

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

A PORTION OF THE SW1/4SW1/4 OF SECTION 21, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TWO (2) LOTS, TWO (2) TRACTS and STREET RIGHT OF WAY
CONTAINING ±4.67 ACRES;
ZONED B-1

LOT 1
CLOUD PEAK RANCH, THIRD FILING
DRAWER C OF PLATS,
NUMBER 62

LOT 2
±1.91 acres

LOT 1
±1.76 acres

TRACT A ±0.20 acres
PRIVATE DRIVEWAY/DRAINAGE AND UTILITY EASEMENT

TRACT B
CLOUD PEAK RANCH, FIRST FILING
PRIVATE DRIVEWAY/DRAINAGE AND UTILITY EASEMENT
DRAWER C OF PLATS, NUMBER 55

LOT 1
CLOUD PEAK RANCH, FIRST FILING
DRAWER C OF PLATS, NUMBER 55

NOTES

1. SEE PLAT FILED IN BOOK A, PAGE No. 325
FOR RIGHT OF WAY INFORMATION.

LEGAL DESCRIPTION

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, FIFTH FILING, IS SITUATED IN THE SW1/4SW1/4 OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N86°24'45"E, 1022.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF CLOUD PEAK RANCH, FIRST FILING AND LYING ON THE NORTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET; THENCE S88°24'01"W, 45.20 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET TO A POINT; THENCE N03°32'20"E, 13.97 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET TO A POINT; THENCE S88°27'16"W, 317.78 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET TO A POINT; THENCE DUE NORTH, 326.85 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 42°31'28", AN ARC LENGTH OF 100.19 FEET, A CHORD BEARING OF N21°15'43"W, AND A CHORD LENGTH OF 97.91 FEET TO A POINT; THENCE, THROUGH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 42°31'28", AN ARC LENGTH OF 144.73 FEET, A CHORD BEARING OF N21°15'43"W, AND A CHORD LENGTH OF 141.43 FEET TO A POINT; THENCE DUE EAST, 170.39 FEET TO THE SOUTHWEST CORNER OF LOT 1, CLOUD PEAK RANCH THIRD FILING; THENCE DUE EAST, 260.97 FEET ALONG THE SOUTH LINE OF SAID CLOUD PEAK RANCH THIRD FILING TO THE NORTHWEST CORNER OF TRACT C, CLOUD PEAK RANCH, FIRST FILING; THENCE S01°48'03"E, 554.28 FEET ALONG THE WEST LINE OF SAID CLOUD PEAK RANCH FIRST FILING TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 4.67 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH, FIFTH 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 6TH DAY OF JUNE, 2007.

SYSTEM LAND, LLC

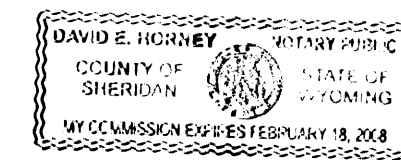
BY: 
DONALD B. ROBERTS-MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 6TH DAY OF JUNE, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Feb 19, 2008.


NOTARY PUBLIC



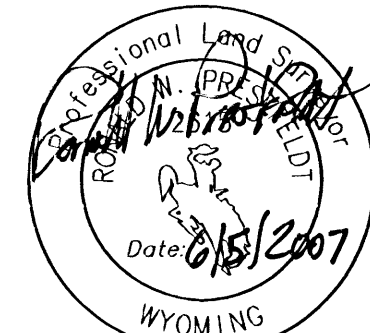
LEGEND

- ◆ FOUND 3/8" x 1/4" ALUMINUM CAP PER LS 2615
- ◆ SET 2" ALUMINUM CAP PER LS 2615
- ◆ SET 3/8" x 1/4" ALUMINUM CAP PER LS 2615
- FOUND 1 1/2" ALUMINUM CAP PER LS 2615
- NOT FOUND/NOT SET/CALCULATED POSIION
- FOUND RIGHT OF WAY MONUMENT
- ROW LINE
- BOUNDARY LINE—CLOUD PEAK RANCH, FIFTH FILING
- CENTERLINE WEST FIFTH STREET
- SECTION LINE
- INTERIOR SECTION LINE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
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, FIFTH 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"



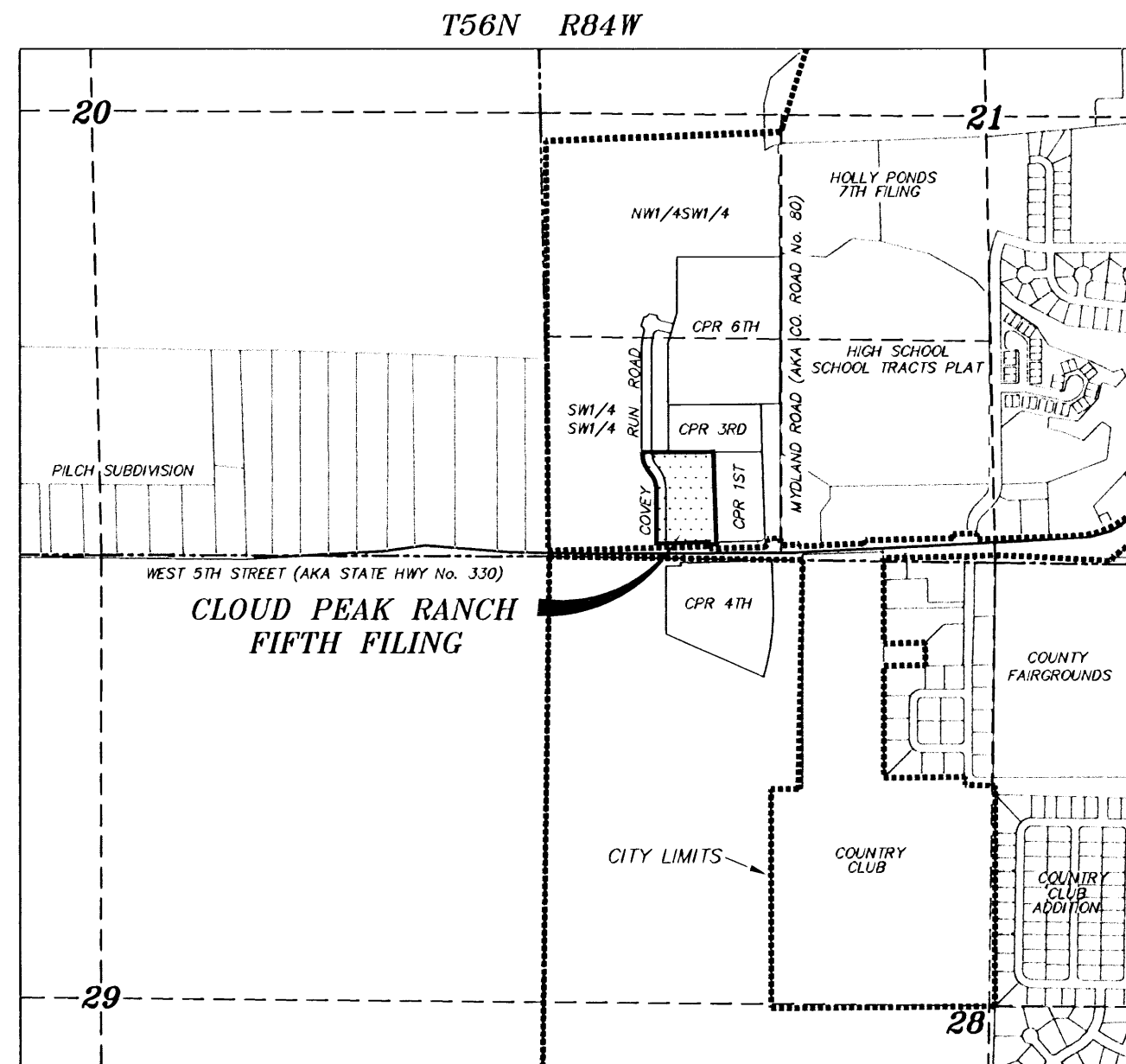
SCALE: 1"=40'
BASIS OF BEARINGS IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)
DISTANCES ARE SURFACE
GRAPHIC SCALE



DATUM:

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


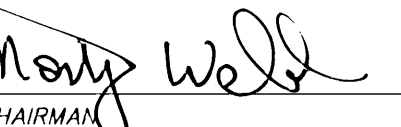
CURVE TABLE					
CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	195.00'	42°31'28"	144.73'	N21°15'43"W	141.43'
C2	135.00'	42°31'28"	100.19'	N21°15'43"W	97.91'
C3	135.00'	28°41'03"	69.94'	N27°40'54"W	69.16'
C4	135.00'	12°50'23"	30.25'	N06°53'11"W	30.19'
C5	135.00'	42°31'28"	100.19'	N21°15'43"W	97.91'
C6	195.00'	42°31'28"	144.73'	N21°15'43"W	141.43'



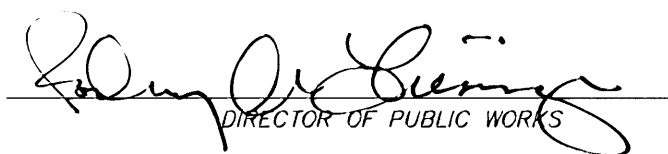
LOCATION MAP
SCALE: 1"=1000'

CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14 DAY OF May, 2007

 ATTEST: VICE-CHAIRMAN
 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 13TH DAY OF June, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

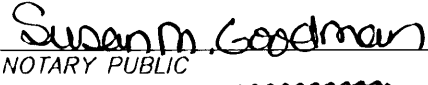
 DIRECTOR OF PUBLIC WORKS

ACKNOWLEDGED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 14 DAY OF June, 2007.

 ATTEST: CITY CLERK
 MAYOR

ON THIS 14 DAY OF June, 2007, BEFORE ME PERSONALLY APPEARED DAVID KINSKEY, 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 KINSKEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 14 DAY OF June, 2007.

 NOTARY PUBLIC



MY COMMISSION EXPIRES: June 12, 2010.

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 11:30 O'CLOCK A.M., THIS 26TH DAY OF July, 2007, AND IS DULY RECORDED IN DRAWER C, PLAT No. 67.
FEE \$ 50.00

 COUNTY CLERK
STAMP RECEIVING NUMBER 581703

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OF THE
**CLOUD PEAK RANCH
FIFTH FILING**
TO THE
CITY OF SHERIDAN, WYOMING.
A PORTION OF THE SW1/4SW1/4 OF SECTION 21, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
13 CEMETARY ROAD
SHERIDAN, WY. 82801

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

JN:2002-101
DF:2002/2002101ANNEXT
TAB: FINAL-5TH FILING
APRIL 26, 2007