

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1, LOT 2, AND 3, CLOUD PEAK RANCH SEVENTH FILING, TO THE CITY OF SHERIDAN, AS RECORDED IN DRAWER C OF PLATS; PAGE NUMBER 69, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK AND RECORDER, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

FINAL PLAT
OF THE
**FEATHERBED MINOR
SUBDIVISION**TO THE
CITY OF SHERIDAN, WYOMINGA RESUBDIVISION OF LOT 1, LOT 2, & LOT 3, CLOUD PEAK
RANCH SEVENTH FILING, TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING2 LOTS CONTAINING ±25,608 SF
ALL LOTS ZONED R-3**FEATHERBED MINOR
SUBDIVISION**

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED JAMES ROBINSON GOSS & CAROL J. GOSS, TRUSTEES, OF THE ROB AND CAROL GOSS REVOCABLE TRUST, & HARLEY D. REILE & RUTH M. REILE BEING THE OWNERS, PROPRIETORS OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **FEATHERBED MINOR SUBDIVISION** IS A RESUBDIVISION OF LOT 1, LOT 2, & LOT 3, CLOUD PEAK RANCH SEVENTH FILING, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS ±25,608 S.F. OF LAND, MORE OR LESS.

THE **FEATHERBED 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 PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND EASEMENTS.

THE UNDERSIGNED OWNERS 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 HEREFTER 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 19th DAY OF January, 2012.

Harley D. Reile
HARLEY D. REILE (OWNER)

Ruth M. Reile
RUTH M. REILE (OWNER)

James Robinson Goss
JAMES ROBINSON GOSS, TRUSTEE (OWNER)

Carol J. Goss
CAROL J. GOSS, TRUSTEE (OWNER)

Nevada
STATE OF WYOMING
COUNTY OF SHERIDAN

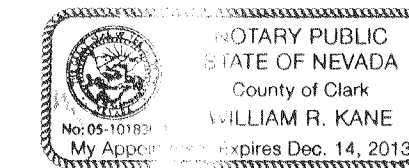
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY HARLEY D. REILE & RUTH M. REILE

BEFORE ME THIS 19th DAY OF January, 2012.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Dec 14 2013

NOTARY PUBLIC

STATE OF Wyoming
County of Sheridan

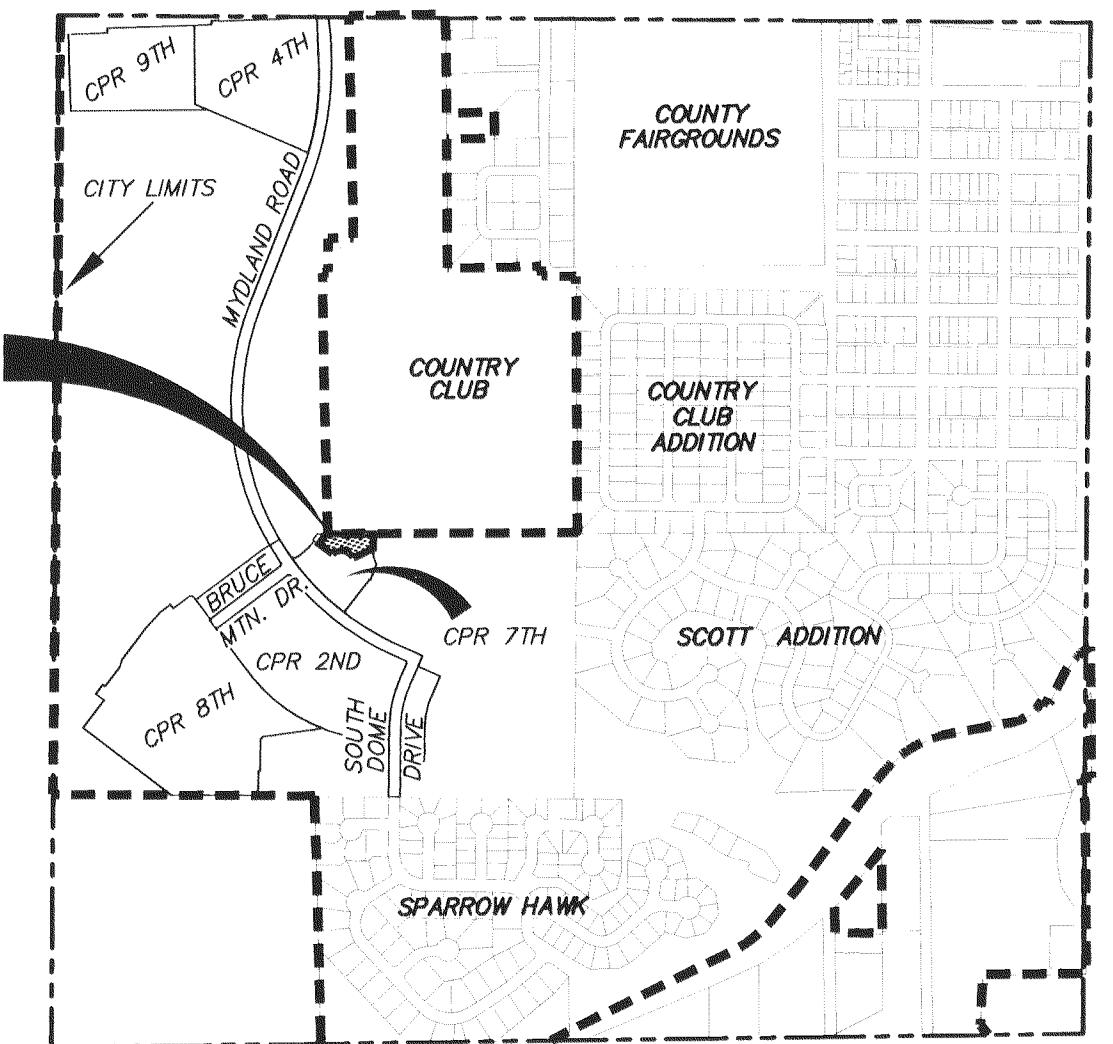


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAMES ROBINSON GOSS & CAROL J. GOSS

BEFORE ME THIS 23 DAY OF April, 2012.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2016

NOTARY PUBLIC

SECTION 28
T56N R84W

LOCATION MAP

SCALE: 1"=1000'

CERTIFICATES OF APPROVAL

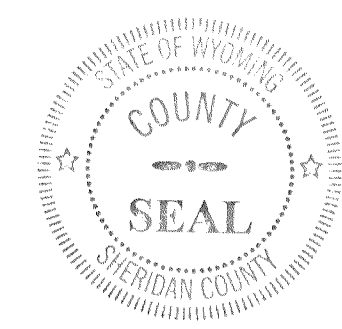
THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 25 DAY OF April, 2012, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas D. ...
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 25 DAY OF April, 2012.

Siatt Bailey
ATTEST: CITY CLERK

Dave Kinskey
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 9:56 O'CLOCK A.M., THIS 26 DAY OF APRIL, 2012, AND IS DULY RECORDED IN DRAWER F, PLAT NO. 23
FEE \$ 56.00

Ela Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2012-695878

SURFACE COORDINATE
N 1895447.84
E 1402184.62
DATUM: NAD 83(1993)
LAT. 44°47'56.7683"N
LONG. 106°59'18.4108"W

SHERIDAN COUNTRY CLUB

OUTLOT "A"

LOT 1

LOT A
±11,745 SF

LOT 2

LOT B
±13,863 SF

LOT 3

FEATHERBED LANE
(R) 135.00'LOT 9
CLOUD PEAK RANCH
SEVENTH FILING

OUTLOT "C"

LOT 4
CLOUD PEAK RANCH
SEVENTH FILING

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	47°52'25"	72.50'	60.58'	N93°20'32"W	58.83'
C2	51°52'05"	72.50'	65.63'	S78°47'13"W	63.41'

LEGEND:

- ◆ SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615 (MONUMENT TO BE REMOVED)
- FOUND 2" ALUMINUM CAP PER PLS 2615 (MONUMENT STAMPED "AM")
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- UTILITY EASEMENT LINE
- SETBACK LINE AS NOTED
- 10.0' DRAINAGE EASEMENT LINE
- LOT LINE "TO BE VACATED WITH THIS PLAT"
- UTILITY EASEMENT LINE "TO BE VACATED WITH THIS PLAT"



SCALE: 1"=20'
BASIS OF BEARINGS IS THE
WYOMING COORDINATE SYSTEM NAD 83, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE

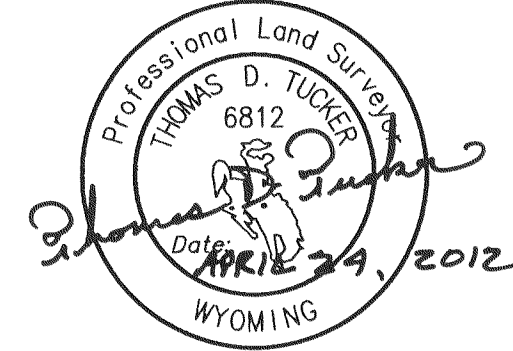


DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE)

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, 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 **FEATHERBED 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 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"

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OF THE
**FEATHERBED MINOR
SUBDIVISION**TO THE
CITY OF SHERIDAN, WYOMINGA RESUBDIVISION OF LOT 1, LOT 2, & LOT 3, CLOUD PEAK
RANCH SEVENTH FILING TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMINGCLIENTS: JAMES ROBINSON & CAROL J. GOSS, TRUSTEES
2091 FEATHERBED LANE
SHERIDAN, WY 82801HARLEY D. & RUTH M. REILE
2071 FEATHERBED LANE
SHERIDAN, WY 82801

JN:2011-077
DF:2011077D
PF:2011077
JANUARY 10, 2012