

AFFIDAVIT

625853 AFFIDAVIT
BOOK 501 PAGE 0277
RECORDED 11/06/2008 AT 03:45 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

State of Wyoming)
) ss
County of Sheridan)

COMES NOW, **RONALD W. PRESTFELDT**, being first duly sworn upon his oath, and does state and depose as follows:

1. I, Ronald W. Prestfeldt, a duly Registered Land Surveyor in the State of Wyoming with a license number of 2615, doing business with the firm of Prestfeldt Surveying LLC, 2340 Wetlands Drive, Suite 100, Sheridan, Wyoming 82801.

A. SUBDIVISION PLAT OF RECORD:

1. On October 22, 2007, Prestfeldt Surveying recorded for System Land, LLC the final plat of Cloud Peak Ranch Seventh filing to the City of Sheridan, Sheridan County, WY. Said final plat is filed in Drawer C, Plat No. 69, Sheridan County Clerks Office, Sheridan County Courthouse.

2. Featherbed Lane is a private drive providing access to Lots 1 thru 9, Cloud Peak Ranch Seventh filing to the City of Sheridan.

3. The front lot line of Lots 1 thru 9 defined by curve 7 thru curve 15 located in the final plat curve table on said final plat of Cloud Peak Ranch Seventh filing is contiguous to the right-of-way lines of said Featherbed Lane.

REVISION:

1. The platted utility easements being seven and one-half (7.5) feet wide from the front lot line of Lots 1 thru 9. The front lot lines defined by curve 7 thru curve 15 located in the final plat curve table on said final plat of Cloud Peak Ranch Seventh filing abutting Featherbed Lane. The utility easement being seven and one-half (7.5) feet wide is extinguished and revised to a fifteen (15.0) foot wide utility easement which is contiguous with the fifteen (15.0) foot wide building setback line as shown on said final plat of Cloud Peak Ranch Seventh filing (see Exhibit "A").

2. Exhibit "A" attached hereto and by this reference made a part hereof. This Affidavit is for the above revisions as approved by said City of Sheridan Planning and Zoning Commission.

3. All utility companies were notified by email of the utility easement change from a seven and one half (7.5) foot wide utility easement to a fifteen (15.0) foot wide utility easement and building setback line. Qwest Communications, Montana Dakota Utilities, Bresnan Communications, and ACT all agreed by email to said fifteen (15.0) foot wide utility easement.

4. As described above, It is my intent and desire to change by Affidavit the width of said utility easements in Lots 1 thru 9 as defined by curve 7 thru curve 15 located in the final plat curve table on said final plat of Cloud Peak Ranch Seventh filing to the City of Sheridan.

5. Further Affiant saith not.

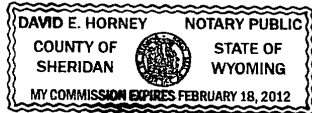
Respectfully submitted,

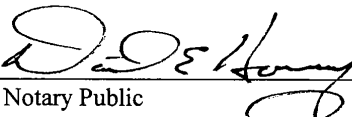
State of Wyoming)
) ss
 County of Sheridan)

(Signed By: 
 Ronald W. Prestfeldt, PLS 2615

The foregoing instrument was acknowledged before me by Ronald W. Prestfeldt this 03 day
 of NOVEMBER, 20 08.

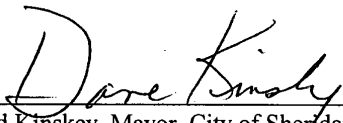
Witness my hand and official seal.



(Signed) 
 Notary Public


My Commission expires: FEB 18, 2012

State of Wyoming)
) ss
 County of Sheridan)

(Signed By: 
 David Kinskey, Mayor, City of Sheridan

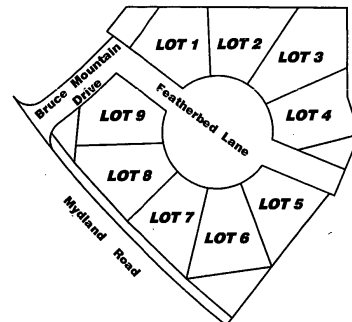
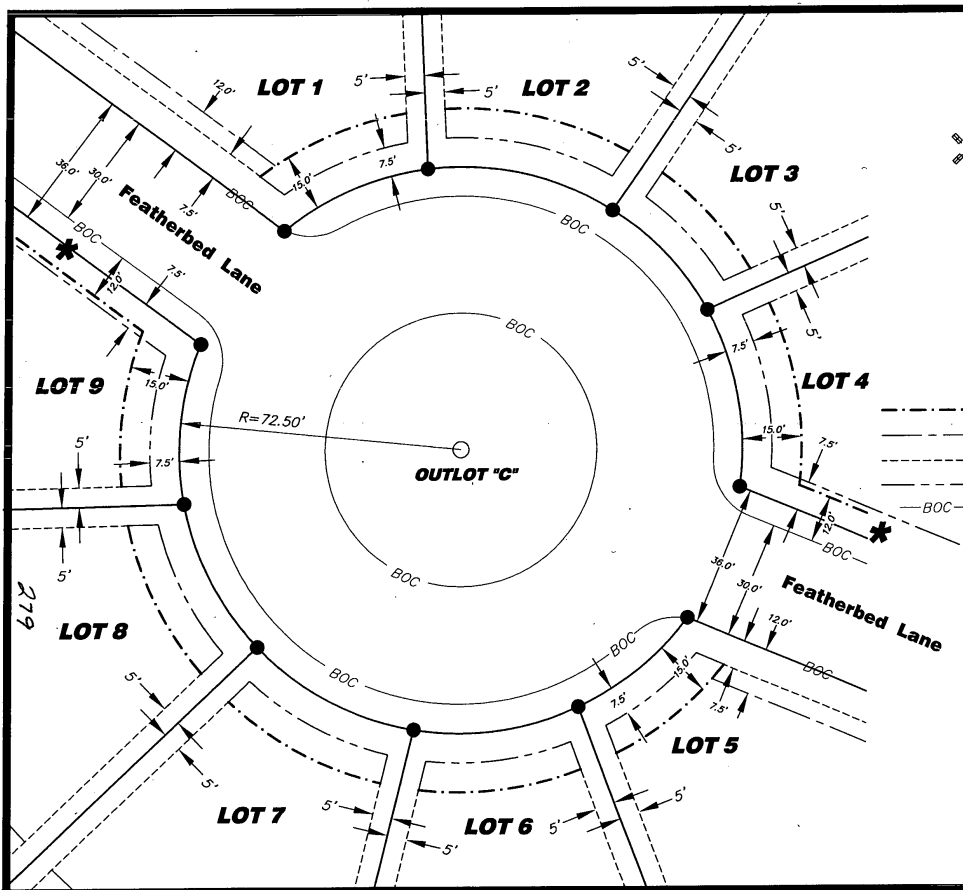
The foregoing instrument was acknowledged before me by David Kinskey this 04th day
 of November, 20 08.

Witness my hand and official seal.

(Signed) 
 Notary Public

My Commission expires: Feb 11, 2012





LEGEND

- BUILDING SETBACK AND UTILITY EASEMENT LINE (15.0') BY AFFIDAVIT
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- UTILITY EASEMENT TO BE EXTINGUISHED BY AFFIDAVIT
- BOC --- DESIGN BACK OF CURB

NOTE:

* SEE AFFIDAVITS FOR "LOT 4" AND "LOT 9"

EXHIBIT "A"

TO ACCOMPANY
AFFIDAVIT FOR BUILDING SETBACK
AND UTILITY EASEMENT,
CLOUD PEAK RANCH SEVENTH FILING

PS RESTFELDT
SURVEYING
PO BOX 3062
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 22101
DF: 2002101_CPR 7TH FILING
TAB: BLDG SETBACK-UTIL ESMT
OCTOBER 20, 2008