENCE N81°28'18"E, 452.78 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 427 OF DEEDS, PAGE 114 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS ±15.51 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH, EIGHTH FILING, PHASE ONE AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS 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, WYOMING, ALL STREETS AND EASEMENTS 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, 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 05 DAY OF July, 2007.

SYSTEM LAND, LLC
BY: *[Signature]*
DONALD B. ROBERTS-MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 05 DAY OF July, 2007.
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES Feb 18, 2008
[Signature]
NOTARY PUBLIC

CERTIFICATES OF APPROVAL
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 17th DAY OF July, 2007.
[Signature] *[Signature]*
ATTEST: VICE-CHAIRMAN CHAIRMAN

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 20th DAY OF July, 2007 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.
[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 20th DAY OF July, 2007
[Signature]
ATTEST: CITY CLERK

CERTIFICATE OF RECORDER
STATE OF WYOMING
COUNTY OF SHERIDAN
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:02 O'CLOCK P.M. THIS 20th DAY OF July, 2007, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 66.
FEE \$ 50.00
[Signature]
Audrey Kutzner Sheridan Co. Clerk
[Signature]
Kimberly Heer deputy clerk RECEIVING NUMBER 581237
COUNTY CLERK

**FINAL PLAT
OF THE
CLOUD PEAK RANCH
EIGHTH FILING, PHASE ONE
TO THE
CITY OF SHERIDAN, WYOMING.**

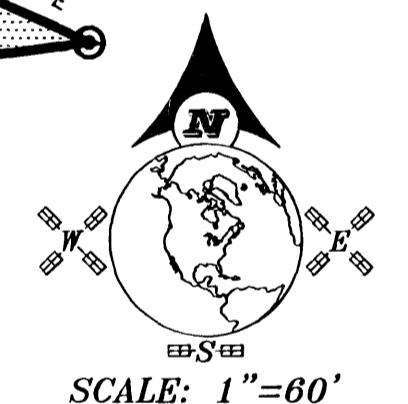
A PORTION OF THE W1/2SW1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 04 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
2 SOLDIER CREEK ROAD
SHERIDAN, WY 82801
307-672-2551

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

JN:22101
DF:2002101_CPR 8TH FILING
TAB: FINAL - PHASE ONE
JULY 03, 2007

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	36°38'37"	319.78'	N70°41'06"W	314.35'
C2	500.00'	15°54'52"	138.88'	N45°35'38"E	138.43'
C3	300.00'	37°28'32"	198.05'	S74°43'40"E	192.58'
C4	530.00'	6°48'18"	82.95'	N85°36'16"W	82.91'
C5	530.00'	11°37'16"	107.50'	N78°23'29"W	107.31'
C6	530.00'	12°50'18"	118.76'	N64°09'42"W	118.51'
C7	530.00'	5°22'45"	49.76'	N55°03'10"W	49.74'
C8	470.00'	5°37'40"	46.16'	N86°11'35"W	46.15'
C9	470.00'	14°04'13"	115.42'	N76°20'39"W	115.13'
C10	470.00'	14°32'04"	119.23'	N82°02'30"W	118.91'
C11	470.00'	2°24'41"	19.78'	N53°34'08"W	19.78'
C12	26.00'	25°01'44"	11.36'	N39°29'55"W	11.27'
C13	26.00'	64°58'16"	29.48'	N05°09'05"E	27.93'
C14	26.00'	25°01'44"	11.36'	S84°52'40"E	11.27'
C15	26.00'	64°58'16"	29.48'	N70°07'20"E	27.93'
C16	470.00'	3°34'23"	29.31'	N39°25'24"E	29.31'
C17	470.00'	11°43'54"	96.24'	N47°04'33"E	96.07'
C18	530.00'	4°53'28"	45.24'	N40°04'56"E	45.23'
C19	530.00'	6°28'58"	86.95'	N47°13'58"E	86.85'
C20	530.00'	1°37'27"	15.02'	N52°44'21"E	15.02'
C21	26.00'	90°00'00"	40.84'	N08°13'04"E	36.77'
C22	26.00'	90°00'00"	40.84'	N81°26'56"W	36.77'
C23	26.00'	90°00'00"	40.84'	S08°33'04"W	36.77'
C24	26.00'	90°00'00"	40.84'	N81°26'56"W	36.77'
C25	270.00'	13°41'50"	64.55'	S29°36'01"E	64.39'
C26	270.00'	23°44'41"	111.89'	S10°52'45"E	111.10'
C27	330.00'	5°37'00"	32.35'	S33°18'28"E	32.34'
C28	330.00'	11°51'08"	68.28'	S24°54'23"E	68.14'
C29	330.00'	13°34'18"	78.12'	S12°11'41"E	77.98'
C30	330.00'	6°24'08"	36.82'	S02°12'29"E	36.85'
C31	26.00'	90°00'00"	40.84'	S44°00'25"E	36.77'
C32	26.00'	64°58'16"	29.48'	S33°28'43"W	27.93'
C33	26.00'	25°01'44"	11.36'	S78°28'43"W	11.27'
C34	470.00'	00°36'34"	5.00'	N53°16'30"E	5.00'



SCALE: 1"=80'
BASIS OF BEARINGS IS
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE



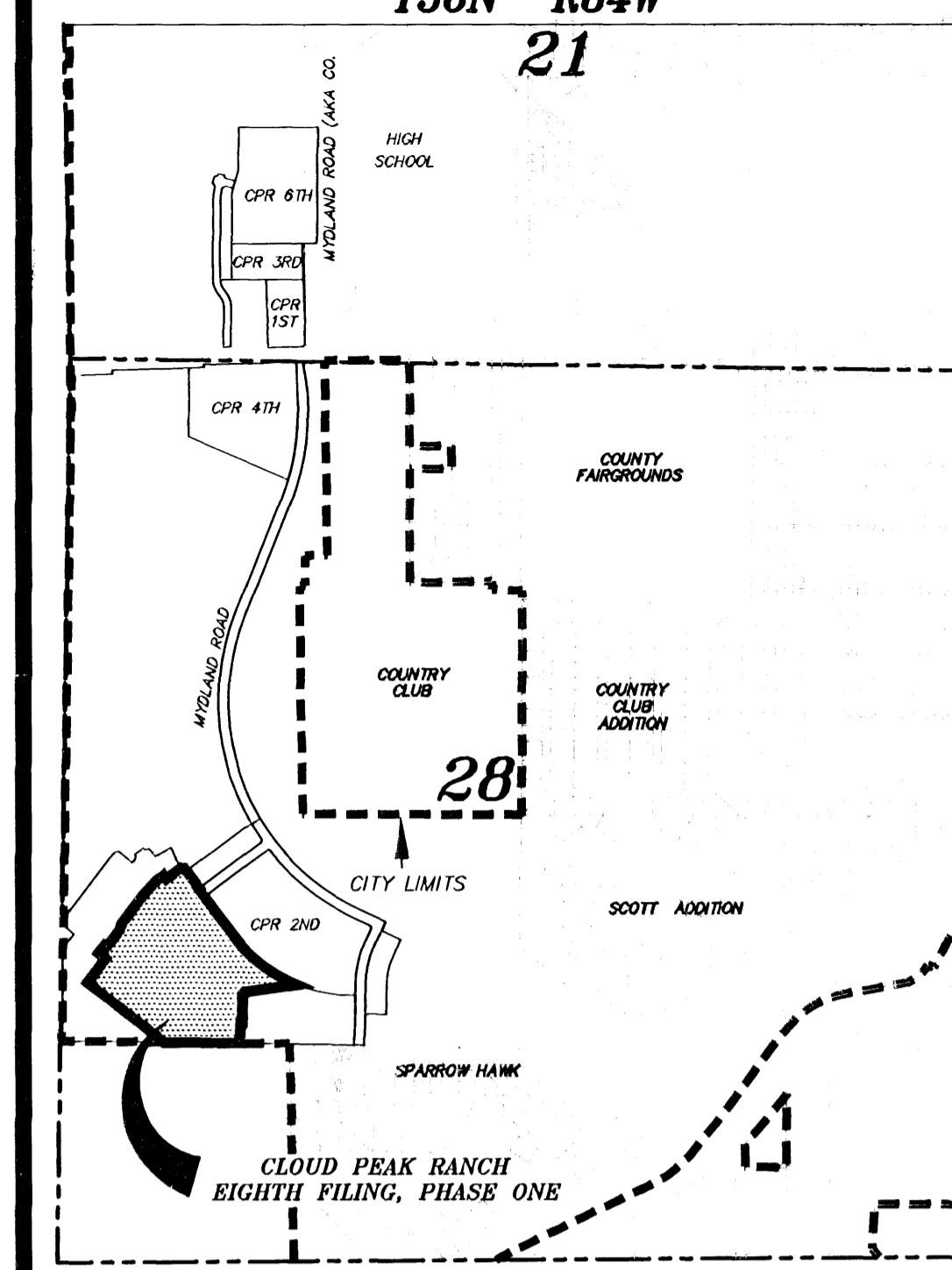
DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

SURVEYOR'S CERTIFICATE
STATE OF WYOMING
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, EIGHTH FILING, PHASE ONE AS LAID OUT, PLATTED, DECIDED 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.

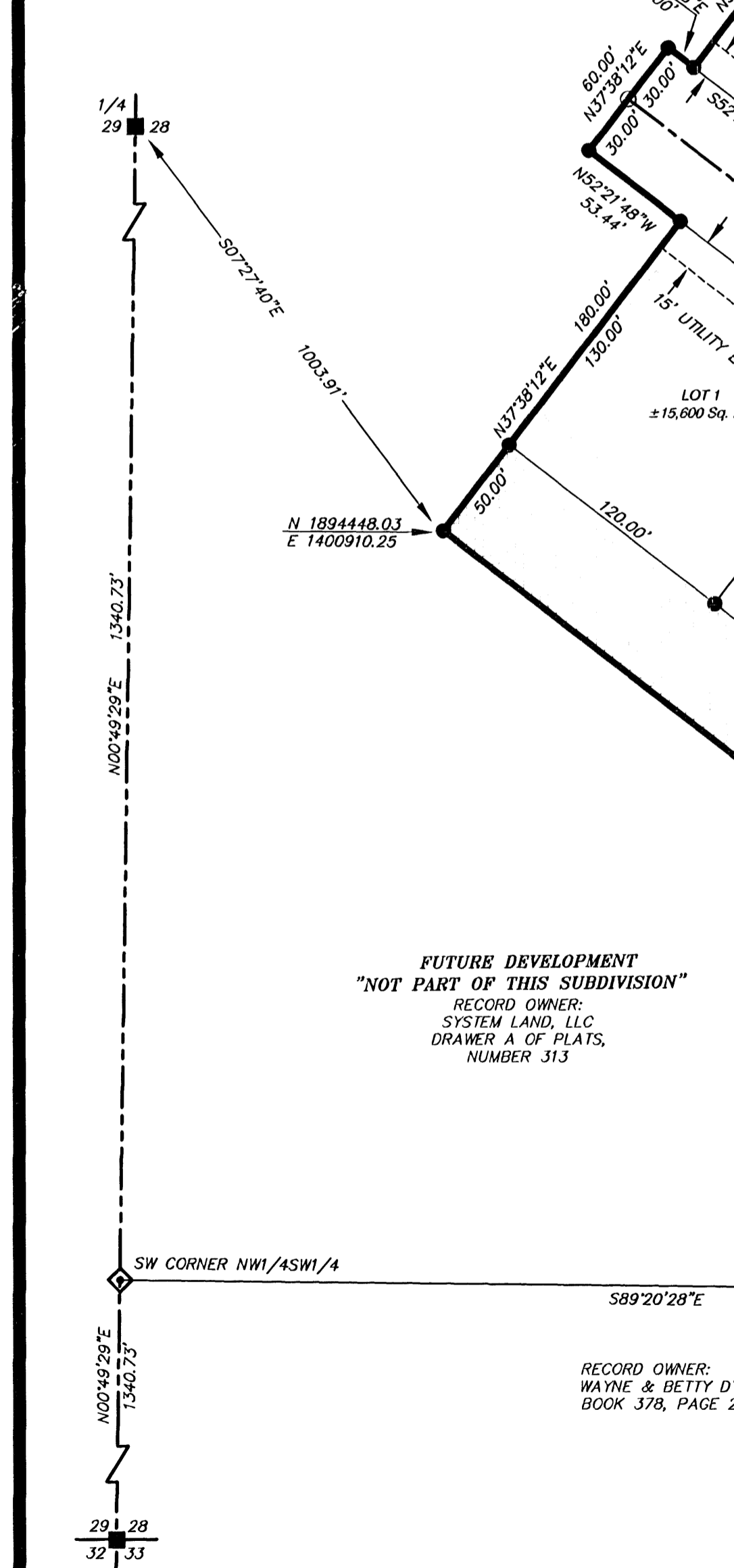


DATE: July 20, 2007

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



LOCATION MAP
SCALE: 1"=1000'



RECORD OWNER:
WAYNE & BETTY DYGERT
BOOK 378, PAGE 239

**FUTURE DEVELOPMENT
"NOT PART OF THIS SUBDIVISION"**
RECORD OWNER:
SYSTEM LAND, LLC
DRAWER A OF PLATS,
NUMBER 313

**FUTURE DEVELOPMENT
"NOT PART OF THIS SUBDIVISION"**
RECORD OWNER:
SYSTEM LAND, LLC
DRAWER A OF PLATS,
NUMBER 313

- LEGEND**
- SET 2" ALUMINUM CAP PER LS 2815
 - ◊ FOUND 3" ALUMINUM CAP PER PE & PLS 3884
 - FOUND 3" BRASS CAP PER PLS 102
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 2815
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 2815
 - FOUND 1" PLASTIC CAP PER PLS 530
 - BOUNDARY LINE—CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE
 - LOT/PAIRED LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - CENTERLINE OF ROAD
 - UTILITY EASEMENT
 - R-1 SETBACKS:
25' FRONT YARD (1YP)
20' REAR YARD (1YP)
5' SIDE YARD (1YP)
 - ▨ OUT LOTS OWNED & MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR UTILITIES AND RECREATIONAL USE
 - ▭ DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC UTILITIES OWNED BY THE CITY AND FOR RECREATIONAL USE

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