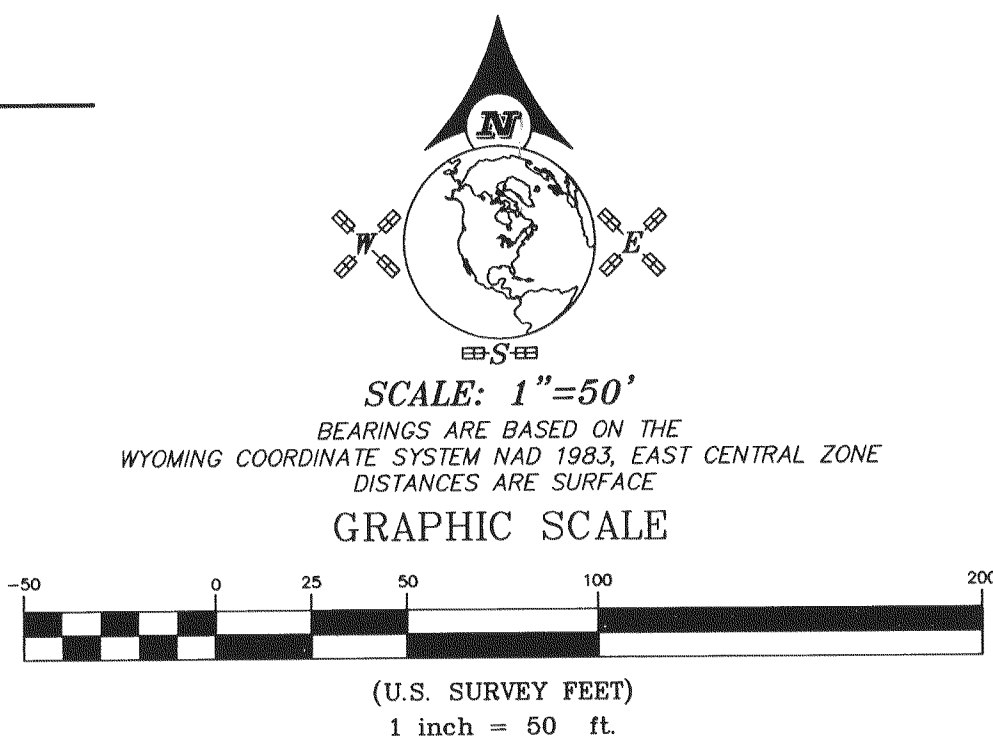


FINAL PLAT
OF THE
CLOUD PEAK RANCH, FIFTEENTH - A, FILING
TO THE
CITY OF SHERIDAN, WYOMING

A RESUBDIVISION OF LOT 1 & LOT 2, CLOUD PEAK RANCH,
FIFTEENTH FILING TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING

3 LOTS CONTAINING ±3.70 ACRES
ALL LOTS ZONED B-1



DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights of
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

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, FIFTEENTH - A, FILING IS A
RESUBDIVISION OF LOT 1 & LOT 2, CLOUD PEAK RANCH, FIFTEENTH FILING, TO THE CITY OF SHERIDAN, SHERIDAN
COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS ±3.70 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH, FIFTEENTH - A, 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 "UNLESS NOTED OTHERWISE", 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 "UNLESS NOTED OTHERWISE", 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 12th DAY OF April, 2011.

SYSTEM LAND, LLC

BY: Vee Ann Woody
VEEANN WOODY - AGENT

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY VEEANN WOODY BEFORE ME THIS

12th DAY OF April, 2011.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES July 6, 2011.

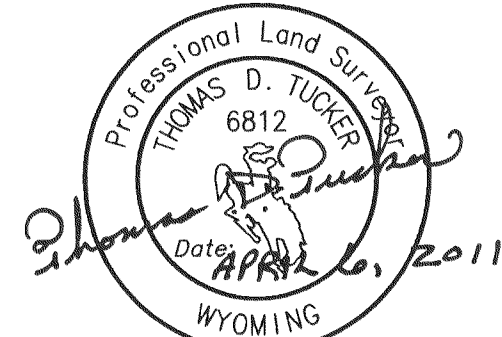
DIANE T. MALACH
NOTARY PUBLIC



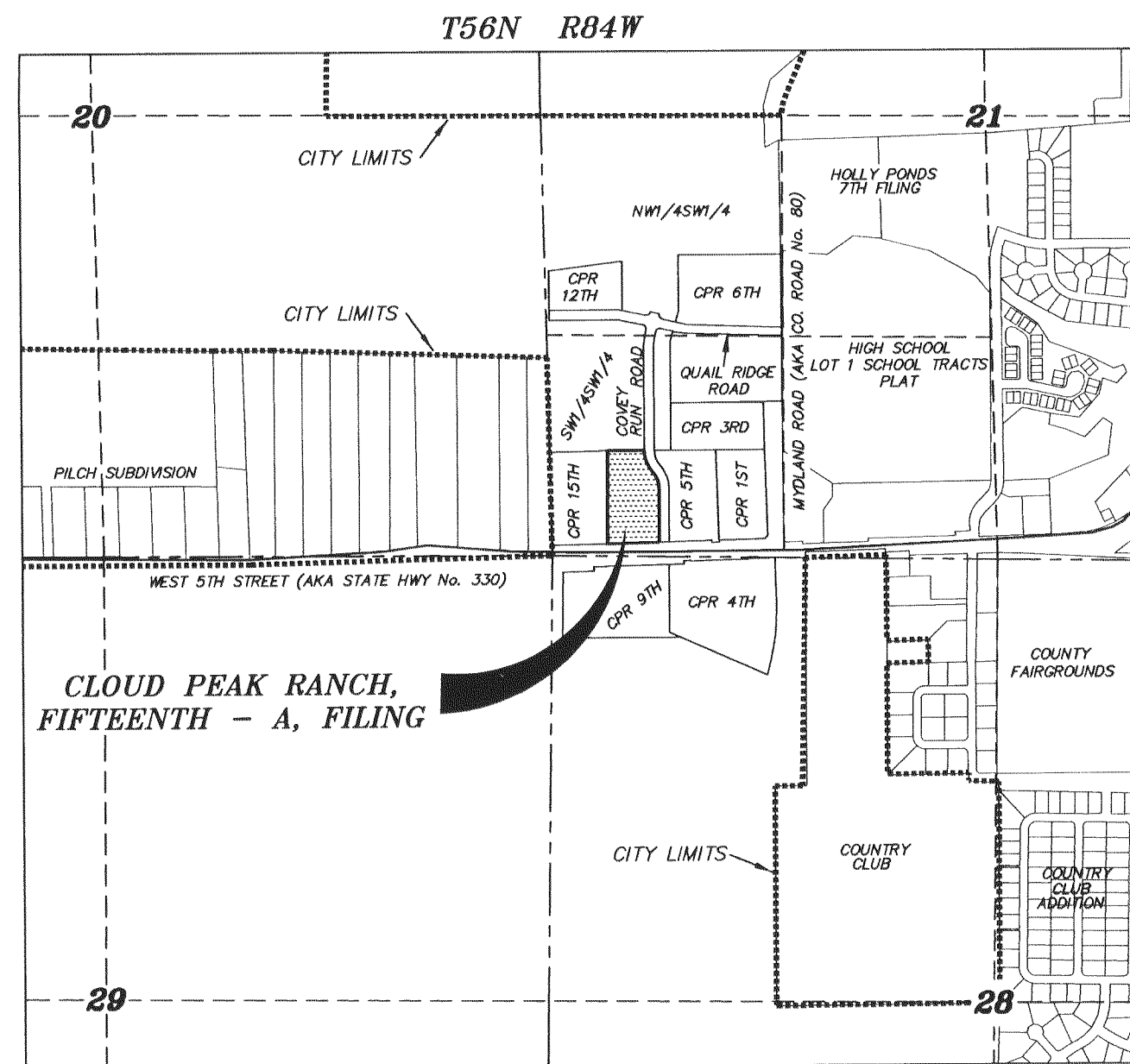
SURVEYOR'S CERTIFICATE

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
CLOUD PEAK RANCH, FIFTEENTH - A, 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.



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



LOCATION MAP
NO TRUE SCALE

NOTES:

- 1) SEE PLAT FILED IN BOOK A, PAGE No. 325 FOR RIGHT-OF-WAY INFORMATION.
- 2) OUTLOT "A": UTILITY EASEMENT (±0.05 ACRES)
- 3) OUTLOT "B": PRIVATE DRIVEWAY AND CITY OF SHERIDAN SEWER, WATER, AND
STORM DRAIN EASEMENT (±0.21 ACRES)

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 12th DAY OF April, 2011, BY THE DIRECTOR OF
PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas A. Balaban
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 19 DAY OF April, 2011.

Scott Bule
ATTEST: CITY CLERK

John Bigelow FOR
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 2:40 O'CLOCK P.M.,
THIS 19 DAY OF APRIL, 2011, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 79
FEE \$ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2011-697556

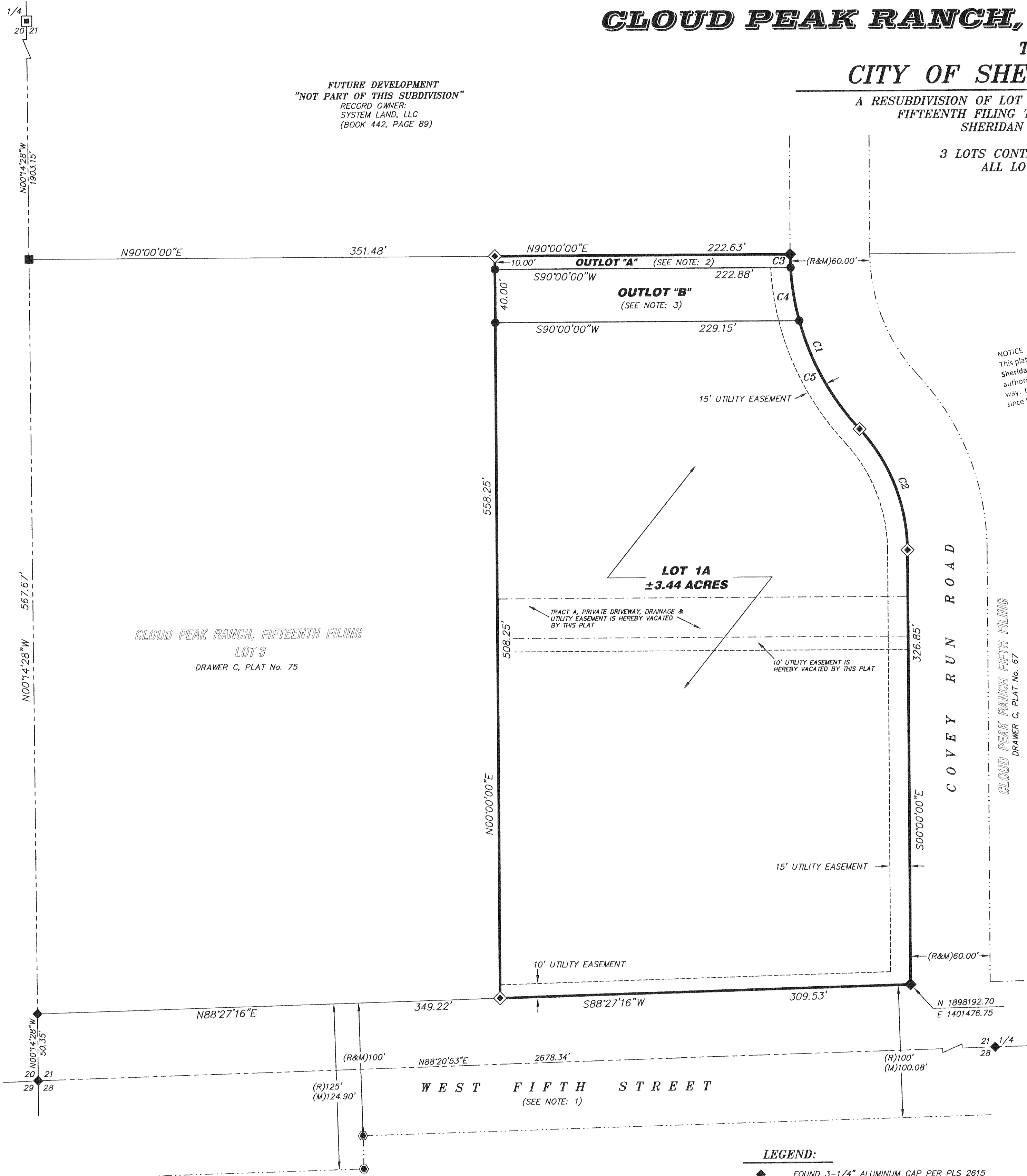
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FIFTEENTH FILING TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING

CLIENT: VISTA WEST ENGINEERING
P.O. BOX 785
1470 SUGARLAND DRIVE, SUITE 3
SHERIDAN, WY 82801-1039
(307)672-9310

RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN:11004 (2011-004)
DF:2002101_CPR 15TH A FILING
PF:12002101_CPR 15
APRIL 06, 2011



LEGEND:

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PE&LS 551
- FOUND CONCRETE RIGHT-OF-WAY MONUMENT
- (R) RECORD
- (M) MEASURED
- SUBDIVISION BOUNDARY/CLOUD PEAK RANCH, FIFTEENTH - A, FILING
- LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY EASEMENT LINE
- RIGHT-OF-WAY LINE
- ORIGINAL TRACT LINE TO BE VACATED BY THIS PLAT

CURVE TABLE					
CURVE No.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°31'28"	195.00'	144.73'	S21°15'43"E	141.43'
C2	42°31'28"	135.00'	100.19'	S21°15'43"E	97.91'
C3	02°56'22"	195.00'	10.00'	S01°28'11"E	10.00'
C4	11°55'03"	195.00'	40.56'	S08°53'54"E	40.49'
C5	27°40'00"	195.00'	94.16'	S28°41'26"E	93.25'