

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	28.00'	91°44'52"	41.63'	S80°34'29"E	37.33'
C3	485.00'	9°27'06"	80.01'	N48°49'31"E	79.92'
C4	521.00'	10°24'46"	27.70'	N52°01'41"E	27.69'
C5	521.00'	6°24'20"	58.25'	N47°18'08"E	58.22'
C6	1370.00'	1°20'33"	406.71'	N45°12'19"W	405.22'
C7	72.50'	32°11'39"	40.74'	S68°58'59"W	40.20'
C8	72.50'	39°20'55"	49.79'	N77°16'44"W	48.82'
C9	72.50'	28°11'58"	35.68'	N43°30'18"W	35.32'
C10	72.50'	37°08'36"	46.98'	N10°51'01"W	46.14'
C11	72.50'	28°36'32"	36.20'	N50°45'37"E	35.83'
C12	72.50'	34°20'17"	43.45'	N82°14'01"E	42.90'
C13	72.50'	36°43'16"	46.47'	S82°14'13"E	45.87'
C14	72.50'	33°05'16"	41.87'	S27°19'57"E	41.29'
C15	72.50'	32°33'26"	41.62'	S05°39'24"W	41.05'
C16	1370.00'	33°7'02"	86.49'	N38°30'34"W	86.48'
C17	1370.00'	13°23'39"	320.22'	N45°00'50"W	319.49'
C18	26.00'	33°10'59"	15.21'	S36°47'35"W	14.99'
C19	26.00'	51°22'15"	23.31'	S05°39'02"E	22.54'

FUTURE DEVELOPMENT
"NOT PART OF THIS SUBDIVISION"
RECORD OWNER:
SYSTEM LAND, LLC
BOOK 442 PAGE 89

RECORD OWNER: SHERIDAN COUNTRY CLUB
BOOK 17, PAGE 149

RECORD OWNER: SYSTEM LAND, LLC
BOOK 449 PAGE 161

RECORD OWNER: SYSTEM LAND, LLC
BOOK 449 PAGE 161

RECORD OWNER: SYSTEM LAND, LLC
BOOK 449 PAGE 161

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LEGEND

- 1 1/2" ALUMINUM CAP PER PLS 2615
- 3" BRASS CAP PER FE & PLS 537
- 3 1/4" ALUMINUM CAP PER PLS 2615
- 2" ALUMINUM CAP PER PLS 2615
- NOTHING FOUND/NOTHING SET
- LOT/PARCEL LINE
- BOUNDARY LINE-CLOUD PEAK RANCH SEVENTH FILING
- SECTION LINE
- UTILITY EASEMENT
- 15' SETBACK (TYP)
- 12' SETBACK
- 5' SETBACK (TYP)
- OUT LOTS A, B, D, AND E OWNED & MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- OUTLOT C, IS A PRIVATE DRIVE, AND DEDICATED FOR AN ACCESS AND UTILITIES EASEMENT OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- OUT LOT F, ACCESS EASEMENT OWNED & MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

NOTES

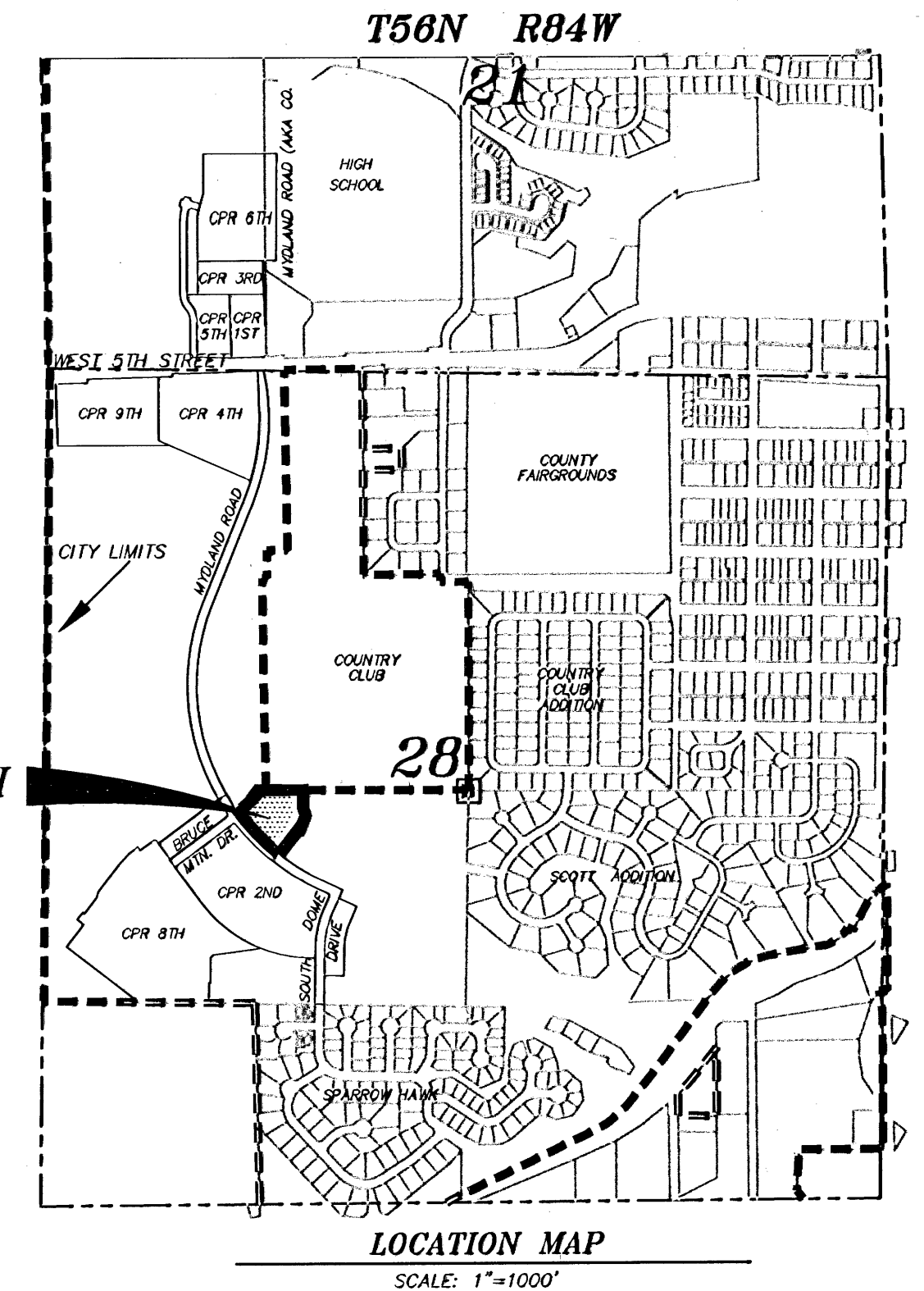
- SEE RECORD OF SURVEY "PLAT FOR ANNEXATION OF CLOUD PEAK RANCH ANNEXATION No. 3 TO THE CITY OF SHERIDAN, WYOMING" FILED AT THE OFFICE OF THE CLERK AND RECORDER, SHERIDAN COUNTY COURTHOUSE, SHERIDAN COUNTY, WYOMING, DULY RECORDED IN DRAWER C, PLAT NUMBER 328.
- A TEST HOLE MUST BE DUG AND FOUNDATION DESIGN MUST CONFORM TO SOIL TYPE AND GROUND WATER ELEVATION AS INDICATED IN THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT, CLOUD PEAK RANCH DEVELOPMENT PHASE 2, DATED JUNE 22, 2004 BY TERRACON ENGINEERING, BILLINGS, MONTANA ON FILE AT CITY HALL.

FINAL PLAT OF THE CLOUD PEAK RANCH SEVENTH FILING TO THE CITY OF SHERIDAN, WYOMING.

A PORTION OF THE S1/2NW1/4 AND N1/2SW1/4
OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

9 LOTS = ±1.67 ACRES
5 OPEN SPACES = ±0.28 ACRES
1 STREET/ROW = ±0.66 ACRES
TOTAL = ±2.61 ACRES
ZONED R-3

CLOUD PEAK RANCH
SEVENTH FILING



CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 15 DAY OF October, 2007

ATTEST: VICE-CHAIRMAN *M. J. D. B. B.* CHAIRMAN *M. J. D. B. B.*

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 15 DAY OF October, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

R. J. D. B. B.
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 15 DAY OF October, 2007

ATTEST: CITY CLERK *S. J. D. B. B.* MAYOR *D. J. D. B. B.*

ON THIS 17 DAY OF October, 2007, BEFORE ME PERSONALLY APPEARED DAVID KINSLEY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF THE CITY OF SHERIDAN, WYOMING, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID DAVID KINSLEY APPROVED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17 DAY OF Oct, 2007.

MY COMMISSION EXPIRES: July 27, 2011

CERTIFICATE OF RECORDER

STATE OF WYOMING :59
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:30 O'CLOCK P.M., THIS 22 DAY OF October, 2007, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 69
FEE \$ 50.00

STAMP RECEIVING NUMBER 590202

David E. Horney
COUNTY CLERK

DAVID E. HORNEY
COUNTY CLERK
STATE OF WYOMING
MY COMMISSION EXPIRES FEBRUARY 18, 2018

FINAL PLAT
OF THE
CLOUD PEAK RANCH SEVENTH FILING
TO THE
CITY OF SHERIDAN, WYOMING
A PORTION OF THE S1/2NW1/4 AND N1/2SW1/4
OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
13 CEMETARY ROAD
BIG HORN, WY 82833
307-672-2551

RESTFELDT
SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-872-7415
FAX 874-5000

JN:22101
DF:2002101_CPR 7TH FILING
TAB: FINAL
SEPTEMBER 25, 2007

DEDICATION

KNOW 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 SEVENTH FILING, IS SITUATED IN THE S1/2NW1/4 AND N1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID S1/4NW1/4, SAID SOUTHEAST CORNER ALSO BEING THE COMMON CORNER TO THE SOUTHWEST CORNER OF THE COUNTRY CLUB ADDITION AND THE NORTHWEST CORNER OF SCOTT ADDITION TO THE CITY OF SHERIDAN (MONUMENTED WITH A 3" BRASS CAP PER FE AND PLS 537); THENCE N89°41'22"W, 1068.90 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 449, PAGE 161; THENCE S00°09'01"E, 114.50 FEET TO A POINT; THENCE S18°12'58"E, 50.78 FEET TO A POINT; THENCE S22°24'50"W, 84.65 FEET TO A POINT; THENCE N87°35'10"W, 6.95 FEET TO A POINT; THENCE S38°15'18"W, 214.99 FEET TO A POINT; SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF MIDLAND ROAD; THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 17°00'33", AN ARC LENGTH OF 406.71 FEET, A CHORD BEARING OF N43°12'19"W, AND A CHORD LENGTH OF 405.22 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 91°44'52", AN ARC LENGTH OF 41.63 FEET, A CHORD BEARING OF S80°34'29"E, AND A CHORD LENGTH OF 37.33 FEET TO A POINT; THENCE N53°13'04"E, 6.99 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 09°27'06", 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 N44°05'58"E, 38.48 FEET TO A POINT; THENCE N53°17'48"W, 9.98 FEET TO A POINT; THENCE N38°02'44"E, 39.84 FEET TO A POINT; THENCE S89°32'02"E, 31.00 FEET TO A POINT; SAID POINT BEING AN ANGLE POINT OF A TRACT OF LAND DESCRIBED IN BOOK 449 OF DEEDS, PAGE 161; THENCE S89°32'02"E, 237.56 FEET ALONG THE NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 449 OF DEEDS, PAGE 161 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.61 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH SEVENTH 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, STREETS, AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL STREETS AND EASEMENTS AND OTHER PUBLIC LANDS 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.

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 16 DAY OF October, 2007.

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

STATE OF WYOMING :59
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 16 DAY OF October, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Feb 18 2008.

David E. Horney
NOTARY PUBLIC

DAVID E. HORNEY
COUNTY CLERK
STATE OF WYOMING
MY COMMISSION EXPIRES FEBRUARY 18, 2018

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :59
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT 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 CLOUD PEAK RANCH SEVENTH 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 STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Ronald W. Prestfeldt
DATE: 10/16/2007
WYOMING

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



SCALE: 1"=40'

WYOMING COORDINATE SYSTEM NAD 1983, 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 COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

C-69