



DEDICATION OF CITY STREET

The undersigned, as their interests may appear (herein collectively the "Grantor") do hereby grant and dedicate to the City of Sheridan (herein the "City") whose address is P.O. Box 848, Sheridan, WY 82801, a right of way over and across that land situated in Sheridan County, Wyoming which shall be commonly known as "Bruce Mountain Drive" and which is more particularly described on Exhibit A, attached hereto and incorporated herein (herein the "Street"). This right of way is granted by Grantor, and accepted by City, for the purpose of creating a public street right of way for public access, utilities and for such purposes to which a standard city street is commonly put.

Sheridan Links, LLC

By: Greg Unkowskyk

Title: MEMBER / REP

The Traditions Homeowners' Association

By: _____

Title: _____

2084 Featherbed Lane:

Douglas Barrett

Leah Anne Barrett

2061 Featherbed Lane:

Edwin D. Calkins

Joanne L. Calkins

2064 Featherbed Lane:

Keith F. Davis

Patricia H. Davis

2074 Featherbed Lane:

Gloriann K. Horst, Successor Trustee of the
Gary C. and Gloriann K. Horst Living Trust
Dated December 21, 2010

2054 Featherbed Lane:

Evergreen Dwellings, a Wyoming corporation
By: Kyle Dunham, Pres.

2071 Featherbed Lane:

Bryan E. Miller

Susan R. Miller



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BOOK: 577 PAGE: 211 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2091 Featherbed Lane:

Daniel Q. Schiffer

Dana Iselin, spouse of Danial Q. Schiffer

Accepted by CITY OF SHERIDAN:

By: *John Heath*
12/14/09

STATE OF WYOMING)
)ss.

COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 21st day of December, 2016, by Greg VonKrosigk
as member of Sheridan Links, LLC.

WITNESS



Paullette R. Bowie
Signature of Notarial Officer
Title: Notary Public

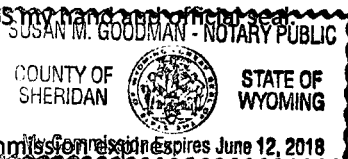
My Commission expires: 2-2-19

STATE OF WYOMING)
)ss.

COUNTY OF SHERIDAN)

This instrument was acknowledged before me by John Heath, as Mayor for the City of
Sheridan, on the 20th day of December, 2016.

WITNESS



Susan M. Goodman
Signature of Notarial Officer
Title: Notary Public

My Commission expires: June 12, 2018

STATE OF WYOMING)
)ss.

COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the _____ day of _____, 2016, by _____
as _____ of the Traditions Homeowners Association.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: _____




DEDICATION OF CITY STREET

The undersigned, as their interests may appear (herein collectively the "Grantor") do hereby grant and dedicate to the City of Sheridan (herein the "City") whose address is P.O. Box 848, Sheridan, WY 82801, a right of way over and across that land situated in Sheridan County, Wyoming which shall be commonly known as "Bruce Mountain Drive" and which is more particularly described on **Exhibit A**, attached hereto and incorporated herein (herein the "Street"). This right of way is granted by Grantor, and accepted by City, for the purpose of creating a public street right of way for public access, utilities and for such purposes to which a standard city street is commonly put.

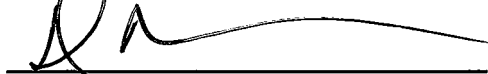
Sheridan Links, LLC

By: _____
Title: _____

The Traditions Homeowners' Association


By: Bryan E. Miller
Title: TRADITIONS HOA President

2084 Featherbed Lane:


Douglas Barrett


Leah Anne Barrett

2061 Featherbed Lane:


Edwin D. Calkins

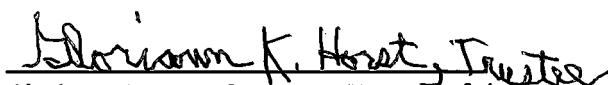

Joanne L. Calkins

2064 Featherbed Lane:


Keith F. Davis


Patricia H. Davis

2074 Featherbed Lane:


Gloriann K. Horst, Successor Trustee of the
Gary C. and Gloriann K. Horst Living Trust
Dated December 21, 2010

2071 Featherbed Lane:


Bryan E. Miller


Susan R. Miller



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BOOK: 577 PAGE: 213 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2091 Featherbed Lane:



Daniel Q. Schiffer

~~2091 Featherbed Lane~~

2054 Featherbed Lane:

Evergreen Dwellings, a Wyoming corporation
By: Kyle Dunham, Pres.

2094 Featherbed Lane:

David M. Smith and Doaa Ahmed Youssef Trust
(a revocable trust dated July 11, 2013)

David M. Smith, Trustee

Doaa A. Youseff, Trustee

Accepted by CITY OF SHERIDAN

By: _____

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the _____ day of _____, 2016, by _____
_____ as _____ of Sheridan Links, LLC.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: _____



2018-745941 10/19/2018 12:13 PM PAGE: 5 OF 13
BOOK: 577 PAGE: 214 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTARY BLOCKS FOR RECORD OWNER:

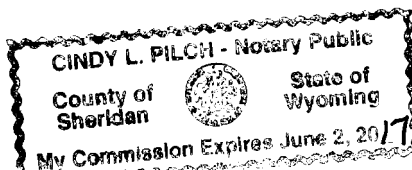
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20 day of December, 2016, by
Edwin D. Calkins and Jeanne L. Calkins

WITNESS my hand and official seal.

Cindy L. Pilch
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 6-2-2017





2018-745941 10/19/2018 12:13 PM PAGE: 6 OF 13
BOOK: 577 PAGE: 215 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTARY BLOCKS FOR RECORD OWNER:

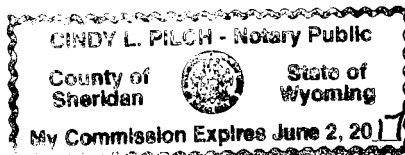
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20 day of December, 2016, by
Keith F. Davis and Patricia H. Davis

WITNESS my hand and official seal.

Cindy L. Pilch
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 6-2-2017



NOTARY BLOCKS FOR RECORD OWNER:



2018-745941 10/19/2018 12:13 PM PAGE: 7 OF 13
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

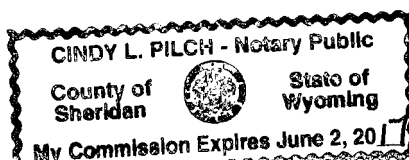
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20 day of December, 2016, by
Gloriann K. Horst, Trustee and

WITNESS my hand and official seal.

Cindy L. Pilch
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 6-2-2017

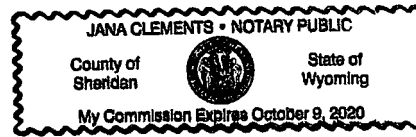




2018-745941 10/19/2018 12:13 PM PAGE: 8 OF 13
BOOK: 577 PAGE: 217 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTARY BLOCKS FOR RECORD OWNER:

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)



This instrument was acknowledged before me on the 21st day of December, 2016, by
Douglas Barrett and Leah Barrett

WITNESS my hand and official seal.

Jana Clements
Signature of Notarial Officer
Title: Notary Public

My Commission expires: October 9, 2020



NOTARY BLOCKS FOR RECORD OWNER:

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BOOK: 577 PAGE: 218 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

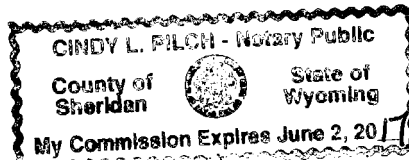
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20 day of December, 2016, by
Bryan E. Miller and Susan R. Miller

WITNESS my hand and official seal.

Cindy L. Filch
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 6-2-2017





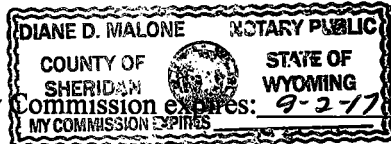
2018-745941 10/19/2018 12:13 PM PAGE: 10 OF 13
BOOK: 577 PAGE: 219 FEES: \$48.00 SM DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTARY BLOCKS FOR RECORD OWNER:

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 10TH day of MARCH, 2017, by
DANIEL SCHIFFER and _____

WITNESS my hand and official seal.



Diane Malone
Signature of Notarial Officer
Title: Notary Public

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: *Cloud Peak Ranch H.O.A.*

December 15, 2016

Re: A Tract of Land Dedicated to the City of Sheridan as Public Right-of-Way

A tract of land being a portion of Outlot "C", Bruce Mountain Drive, Cloud Peak Ranch Seventh Filing, to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of Bruce Mountain Drive, Cloud Peak Ranch Seventh Filing, lying on the southerly right-of-way line of Featherbed Lane (Monumented with a 2" Aluminum Cap per PLS 2615); thence S53°32'49"E, 36.32 feet along said southerly right-of-way line of Featherbed Lane to a point, said point being the northerly corner of Lot 9, Cloud Peak Ranch Seventh Filing; thence S44°05'58"W, 4.83 feet along the northwesterly line of said Lot 9, Cloud Peak Ranch Seventh Filing to a point; thence, along said northwesterly line of said Lot 9 and the northwesterly line of Outlot "E", Cloud Peak Ranch Seventh Filing, through a curve to the right, having a central angle of 09°27'06", a radius of 521.00 feet, an arc length of 85.95 feet, a chord bearing of S48°49'31"W, and a chord length of 85.85 feet to a point; thence S53°33'04"W, 6.96 feet along said northwesterly line of said Outlot "E" to a point; thence, along said northwesterly line of said Outlot "E" & Outlot "F", through a curve to the left, having a central angle of 84°53'14", a radius of 26.00 feet, an arc length of 38.52 feet, a chord bearing of S11°06'27"W, and a chord length of 35.09 feet to a point, said point lying the northeasterly line of Mydland Road; thence, along said northeasterly right-of-way line of said Mydland Road, through a non-tangent curve to the right, having a central angle of 03°37'02", a radius of 1370.00 feet, an arc length of 86.49 feet, a chord bearing of N36°30'34"W, and a chord length of 86.48 feet to a point, said point being the southwest corner of Lot 2, Cloud Peak Ranch 18th Filing Minor Subdivision; thence, along the southerly line of said Lot 2, Cloud Peak Ranch 18th Filing Minor Subdivision, through a non-tangent curve to the left, having a central angle of 91°44'52", a radius of 26.00 feet, an arc length of 41.64 feet, a chord bearing of S80°34'29"E, and a chord length of 37.33 feet to a point; thence N53°33'04"E, 6.96 feet along said southerly line of said Lot 2 to a point; thence, along said southerly line of said Lot 2, through a curve to the left, having a central angle of 09°27'06", a radius of 485.00 feet, an arc length of 80.01 feet, a chord bearing of N48°49'31"E, and a chord length of 79.92 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 4,585 square feet of land, more or less.

ALSO:

Record Owner: *Sheridan Links, LLC*

Re: A Tract of Land Dedicated to the City of Sheridan as Public Right-of-Way

A tract of land situated in Lot 2, Cloud Peak Ranch 18th Filing Minor Subdivision, to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the northwest corner of Bruce Mountain Drive, Cloud Peak Ranch Seventh Filing, lying on the southerly right-of-way line of Featherbed Lane (Monumented with a 2" Aluminum Cap per PLS 2615); thence, along the southerly line of said Lot 2, Cloud Peak Ranch 18th Filing Minor Subdivision, through a curve to the left, having a central angle of 09°27'06", a radius of 485.00 feet, an arc length of 80.01 feet, a chord bearing of N48°49'31"E, and a chord length of 79.92 feet to a point; thence S53°33'04"W, 6.96 feet along said southerly line of said Lot 2 to a point; thence, along said southerly line of said Lot 2, through a curve to the right, having a

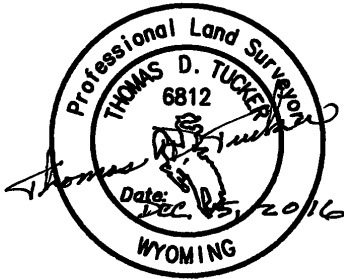
central angle of $62^{\circ}30'48''$, a radius of 26.00 feet, an arc length of 28.37 feet, a chord bearing of $S84^{\circ}48'29''W$, and a chord length of 26.98 feet to a point; thence $N53^{\circ}33'04''E$, 30.03 feet to a point; thence, through a curve to the left, having a central angle of $09^{\circ}13'52''$, a radius of 471.00 feet, an arc length of 75.88 feet, a chord bearing of $N48^{\circ}56'09''E$, and a chord length of 75.80 feet to a point; thence $S53^{\circ}17'46''E$, 14.12 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 1,420 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.




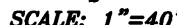
Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

EXHIBIT "B"

- NOTE:**

_____ LOT/TAKEOFF LINE
 _____ SECTION LINE
 - - - - - UTILITY EASEMENT

 PORTION OF OUTLOT "C", BRUCE MOUNTAIN DRIVE, CLOUD PEAK RANCH SEVENTH FILING, DEDICATED TO THE CITY OF SHERIDAN AS PUBLIC RIGHT-OF-WAY

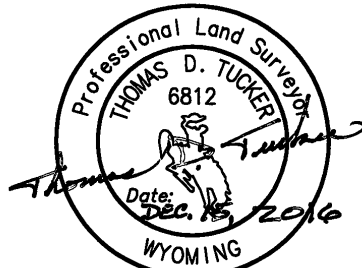


BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>ARC LENGTH</i>	<i>CHORD BEARING</i>	<i>CHORD LENGTH</i>
<i>C1</i>	<i>291°4'04"</i>	<i>26.00'</i>	<i>13.27'</i>	<i>S49°19'05"E</i>	<i>13.12'</i>
<i>C2</i>	<i>62°30'48"</i>	<i>26.00'</i>	<i>28.37'</i>	<i>N84°48'29"E</i>	<i>26.98'</i>
<i>C3</i>	<i>09°27'08"</i>	<i>485.00'</i>	<i>80.01'</i>	<i>N48°39'31"E</i>	<i>79.92'</i>
<i>C4</i>	<i>09°13'52"</i>	<i>471.00'</i>	<i>75.88'</i>	<i>S47°56'09"E</i>	<i>75.80'</i>
<i>C5</i>	<i>06°24'20"</i>	<i>521.00'</i>	<i>58.25'</i>	<i>N48°18'08"W</i>	<i>58.22'</i>
<i>C6</i>	<i>03°02'46"</i>	<i>521.00'</i>	<i>27.70'</i>	<i>S52°01'41"W</i>	<i>27.69'</i>
<i>C7</i>	<i>33°30'59"</i>	<i>26.00'</i>	<i>15.21'</i>	<i>S36°47'35"W</i>	<i>14.99'</i>
<i>C8</i>	<i>51°22'15"</i>	<i>26.00'</i>	<i>23.31'</i>	<i>S05°39'02"E</i>	<i>22.54'</i>
<i>C10</i>	<i>03°37'02"</i>	<i>1370.00'</i>	<i>86.49'</i>	<i>N36°30'34"W</i>	<i>86.48'</i>

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

CLIENT: CITY OF SHERIDAN

LOCATION: PORTION OF OUTLOT "C", BRUCE MOUNTAIN ROAD, CLOUD PEAK RANCH SEVENTH FILING, & CLOUD PEAK RANCH 18TH FILING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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

JN: 2016-050
DN: 2016-050D
JULY 12, 2016