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

*A RESUBDIVISION OF TRACT 5*
*IN THE*
*SHERIDAN COUNTRY CLUB MINOR SUBDIVISION*
*TO THE*
*CITY OF SHERIDAN, WYOMING*

TOTAL = ±13.93 ACRES
AREA OF LOTS = ±10.25 ACRES
AREA OF OUTLOTS = ± 0.87 ACRES
AREA OF ROADS = ±2.81 ACRES
LOTS 1 THRU 36 ZONED R-1

FUTURE DEVELOPMENT
"NOT PART OF THIS SUBDIVISION"
RECORD OWNER:
SYSTEM LAND, LLC
BOOK 442 PAGE 89
ZONED: R3

## NOTES

**OUTLOT A1**: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS SURFACE DRAINAGE EASEMENT. ALSO INCLUDED IS LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT. — A1 ±28,183 s.f.

**OUTLOT A2**: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS SURFACE DRAINAGE EASEMENT AND STORM DRAIN EASEMENT. ALSO INCLUDED IS LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT. ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT. — A2 ±3,091 s.f.

**OUTLOT A3**: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS SURFACE DRAINAGE EASEMENT, STORM DRAIN EASEMENT AND SANITARY SEWER EASEMENT. ALSO INCLUDED IS LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT. ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT. — A3 ±4,081 s.f.

**OUTLOT B**: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION. ALSO INCLUDED IS LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT. ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT. — B ±2,397 s.f.

**OUTLOT C**: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS SURFACE DRAINAGE EASEMENT AND STORM DRAIN EASEMENT. ALSO INCLUDED IS LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT. ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT. — C ±4,662 s.f.

**OUTLOT D**: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS SURFACE DRAINAGE EASEMENT AND ACCESS EASEMENT FOR A PUBLIC PATHWAY. ALSO INCLUDED IS A LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT. ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT. — D ±2,564 s.f.

**EASEMENT IN LOT 3**: THE NORTHERLY 25' OF LOT 3 SHALL HAVE USE AS SURFACE DRAINAGE EASEMENT AND STORM DRAIN EASEMENT AND SHALL BE KEPT FREE OF ALL STRUCTURES THAT MAY IMPEDE THE FLOW OF SURFACE DRAINAGE WATER.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S79°45'55"W | 56.60 |
| L1A | S79°45'55"W | 38.18 |
| L1B | S79°45'55"W | 18.42 |
| L2 | S39°38'00"W | 42.01 |
| L3 | N52°21'48"W | 33.41 |
| L4 | N21°08'12"W | 69.23 |
| L5 | N68°51'48"E | 4.47 |
| L6 | S68°51'51"W | 4.47 |
| L7 | N39°38'00"E | 42.00 |
| L8 | N79°45'55"E | 56.60 |
| L8A | N79°45'55"E | 34.48 |
| L8B | N79°45'55"E | 22.12 |
| L9 | S14°29'20"W | 23.23 |
| L10 | S08°33'04"W | 21.21 |
| L11 | S36°26'56"E | 20.00 |
| L12 | N69°28'15"E | 23.29 |
| L13 | N65°24'55"E | 24.04 |
| L14 | N65°24'55"E | 24.74 |
| L15 | N59°14'23"E | 47.45 |
| L16 | S21°39'53"E | 30.76 |
| L17 | S47°55'02"E | 30.61 |
| L18 | S20°31'45"E | 104.98' |

| R1 MINIMUM SETBACK REQUIREMENTS | |
|---|---|
| FRONT YARD | 25' |
| SIDE YARD TO STREET | 25' |
| SIDE YARD | 5' |
| REAR YARD | 20' |

C-82

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 10°08'39" | 530.00' | 93.84' | S60°20'36"W | 93.71' |
| C1A | 0°28'28" | 529.97' | 4.39' | S65°10'41"W | 4.39' |
| C1B | 8°45'45" | 530.00' | 81.05' | S60°33'35"W | 80.98' |
| C1C | 0°54'26" | 529.99' | 8.39' | S55°43'29"W | 8.39' |
| C2 | 24°29'39" | 470.00' | 200.93' | N67°31'05"E | 199.40' |
| C2A | 8°5.1'46" | 470.00' | 72.97' | N59°43'09"E | 72.90' |
| C2B | 10°22'34" | 470.00' | 85.12' | N69°21'19"E | 85.00' |
| C2C | 5°1.1'9" | 470.00' | 42.83' | N77°09'15"E | 42.82' |
| C3 | 40°07'56" | 230.00' | 161.10' | S59°41'57"W | 157.83' |
| C3A | 18°28'35" | 230.00' | 62.13' | S72°01'57"W | 61.94' |
| C3B | 20°48'13" | 230.00' | 83.51' | S53°53'31"W | 83.05' |
| C3C | 3°51'06" | 230.00' | 15.46' | S41°33'33"W | 15.46' |
| C4 | 76°39'27" | 15.00' | 20.07' | N77°57'44"E | 18.61' |
| C5 | 46°49'12" | 180.00' | 147.09' | N87°07'08"W | 143.03' |
| C5A | 5°06'44" | 180.00' | 16.06' | N66°15'54"W | 16.06' |
| C5B | 28°56'48" | 180.00' | 90.94' | N83°17'40"W | 89.97' |
| C5C | 12°45'41" | 180.00' | 40.09' | S75°51'06"W | 40.01' |
| C6 | 90°36'27" | 180.00' | 284.65' | S24°10'02"W | 255.90' |
| C6A | 11°05'19" | 180.00' | 34.84' | S63°55'36"W | 34.78' |
| C6B | 29°03'17" | 180.00' | 91.28' | S43°51'18"W | 90.30' |
| C6C | 22°39'31" | 180.00' | 71.18' | S17°59'54"W | 70.72' |
| C6D | 27°48'21" | 180.00' | 87.35' | S07°14'02"E | 86.50' |
| C7 | 31°1.3'35" | 230.00' | 125.35' | S36°45'00"E | 123.81' |
| C7A | 1°4.1'9" | 230.00' | 6.91' | S21°59'52"E | 6.91' |
| C7B | 20°59'04" | 230.00' | 84.24' | S33°21'03"E | 83.77' |
| C7C | 8°31'12" | 230.00' | 34.20' | S48°06'11"E | 34.17' |
| C8 | 31°1.3'35" | 170.00' | 92.65' | S36°45'00"E | 91.51' |
| C9 | 38°56'33" | 75.00' | 50.98' | S88°20'04"W | 50.00' |
| C10 | 257°53'06" | 60.00' | 270.06' | N21°08'12"W | 93.33' |
| C10A | 61°15'30" | 60.00' | 64.15' | N77°10'36"E | 61.14' |
| C10B | 22°24'05" | 60.00' | 23.46' | N35°20'48"E | 23.31' |
| C10C | 62°1.1'46" | 60.00' | 65.17' | N06°58'08"W | 62.01' |
| C10D | 49°06'24" | 60.00' | 51.42' | N62°38'13"W | 49.86' |
| C10E | 62°53'20" | 60.00' | 65.86' | S61°21'55"W | 62.60' |
| C11 | 38°56'33" | 75.00' | 50.98' | N49°23'31"E | 50.00' |
| C12 | 90°36'27" | 120.00' | 189.77' | S24°10'02"W | 170.60' |
| C12A | 2°59'44" | 120.00' | 6.27' | S19°38'20"E | 6.27' |
| C12B | 87°36'43" | 120.00' | 183.49' | S25°39'54"W | 166.13' |
| C13 | 74°29'39" | 120.00' | 155.15' | N73°29'20"W | 144.57' |
| C13A | 5°22'00" | 120.00' | 11.77' | N83°50'44"W | 107.77' |
| C13B | 20°42'48" | 120.00' | 43.38' | N46°48'20"W | 43.15' |
| C14 | 76°04'56" | 15.00' | 19.92' | S01°35'32"W | 18.49' |
| C15 | 40°07'55" | 170.00' | 119.07' | S59°41'57"W | 116.65' |
| C15A | 21°20'13" | 170.00' | 63.31' | S50°18'07"W | 62.94' |
| C15B | 18°47'41" | 170.00' | 55.77' | S70°22'04"W | 55.52' |
| C16 | 24°29'39" | 530.00' | 226.58' | N67°31'05"E | 224.85' |
| C16A | 6°16'03" | 530.00' | 57.98' | N76°39'53"E | 57.95' |
| C16B | 8°18'19" | 530.00' | 76.83' | N69°20'42"E | 76.76' |
| C16C | 8°08'07" | 530.00' | 75.25' | N61°07'29"E | 75.19' |
| C16D | 1°47'10" | 530.00' | 16.52' | N56°09'51"E | 16.52' |
| C17 | 10°08'39" | 470.00' | 83.21' | S60°20'36"W | 83.11' |
| C17A | 9°1.3'34" | 470.00' | 75.68' | S59°53'03"W | 75.60' |
| C17B | 0°55'06" | 470.00' | 7.53' | S64°57'21"W | 7.53' |
| C18 | 11°35'03" | 1430.00' | 289.12' | S24°38'05"E | 288.63' |
| C18A | 4°08'21" | 1430.00' | 103.30' | S20°54'44"E | 103.28' |
| C18B | 2°24'15" | 1430.00' | 60.01' | S24°11'02"E | 60.00' |
| C18C | 5°02'27" | 1430.00' | 125.81' | S27°54'23"E | 125.77' |

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.

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, DO HEREBY STATE 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 SEVENTEENTH 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.

Professional Land Surveyor — Ronald W. Prestfeldt — 12615 — Date: 8/15/2013 — Wyoming

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

## CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SHERIDAN HEIGHTS RANCH, LLC AND SYSTEM LAND, LLC, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **CLOUD PEAK RANCH SEVENTEENTH FILING**, IS LOCATED IN TRACT 5, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION, SHERIDAN COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 5, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID TRACT CONTAINS **13.93 ACRES** OF LAND, MORE OR LESS.

THE **CLOUD PEAK RANCH SEVENTEENTH 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, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

SURFACE DRAINAGE AND STORM DRAIN EASEMENTS AS DESIGNATED ON THE PLAT WITHIN OUTLOTS A1, A2, A3, C, AND D, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN 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 AUGUST, 2013

SHERIDAN HEIGHTS RANCH, LLC
BY: _____
DONALD B. ROBERTS–MANAGER

SYSTEM LAND, LLC
BY: _____
DONALD B. ROBERTS–MANAGER

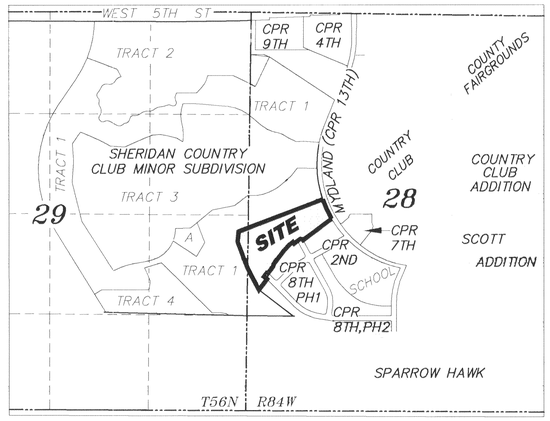
STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 16 DAY OF AUGUST, 2013.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2016

NOTARY PUBLIC

DIVIDE — COUNTY OF — STATE OF WYOMING — MY COMMISSION EXPIRES FEBRUARY 18, 2016




LOCATION MAP
SCALE: 1"=1000'

## DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE–SUBDIVISION OF **TRACT 5, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION**, AS RECORDED IN DRAWER **S** OF PLATS, PLAT No. **133**, OF RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF September, 2013.

CITY OF SHERIDAN
BY: Dave Kinskey
DAVID KINSKEY, MAYOR

STATE OF WYOMING :ss
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DAVID KINSKEY BEFORE ME THIS 23rd DAY OF September, 2013.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES February 11, 2016

Rebecca K. Barnhart
NOTARY PUBLIC

REBECCA K. BARNHART • NOTARY PUBLIC — County of Sheridan — State of Wyoming — My Commission Expires February 11, 2016

## CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 17th DAY OF September, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas L. Dale
DIRECTOR OF PUBLIC WORKS

## CERTIFICATE OF APPROVAL PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 10th DAY OF December, 2013

ATTEST: VICE–CHAIRMAN

CHAIRMAN

## CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 17th DAY OF June, 2013

Scott Badley
ATTEST: CITY CLERK

Dave Kinskey
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 4:28 O'CLOCK P.M., THIS 24 DAY OF September, 2013, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 82
FEE $ 75.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2013-707871

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

*A RESUBDIVISION OF TRACT 5,*
*SHERIDAN COUNTRY CLUB MINOR SUBDIVISION*
*TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.*

CLIENT: SHERIDAN HEIGHTS RANCH, LLC
1470 SUGARLAND DR., SUITE 1
SHERIDAN, WY 82801

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

JN: 2002-101
DF: 2002101_CPR 17TH FILING-FINAL
TAB: FINAL
AUGUST 15, 2013