



## ***AGREEMENT FOR CLARIFICATION AND CONFIRMATION OF PLAT and DEDICATION***

*WHEREAS*, Sheridan Links, LLC, a Wyoming limited liability company (herein "Links"), and the Traditions Homeowners Association and each of the undersigned lot owners of lots in the Traditions (herein collectively the "Traditions") and the City of Sheridan, a Wyoming municipal corporation (the "City"), are the parties with an interest in that strip of land referred to as Bruce Mountain Road and Featherbed Lane, as shown on that Final Plat of Cloud Peak Ranch Seventh Filing, filed in Drawer C, Pat No. 69 on October 22, 2007 (herein the "Plat"), and the nine numbered Lots therein being commonly known as "The Traditions");

*WHEREAS*, the Links, the Traditions and the City have acknowledged an ambiguity with certain language used on the Plat and, in settlement of the ambiguity in a manner acceptable to all of the undersigned, they wish to clarify and correct a portion of the Plat as it relates to Bruce Mountain Road, Featherbed Lane, Outlot C, and the private and public rights therein, all as shown and described on the Plat as set forth herein;

*WHEREAS*, there are no other lots, tracts or parcels that have access to a public highway through the Property, whether by easement for right of way or otherwise which would be adversely affected by the re-plat of said Property;

**THEREFORE**, the undersigned, being the sole record owner and proprietor of the lands described above consisting of Bruce Mountain Road, Featherbed Lane and Outlot C (collectively the "Lands") , in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby agree to clarify and correct the status of the Lands as to the public versus private nature and rights of use thereof. The undersigned further declare that the Plat above described and the Lands have the ownership and use rights as set forth as follows:

1. System Land, LLC, as owner and developer of the land subject to the Plat, did affirmatively declare to *"DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL STREETS AND EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY OF THE PLAT"* (herein the "Public Language").
2. Featherbed Lane and Bruce Mountain Road were shown as being within the boundary of the Plat and subject to the Dedication Language.
3. Further, a portion of the Plat was described as "Outlot C", which appears to include Featherbed Lane and Bruce Mountain Road, and Outlot C was noted in a legend on the Plat to be *"A PRIVATE DRIVE AND DEDCIATED FOR AN ACCESS AND UTILITIES EASEMENT OWNED AND MAINTAINED BY THE OWNER'S ASSOCATION"* (herein the "Private Language").
4. Neither the Traditions, nor the Links nor the City desire for all of Bruce Mountain Road, Featherbed Lane and/or Outlot C to be considered as having been dedicated to the City as a public right-of-way and accessible to the public as public streets.
5. The Traditions, Links and the City all agree and stipulate that it is in the best interests of all parties that Outlot C, Featherbed Lane and Bruce Mountain Road are all non-dedicated as a public rights-of-way and none are accessible to the public, except only as to a limited portion of Bruce Mountain Road, as follows:
  - a. That section of Bruce Mountain Road being approximately **50.0' wide x 85' long**, as shown and described in the survey attached hereto and incorporated herein as **Exhibit A**, is confirmed and is, hereby, agreed to be dedicated to the City of Sheridan as a public right of way for access and utilities and shall be defined and known as Bruce Mountain Road.

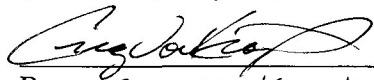
- b. A separate instrument of dedication is attached hereto and incorporated herein, which shall be recorded with the Sheridan County Clerk's office to confirm that ONLY this strip of land described on Exhibit A is dedicated as a public right of way.
6. The Links' driveway that now constructed across Lot 2 Cloud Peak Ranch 18<sup>th</sup> Filing and connecting to Bruce Mountain Road, as illustrated on **Exhibit A**, shall be moved, at the Links' sole cost, so that it connects to Bruce Mountain Road further west of its current connection point and in the location connecting to the newly-dedicated Bruce Mountain Road as illustrated on Exhibit A. Links will dedicate 14' of its Lot 2 of Cloud Peak Ranch 18<sup>th</sup> Filing so that the newly-dedicated section of Bruce Mountain Road has a right of way width of 50.0' in total. As additional consideration, Links will plant shrubs along the common boundary between Lot 2 and Lot 1/Outlot "A" of the Traditions east of its driveway, in a location approximately shown on Exhibit A, after the driveway is moved to the new connection point with Bruce Mountain Road, to add a vegetative screen for the owner of Lot 1 of the Traditions. The owners of Lot 1 are authorized and permitted to water the vegetative screen for so long as they wish, as Links does not have the ability to water the shrubs for the foreseeable future. As additional consideration, the Links shall install a "private road" sign where the unimproved driveway meets Bruce Mountain Road and will install a gate in a location where the unimproved driveway meets the Sheridan Links PUD boundary, both in an effort to keep trespassers at a minimum.
7. The City accepts the portion of Bruce Mountain Road shown on Exhibit A, and all improvements therein, as a dedicated public right of way and shall hereafter be considered as a city street. All other portions of Outlot C and Featherbed Lane are private roads and not public. To the extent that the Traditions elects to privately maintain and plow snow therefrom, the Links will pay one equal share with all other lot owners in the Traditions.

**THEREFORE, the undersigned hereby vacate all dedication of rights on the Plat relating to Outlot C, Featherbed Lane and Bruce Mountain Road in favor of the City and public, and dedicate to the City as a public street only that part of the Plat now more specifically described in Exhibit A, attached hereto, which shall hereafter be known as Bruce Mountain Road. All of the rest of Outlot C shall hereafter be known as Featherbed Lane.**

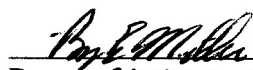
The undersigned, by these presents, do make the above partial vacation for it and for its successors and assigns, and for all future owners of said Property.

Dated this 21<sup>ST</sup> day of <sup>DECEMBER</sup> ~~November~~, 2016.

Sheridan Links, LLC

  
By: Greg Van Krosig  
Title: Member / Rep present for firm

The Traditions Homeowners' Association

  
By: BRYAN E. MILLER  
Title: TRADITIONS HOA PRESIDENT



2018-746020 10/23/2018 3:19 PM PAGE: 2 OF 16  
BOOK: 577 PAGE: 319 FEES: \$57.00 MFP AGREEMENT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



2018-746020 10/23/2018 3:19 PM PAGE: 3 OF 16  
 BOOK: 577 PAGE: 320 FEES: \$57.00 MFP AGREEMENT - LEGAL  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

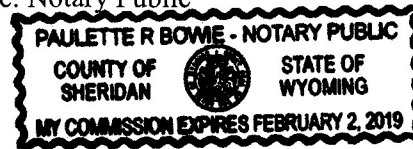
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

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

WITNESS my hand and official seal.

Paulette 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 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: \_\_\_\_\_

**CONSENT OF OWNER'S LENDER OF RECORD**

First Federal Savings Bank (NKA First Federal Bank & Trust)

By: Pat Schilling  
 Title: Senior Vice President

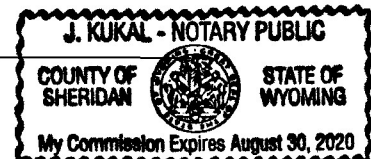
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Patrick Schilling, as SVP for  
First Federal Savings Bank, on the 5 day of January, 2016  
NKA First Federal Bank & Trust 2017

WITNESS my hand and official seal.

J. Kukal  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires 8/30/2020





\*\*\*\*\*

THE FOREGOING is hereby approved by the undersigned John Heath of the City of Sheridan,  
Wyoming, this 20th day of December 2016.

CITY OF SHERIDAN

By: John Heath  
Title: MAYOR

Attest:

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 my hand and official seal:  
SUSAN M. GOODMAN - NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
My Commission Expires June 12, 2018

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





**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

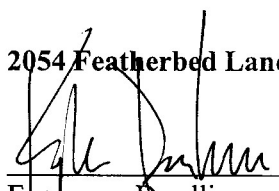
\_\_\_\_\_  
Susan R. Miller

**2091 Featherbed Lane:**

\_\_\_\_\_  
Daniel Q. Schiffer

\_\_\_\_\_  
Dana Iselin, spouse of Danial Q. Schiffer

**2054 Featherbed Lane:**

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

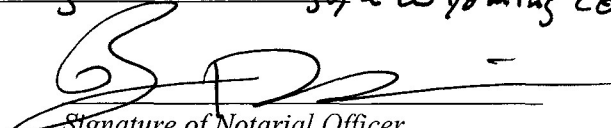


**NOTARY BLOCKS FOR RECORD OWNER:**

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 27<sup>th</sup> day of January, 2016, <sup>17 Bk</sup> by  
Kyle Denham President of Evergreen Dwellings, a Wyoming corporation

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-18

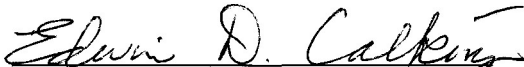


2084 Featherbed Lane:

  
Douglas Barrett


  
Leah Anne Barrett

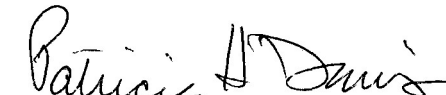
2061 Featherbed Lane:

  
Edwin D. Calkins

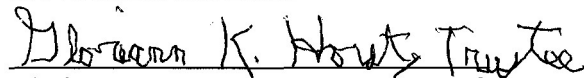
  
Joanne L. Calkins

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

2091 Featherbed Lane:

  
Daniel Q. Schiffer



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



**NOTARY BLOCKS FOR RECORD OWNER:**

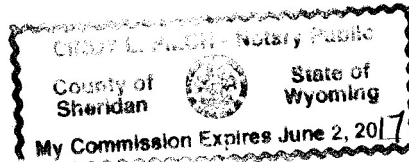
STATE OF WYOMING       )  
                                  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2016, by  
Edwin D. Calkins and Joanne L. Calkins

WITNESS my hand and official seal.

*Cindy Z. Bidel*  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 6-2-2017



**NOTARY BLOCKS FOR RECORD OWNER:**

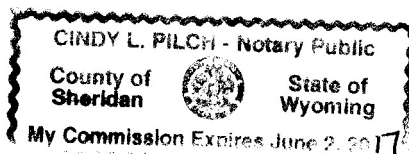
STATE OF WYOMING       )  
                                  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20th 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:**

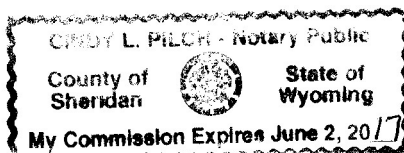
STATE OF WYOMING       )  
                                  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20<sup>th</sup> day of December, 2016, by  
Gloriann K. Horst, Trustee and \_\_\_\_\_

WITNESS my hand and official seal.

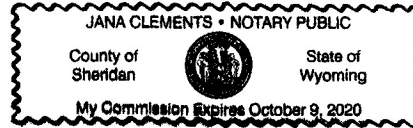
Cordis G. Pilch  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 6-2-17



**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:**

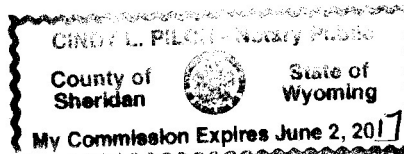
STATE OF WYOMING       )  
                                  )ss.  
COUNTY OF SHERIDAN    )

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

WITNESS my hand and official seal.

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

My Commission expires: 6-2-2017



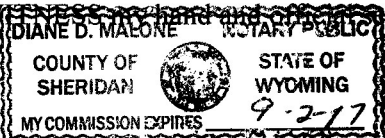


**NOTARY BLOCKS FOR RECORD OWNER:**

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 D. MALONE   NOTARY PUBLIC



*Diane Malone*

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 9-2-17



## 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 18<sup>th</sup> Filing Minor Subdivision; thence, along the southerly line of said Lot 2, Cloud Peak Ranch 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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

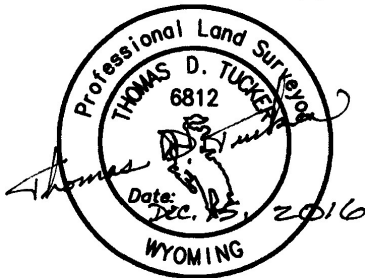
central angle of  $62^{\circ}30'48''$ , a radius of 26.00 feet, an arc length of 28.37 feet, a chord bearing of  $S84^{\circ}48'29''W$ , and a chord length of 26.98 feet to a point; thence  $N53^{\circ}33'04''E$ , 30.03 feet to a point; thence, through a curve to the left, having a central angle of  $09^{\circ}13'52''$ , 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.





## LEGEND

- 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ 2" ALUMINUM CAP PER PLS 6812
- 2" ALUMINUM CAP PER PLS 2615
- ◇ SET 2" ALUMINUM CAP PER PLS 6812
- NOTHING FOUND/NOTHING SET
- LOT/PARCEL LINE
- - - SECTION LINE
- - - UTILITY EASEMENT

OUTLOTS A, B, D, AND E OWNED  
& MAINTAINED BY THE HOME  
OWNER'S ASSOCIATION.

OUTLOT F, ACCESS EASEMENT  
OWNED & MAINTAINED BY THE  
HOME OWNER'S ASSOCIATION.

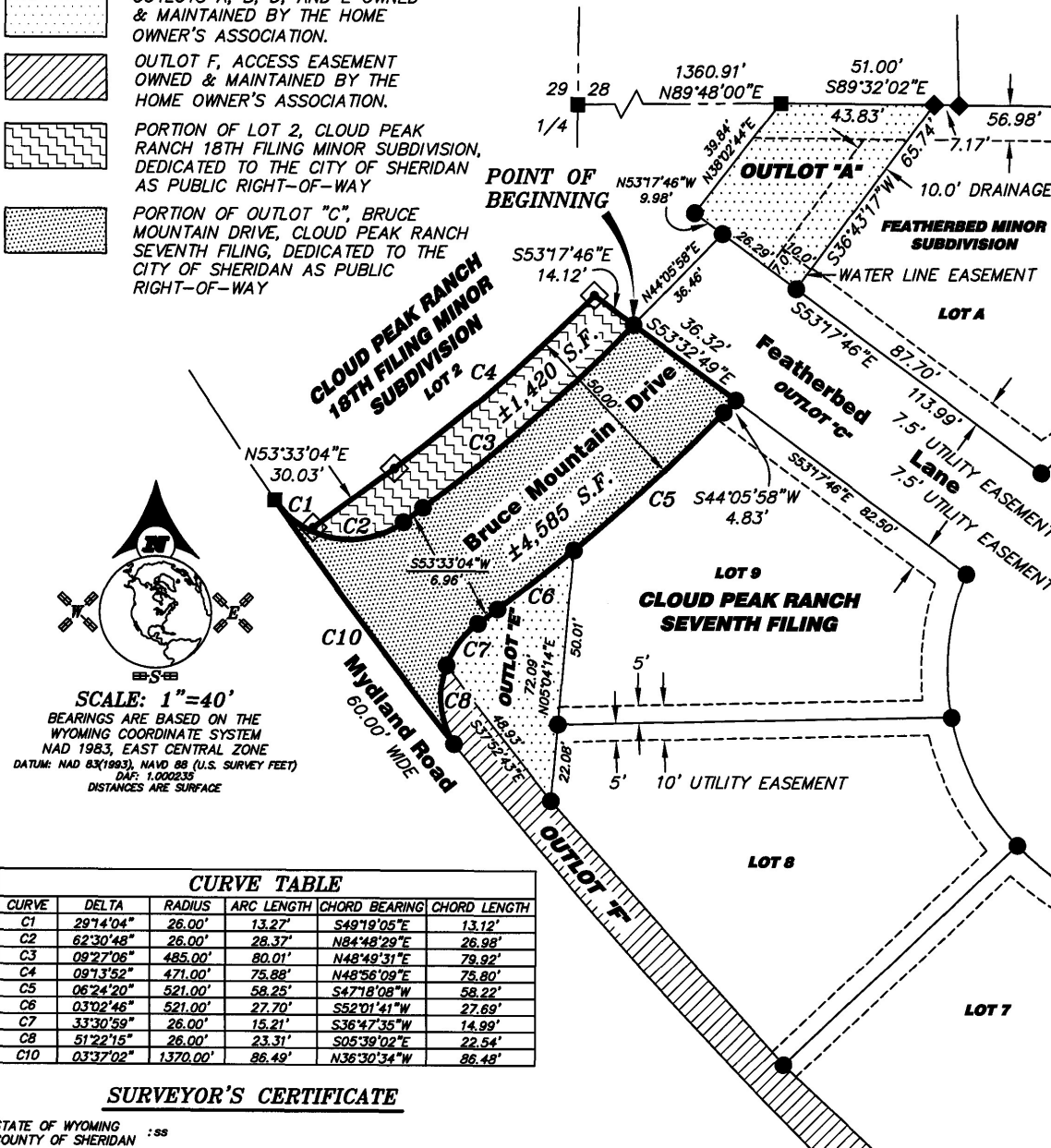
PORTION OF LOT 2, CLOUD PEAK  
RANCH 18TH FILING MINOR SUBDIVISION,  
DEDICATED TO THE CITY OF SHERIDAN  
AS PUBLIC RIGHT-OF-WAY

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

## NOTE:

OUTLOT C, IS A PRIVATE DRIVE AND DEDICATED FOR  
AN ACCESS AND UTILITIES EASEMENT OWNED AND  
MAINTAINED BY THE HOME OWNER'S ASSOCIATION.  
AS DESCRIBED PER CLOUD PEAK RANCH SEVENTH  
FILING, RECORDED IN DRAWER "C", PLAT NO. "69".

## EXHIBIT "B"



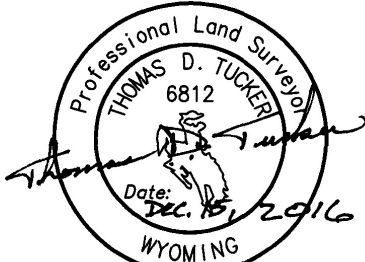
## CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	29°14'04"	26.00'	13.27'	S49°19'05"E	13.12'
C2	62°30'48"	26.00'	28.37'	N84°48'29"E	26.98'
C3	09°27'08"	485.00'	80.01'	N48°49'31"E	79.92'
C4	09°13'52"	471.00'	75.88'	N48°56'09"E	75.80'
C5	06°24'20"	521.00'	58.25'	S47°18'08"W	58.22'
C6	03°02'46"	521.00'	27.70'	S52°01'41"W	27.69'
C7	33°30'59"	26.00'	15.21'	S36°47'35"W	14.99'
C8	51°22'15"	26.00'	23.31'	S05°39'02"E	22.54'
C10	03°37'02"	1370.00'	86.49'	N36°30'34"W	86.48'

## SURVEYOR'S CERTIFICATE

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"

## EXHIBIT "B"

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