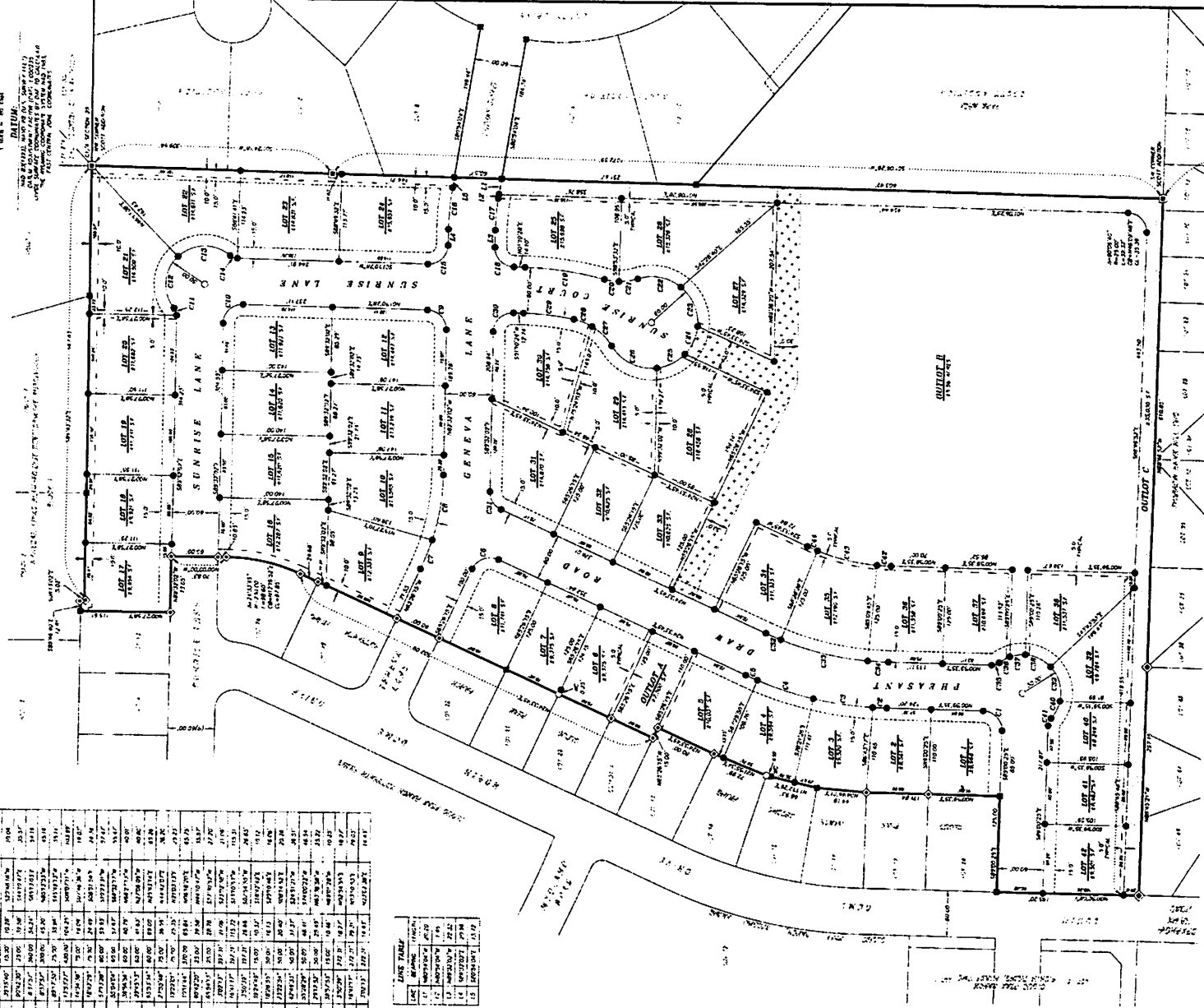


FINAL PLAT

ZONED: R-1 RESIDENTIAL

[illegible]

LINE TABLE		BEARING	INCHES
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98	98	98	98
99	99	99	99
100	100	100	100

[illegible]

OUTLOT A LOCATED ONN SPACE OWNED AND MAINTAINED BY THE OLD
PEAK MOUNTAIN MINING ASSOCIATION WITH USE AS ACCESS FOR A PUBLIC
PATHWAY SURFACE EXPOSURE SHOWING COAL, LAMBERTON, AND LENCE
WARRANTY RESIDENT (SEE NOTE 1, PAGE 2)

48.80 ACRES

\$235,000 S.F.

1.6. The Use of "Common" Language

100

[illegible]

FINAL PLAN
OF

CLOUD PEAK RANCH 21ST FILING
SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 25, TOWNSHIP 36 NORTH
RANGE 84 WEST 6TH PRINCIPAL MERIDIAN CITY OF MINNESOTA DEERING

... ..

PC 10711530

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500
JAN 2002 VOL 33
ON 2002 010 CHG JPN
12 12003 200 00001

[illegible]

207 812 7813

STREET # OF #

FINAL PLAT **CLOUD PEAK RANCH 21ST FILING** SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 58 NORTH, RANGE 84 WEST, 8TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

AREA OF 42 LOTS ±11.59 ACRES
 AREA OF 3 OUTLOTS ±0.54 ACRES
 AREA OF ROADS ±3.71 ACRES
 TOTAL = ±21.84 ACRES

ZONED: R-1 RESIDENTIAL

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SYSTEM LAND, LLC, BEING THE OWNER, HERETOBY FOR OR PART OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT ASCERTAINED AS CLOUD PEAK RANCH 21ST FILING, BEING A TRACT OF LAND SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 58 NORTH, RANGE 84 WEST, 8TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 (MONUMENTED WITH A 12" ALUMINUM CAP PER PLS 19133, THENCE N01°29'29" E 1289.63 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT BEING THE SOUTHWEST CORNER OF SCOTT ADDITION AND LYING ON THE NORTH LINE OF SPARROW HAWK TRACT TWO, THENCE N01°29'29" E 810.65 FEET ALONG THE NORTH LINE OF SAID SPARROW HAWK TRACT TWO TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 18, SPARROW HAWK TRACT TWO, THENCE N01°29'29" E 291.19 FEET ALONG SAID NORTH LINE OF SAID SPARROW HAWK TRACT TWO TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 18, SPARROW HAWK TRACT TWO AND LYING ON THE EAST POINT-OF-CUT LINE OF SAID SPARROW HAWK TRACT TWO, THENCE N01°29'29" E 845.30 FEET ALONG SAID EAST POINT-OF-CUT LINE OF SAID SPARROW HAWK TRACT TWO TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18, CLOUD PEAK RANCH, SECOND FILING, THENCE S80°20'21" E 175.50 FEET ALONG THE SOUTH LINE OF SAID LOT 18, CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 18, CLOUD PEAK RANCH, SECOND FILING, THENCE N02°33'35" E 171.84 FEET ALONG THE EAST LINE OF SAID CLOUD PEAK RANCH, SECOND FILING TO A POINT, THENCE N02°33'35" E 841.19 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT, THENCE N12°27'21" E 88.81 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT, THENCE N12°27'21" E 72.99 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT, THENCE N12°27'21" E 80.00 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 13, CLOUD PEAK RANCH, SECOND FILING, THENCE N02°33'35" E 13.00 FEET TO THE SOUTHWEST CORNER OF CLOUD PEAK RANCH, SECOND FILING, THENCE N02°33'35" E 502.98 FEET ALONG THE EAST LINE OF SAID CLOUD PEAK RANCH, SECOND FILING TO A POINT, THENCE ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2°43'45", A RADIUS OF 2350.00 FEET, AN ARC LENGTH OF 98.90 FEET, A CHORD BEARING OF N12°27'21" E, AND A CHORD LENGTH OF 98.90 FEET, TO A POINT, THENCE N02°33'35" E 10.81 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT, THENCE N02°33'35" E 10.81 FEET ALONG SAID NORTH LINE OF SAID CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 13, CLOUD PEAK RANCH, SECOND FILING, THENCE N02°33'35" E 113.81 FEET ALONG THE EAST LINE OF SAID LOT 13, CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 13, CLOUD PEAK RANCH, SECOND FILING AND LYING ON THE SOUTH LINE OF SHERIDAN LOTS PLANNED UNIT DEVELOPMENT SUBDIVISION, THENCE S00°00'00" E 12.81 FEET ALONG SAID SOUTH LINE OF SHERIDAN LOTS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT, THENCE S00°00'00" E 14.52 FEET ALONG SAID SOUTH LINE OF SHERIDAN LOTS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT, THENCE S00°00'00" E 34.03 FEET ALONG SAID SOUTH LINE OF SHERIDAN LOTS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SHERIDAN LOTS PLANNED UNIT DEVELOPMENT SUBDIVISION, THE SOUTHWEST CORNER OF THE COUNTRY CLUB ADDITION AND THE NORTHWEST CORNER OF SAID SCOTT ADDITION, THENCE S01°24'18" E 103.84 FEET ALONG THE WEST LINE OF SAID SCOTT ADDITION TO A POINT, THENCE S01°24'18" E 1072.59 FEET ALONG SAID WEST LINE OF SAID SCOTT ADDITION TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 21.84 PORTS OF LAND, MORE OR LESS.

CLOUD PEAK RANCH 21ST 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 OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS OFFICERS FOR PUBLIC USE FOR THE PURPOSES OF INSTALLING, REPAIRING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER PUBLIC UTILITIES NOW OR HEREINAFTER GENERALLY UTILIZED BY THE PUBLIC.

UTILITY EASEMENTS, AS DESCRIBED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND ITS OFFICERS FOR PUBLIC USE FOR THE PURPOSES OF INSTALLING, REPAIRING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER PUBLIC UTILITIES NOW OR HEREINAFTER GENERALLY UTILIZED BY THE PUBLIC.

SURFACE DRAINAGE AND STORM DRAINAGE EASEMENTS ARE DESCRIBED ON THE PLAT WITHIN OUTLOTS A, B & C, AND ARE HEREBY GRANTED TO THE CLOUD PEAK RANCH HOMEOWNERS' ASSOCIATION TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE 10 FT. FREE OF ALL STRUCTURES OR OTHER IMPROVEMENTS 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 6TH DAY OF APRIL, 2021.

WITNESSETH MY HAND AND SEAL OF THE COUNTY OF SHERIDAN, WYOMING, THIS 6TH DAY OF APRIL, 2021.

STATE OF WYOMING
 COUNTY OF SHERIDAN ss
 I, the undersigned, a Notary Public in and for the State of Wyoming, do hereby certify that the foregoing instrument was acknowledged before me this 6TH DAY OF APRIL, 2021.

WITNESSETH MY HAND AND OFFICIAL SEAL OF THE COUNTY OF SHERIDAN, WYOMING, THIS 6TH DAY OF APRIL, 2021.



CITY OF SHERIDAN CERTIFICATES OF APPROVAL

RECEIVED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 10TH DAY OF MAY, 2021.

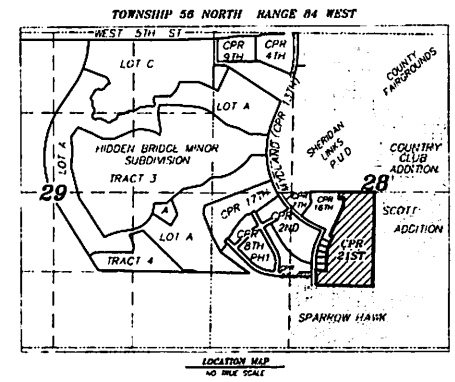
ATTEST: [Signature] VICE-CHAIRMAN
[Signature] CHAIRMAN

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 12TH DAY OF APRIL, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
 DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 18TH DAY OF MAY, 2021.

ATTEST: [Signature] CITY CLERK
[Signature] MAYOR



NOTES: SHEET 1 OF 2

- THE SURFACE AND SUBSURFACE DRAINAGE FACILITIES IN OUTLOTS A AND B SHALL BE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNERS' ASSOCIATION. THE CLOUD PEAK RANCH HOMEOWNERS' ASSOCIATION SHALL MAINTAIN ALL LANDSCAPING WITHIN OUTLOTS A AND B, WHICH INCLUDES MOVED TREES, TREES, AND WEED CONTROL.
- PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF FENCES ADJACENT TO THEIR RESPECTIVE LOTS.
- THE CITY OF SHERIDAN SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PATHWAYS IN OUTLOT C. THE CITY OF SHERIDAN WILL ALSO COMPLETE REGULAR MAINTENANCE OF OUTLOT C INCLUDING MOVED TREES, TREES, WEED CONTROL, AND SNOW REMOVAL.
- THE CITY OF SHERIDAN SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PATHWAYS IN OUTLOT C. THE CITY OF SHERIDAN WILL ALSO COMPLETE REGULAR MAINTENANCE OF OUTLOT C INCLUDING MOVED TREES, TREES, WEED CONTROL, AND SNOW REMOVAL.

ADDITIONAL NOTES: SEE SHEET 2 OF 2

- 27,500 S.F.** OUTLOT A: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNERS' ASSOCIATION WITH USE AS ACCESS FOR A PUBLIC PATHWAY, SURFACE DRAINAGE, STORM DRAIN, LANDSCAPE, AND FENCE MAINTENANCE EASEMENT (SEE NOTE 1, SHEET 1 OF 2).
- 16.88 ACRES** OUTLOT B: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNERS' ASSOCIATION WITH USE AS ACCESS FOR A PUBLIC PATHWAY, SURFACE DRAINAGE, STORM DRAIN, LANDSCAPE, AND FENCE MAINTENANCE EASEMENT (SEE NOTE 1, SHEET 1 OF 2).
- 233,630 S.F.** OUTLOT C: UNDEVELOPED OPEN SPACE DEDICATED TO THE CITY OF SHERIDAN WITH USE AS A UTILITY EASEMENT (SEE NOTE 4, SHEET 1 OF 2). ACCESS FOR A PUBLIC PATHWAY, SURFACE DRAINAGE, STORM DRAIN, LANDSCAPE, AND FENCE MAINTENANCE EASEMENT.

DECLARATION VACATING PREVIOUS PLATS & EASEMENTS

- ALL EXISTING PLATS AND EASEMENTS OR PORTIONS THEREOF COMPREHENDED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

CERTIFICATE OF RECORDER

STATE OF WYOMING
 COUNTY OF SHERIDAN ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:56 A.M. ON THIS 20TH DAY OF APRIL, 2021, AND IS RECORDED IN PLAT BOOK C, PAGE 101.

[Signature]
 COUNTY CLERK
 STAMP RECEIVING NUMBER: 4021-768343

FINAL PLAT **OF** **CLOUD PEAK RANCH 21ST FILING**

SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 58 NORTH, RANGE 84 WEST, 8TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

PREPARED BY:
 SYSTEM LAND, LLC
 2140 W. ELGIN ST., SUITE 100
 P.O. BOX 5022
 SHERIDAN, WY 82801
 307-672-7415

PLAT 2021-101 53.20
 ON 2021-101 CPM 21ST FILING
 IN 17003-101 CPM 21
 PREPARED BY: CPM
 APRIL 6, 2021
 SHEET 1 OF 2

C-101