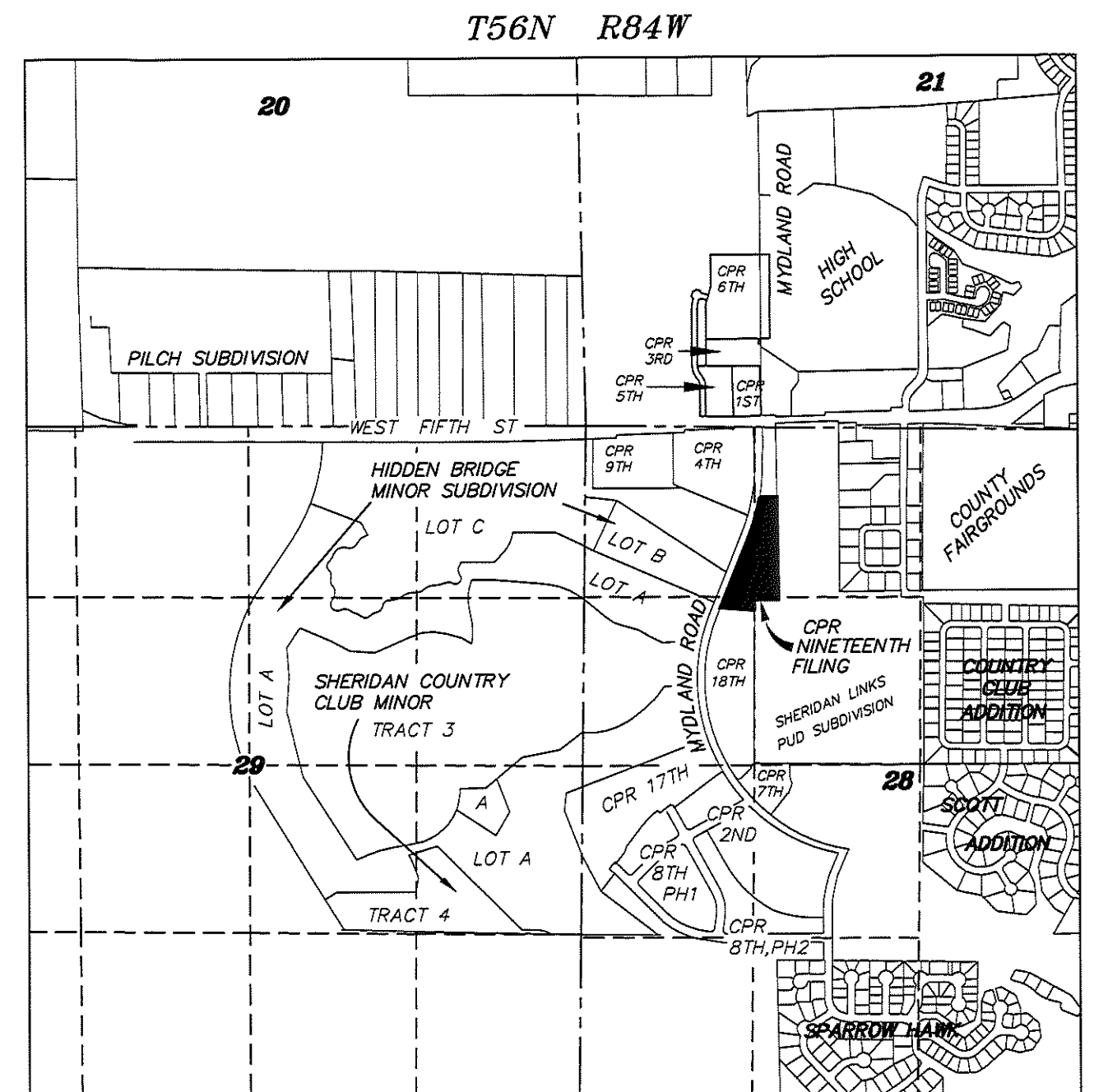
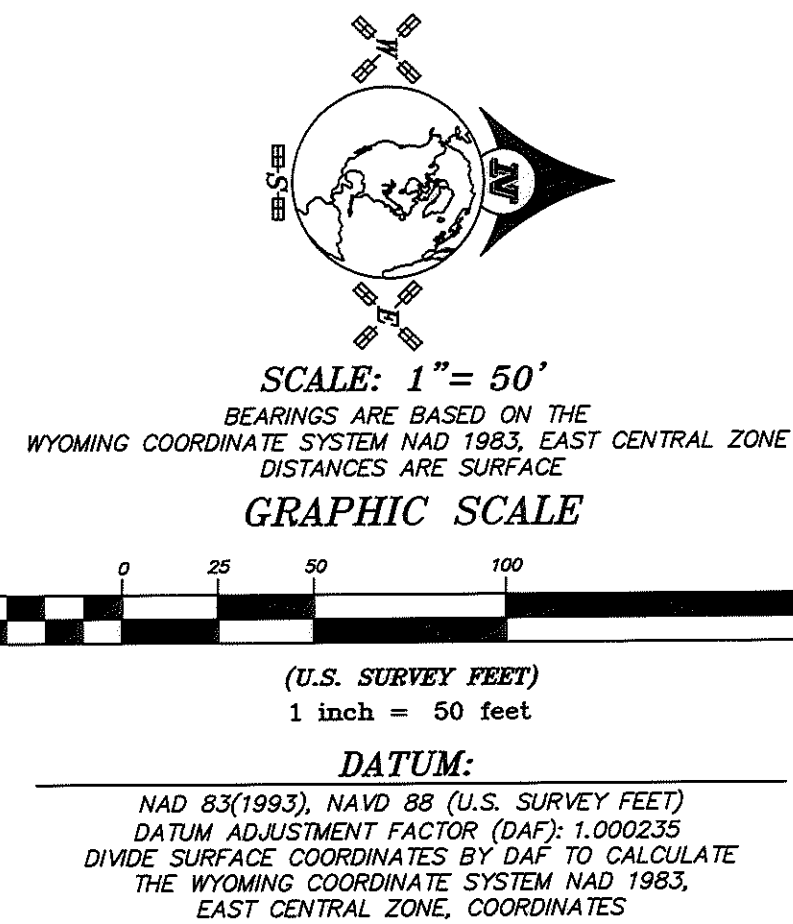


FINAL PLAT
OF
**CLOUD PEAK RANCH,
NINETEENTH FILING**

TO THE
CITY OF SHERIDAN, WYOMING

SITUATED IN THE NW1/4, SECTION 28, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN
COUNTY, WYOMING
3 LOTS = ±4.34 ACRES
DEDICATED PUBLIC RIGHT-OF-WAY = ±14,096 SQUARE FEET
(FAIRWAY COURT)

TOTAL AREA = ±4.66 ACRES
ZONED: B-1



LOCATION MAP
NO TRUE SCALE

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 17 DAY OF JULY, 2015, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas R. Roberts
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 22nd DAY OF JUNE, 2015.

RTM *Lucy O'Hara*
ATTEST: VICE-CHAIRMAN CHAIRMAN

CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 6th DAY OF JULY, 2015.

William *Shelley*
ATTEST: CITY CLERK 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 10:02 O'CLOCK A.M., THIS 7 DAY OF JULY, 2016, AND IS DULY RECORDED IN DRAWER C.

PLAT NO. 89 FEE \$ 75.00
Kimberly Hein *chief/deputy* STAMP RECEIVING NUMBER 2016-727997
COUNTY CLERK

FINAL PLAT
OF
**CLOUD PEAK RANCH,
NINETEENTH FILING**

TO THE
CITY OF SHERIDAN, WYOMING

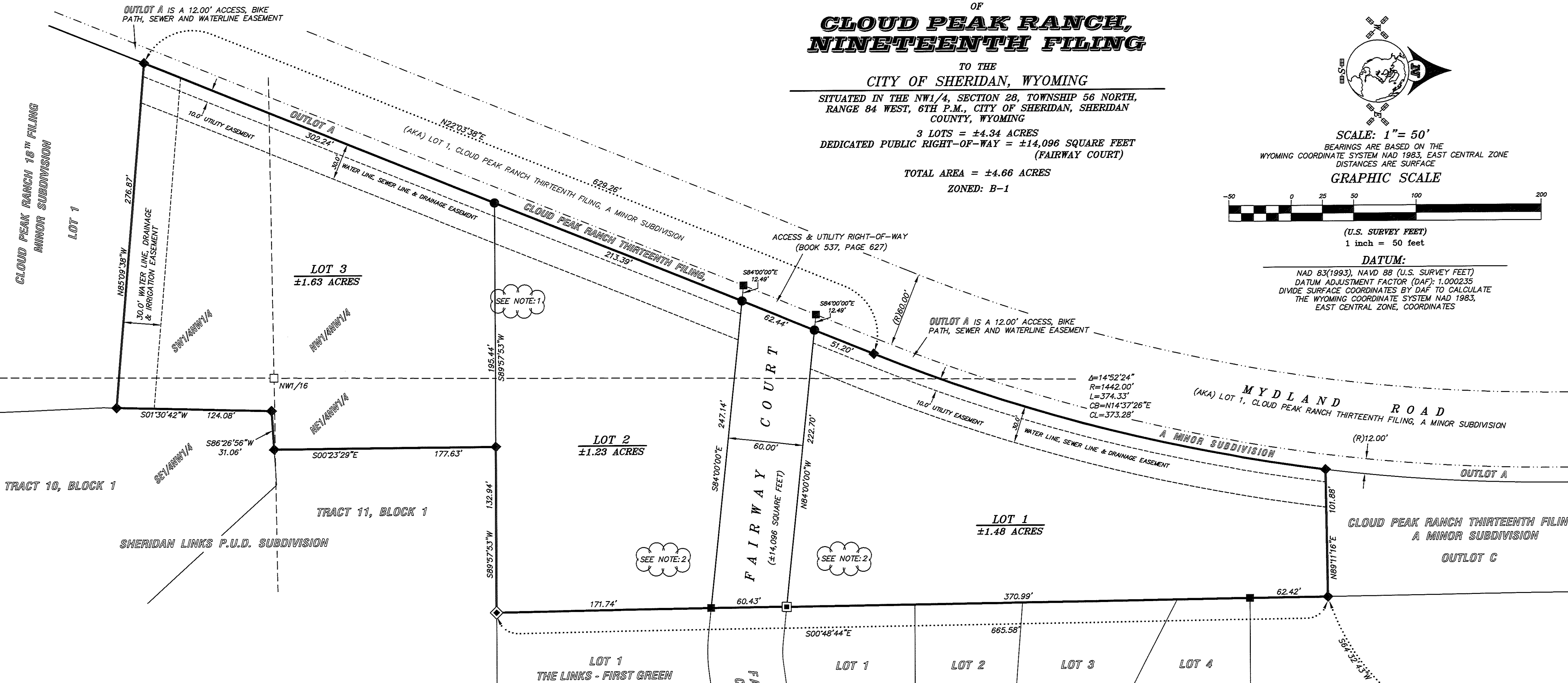
SITUATED IN THE NW1/4, SECTION 28, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN
COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
1470 SUGARLAND DR., SUITE 1
SHERIDAN, WY 82801

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

VISTA WEST
ENGINEERING
Vista West Engineering
1470 Sugarland Dr., Suite 3
Sheridan, WY 82801
P: 307-672-9310
F: 307-672-9311
www.vistawesteng.com

JN: 2002-101 SA 29
DN: 2002101_CPR 19TH FILING
PF: T2002101-CPR19
DECEMBER 29, 2015



CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SYSTEM LAND, LLC BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **CLOUD PEAK RANCH, NINETEENTH FILING** IS SITUATED IN THE NW1/4 SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE S64°32'43"W, 1294.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF OUTLOT C, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION, TO THE CITY OF SHERIDAN; THENCE S00°48'44"E, 665.58 FEET ALONG THE WEST LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT; THENCE S89°57'53"W, 132.94 FEET ALONG SAID WEST LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT; THENCE S00°23'29"E, 177.63 FEET ALONG SAID WEST LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT; THENCE S86°26'56"W, 31.06 FEET ALONG SAID WEST LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT; THENCE S01°30'42"W, 124.08 FEET ALONG SAID WEST LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF CLOUD PEAK RANCH 18TH FILING MINOR SUBDIVISION; THENCE N85°09'38"W, 276.87 FEET ALONG THE NORTH LINE OF SAID CLOUD PEAK RANCH 18TH FILING MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID CLOUD PEAK RANCH 18TH FILING MINOR SUBDIVISION AND LYING ON THE EAST LINE OF OUTLOT A, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION; THENCE N22°03'38"E, 629.26 FEET ALONG SAID EAST LINE OF OUTLOT A, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION TO A POINT; THENCE, ALONG SAID EAST LINE OF OUTLOT A, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°52'24", A RADIUS OF 1442.00 FEET, AN ARC LENGTH OF 374.33 FEET, A CHORD BEARING OF N14°37'26"E, AND A CHORD LENGTH OF 373.28 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID OUTLOT C, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION; THENCE N89°11'16"E, 101.88 FEET ALONG THE SOUTH LINE OF SAID OUTLOT C, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 4.66 ACRES OF LAND, MORE OR LESS.

THE **CLOUD PEAK RANCH, NINETEENTH FILING** 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 OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, ROADS AND EASEMENTS.

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 AND DEDICATED PUBLIC RIGHT-OF-WAY (FAIRWAY COURT) 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.

IRRIGATION EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR THE PASSAGE OF IRRIGATION WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO THE PASSAGE OF IRRIGATION WATER.

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 29 DAY OF DECEMBER, 2015.

SYSTEM LAND, LLC
BY: *Donald B. Roberts*
MANAGER-DONALD B. ROBERTS

STATE OF WYOMING :ss
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 29 DAY OF DECEMBER, 2015.

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

David E. Henry
NOTARY PUBLIC



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 2" ALUMINUM CAP PER PLS 6594
- ◆ FOUND 2" ALUMINUM CAP PER PLS 6811
- CALCULATED: NOTHING FOUND/NOTHING SET
- BOUNDARY LINE
- LOT/BLOCK/TRACT LINE
- EASEMENT LINE AS NOTED
- RIGHT-OF-WAY LINE
- INTERIOR SECTION LINE
- SECTION LINE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, 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, NINETEENTH FILING, 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 ROADS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Thomas D. Tucker
Professional Land Surveyor
8812
Date: June 16, 2016
WYOMING

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