

FINAL PLAT
OF THE
**CLOUD PEAK RANCH 7A
MINOR SUBDIVISION**
TO THE
CITY OF SHERIDAN, WYOMING

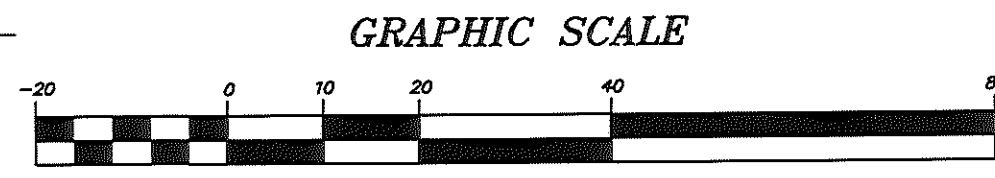
SITUATED IN LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING AND
LOT 4, CLOUD PEAK RANCH SEVENTH FILING, CITY OF SHERIDAN, WYOMING

THREE LOTS CONTAINING = ±27,546 S.F.
LOT A ZONED: R-3
LOT B, & C ZONED: R-1

- LEGEND**
- SET 2" ALUMINUM CAP PER PLS 2615
 - SET 3-1/4" ALUMINUM CAP PER PLS 2615
 - ◆ FOUND 2" ALUMINUM CAP PER PLS 2615
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
 - ◆ SET 2" ALUMINUM CAP PER PLS 2615 (POST CONSTRUCTION)
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - BOUNDARY LINE
 - LOT LINE
 - LOT LINE TO BE VACATED
 - UTILITY EASEMENT LINE AS SHOWN ON PLAT (WIDTH AND TYPE)
 - 10.0' DRAINAGE EASEMENT
 - EXISTING LOT/TRACT LINE



SCALE: 1" = 20'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE



DATUM:
NAD 83(1983), NAD 80 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

"SIGNED BY AFFIDAVIT"

BY: FIRST FEDERAL SAVINGS BANK
(SEE AFFIDAVIT FILED IN BOOK 551, PAGE 183.)

CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN
CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 23RD DAY
OF February, 2015.

Brady Williams ATTEST: OFF. CLERK
Deputy City Clerk
Ed Schunk Thompson MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

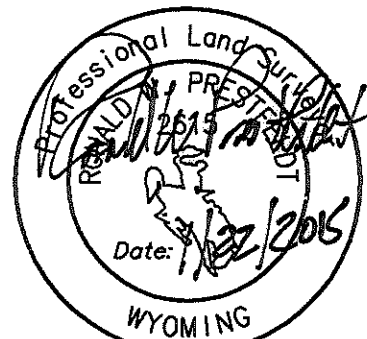
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:19 O'CLOCK P.M.,
THIS 23 DAY OF February, 2015, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 85
FEE \$ 75.00

Eda Schunk Thompson STAMP RECEIVING NUMBER 2015-717712
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, DO HEREBY STATE 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 7A MINOR SUBDIVISION,
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"

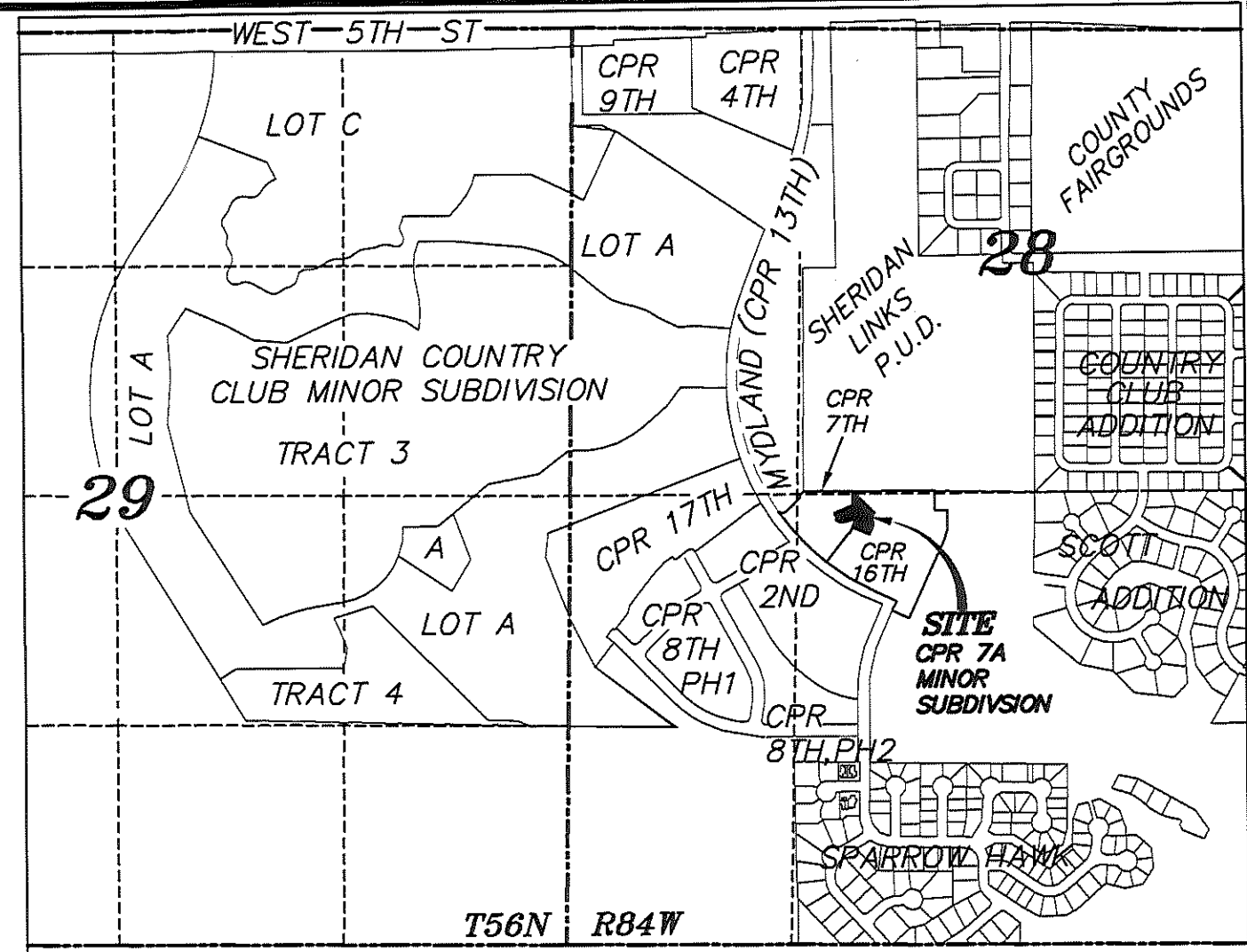
CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 February, 2015, BY THE DIRECTOR OF PUBLIC WORKS OF
SHERIDAN, WYOMING.

Ronald W. Prestfeldt
DIRECTOR OF PUBLIC WORKS

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF THE LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING, AND
LOT 4, CLOUD PEAK RANCH SEVENTH FILING, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS
FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE.
ALL EARLIER PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS
HEREBY VACATED.



LOCATION MAP
SCALE: 1"=1000'

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EDWIN D. & JOANNE L. CALKINS, AND DONALD B.
ROBERTS BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY
CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS CLOUD PEAK RANCH 7A MINOR SUBDIVISION IS A
RESUBDIVISION OF LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING AND LOT 4, CLOUD PEAK RANCH SEVENTH FILING, A
SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING.

SAID SUBDIVISION CONTAINS ±27,546 SQUARE FEET OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH 7A MINOR SUBDIVISION 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 OWNERS AND
PROPRIETORS; AND THAT THIS IS A CORRECT COPY OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO 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 12 DAY OF February, 2015.

BY: Edwin D. Calkins
EDWIN D. CALKINS

BY: Joanne L. Calkins
JOANNE L. CALKINS

CPR16, LLC
BY: Ron Mischke
RON MISCHKE, MANAGER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY RON MISCHKE BEFORE ME THIS 12 DAY
OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12 Feb 2016

David E. Morney
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF SHERIDAN
MY COMMISSION EXPIRES FEBRUARY 12, 2016

STATE OF WYOMING : ss
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY EDWIN D. CALKINS BEFORE ME THIS 12 DAY
OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-08-16

Evelyn Garcia
NOTARY PUBLIC
Arizona
COUNTY OF SHERIDAN
Yuma County, Arizona
My Comm. Expires 10-08-16

STATE OF WYOMING : ss
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JOANNE L. CALKINS BEFORE ME THIS 12 DAY
OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-08-16

Evelyn Garcia
NOTARY PUBLIC
Arizona
COUNTY OF SHERIDAN
Yuma County, Arizona
My Comm. Expires 10-08-16

FINAL PLAT
OF
**CLOUD PEAK RANCH 7A
MINOR SUBDIVISION**

TO THE
CITY OF SHERIDAN, WYOMING

SITUATED IN LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING AND
LOT 4, CLOUD PEAK RANCH SEVENTH FILING, CITY OF SHERIDAN, WYOMING

R. PRESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: CPR16, LLC
2656 COFFEEN AVE.
SHERIDAN, WY 82801

JN: 2002-101 S&B
DN: 2002101_S&B
PR: 12002101_CPR16
JANUARY 12, 2014