

TIE TABLE FROM POB			TIE TABLE FROM POB		
TIE	BEARING	DISTANCE	TIE	BEARING	DISTANCE
T-1	N26°45'34"E	349.47	T-16	N88°14'03"E	222.22
T-2	N28°17'12"E	405.00	T-17	N87°26'09"E	153.07
T-3	N31°45'00"E	478.76	T-18	N11°24'48"E	93.25
T-4	N41°13'07"E	564.68	T-19	N07°54'16"E	114.36
T-5	N42°50'05"E	571.80	T-20	N37°59'03"E	229.03
T-6	N55°54'43"E	634.77	T-21	N47°36'19"E	193.58
T-7	N67°10'08"E	610.51	T-22	N48°22'08"E	292.55
T-8	N72°05'11"E	591.35	T-23	N53°57'56"E	330.37
T-9	N77°17'31"E	576.81	T-24	N58°22'47"E	370.69
T-10	N79°42'43"E	570.12	T-25	N61°54'42"E	412.78
T-11	S82°39'50"E	562.72	T-26	N64°40'04"E	456.56
T-12	S84°45'21"E	492.98	T-27	N56°44'21"E	493.66
T-13	S89°34'25"E	423.72	T-28	N54°40'04"E	493.73
T-14	N88°53'59"E	356.58	T-29	N51°00'54"E	453.86
T-15	N88°18'37"E	232.21	T-30	N48°20'43"E	405.25

CENTERLINE - TIN CUP CIRCLE		
LINE	BEARING	LENGTH
L1	N75°43'35"E	119.18
L2	N75°43'35"E	25.26
L3	N90°00'00"E	68.02
L4	N39°12'32"E	52.40
L5	S59°04'14"E	39.30
L6	S00°00'00"E	98.22
L7	N90°00'00"W	274.56
L8	N11°47'19"W	96.66

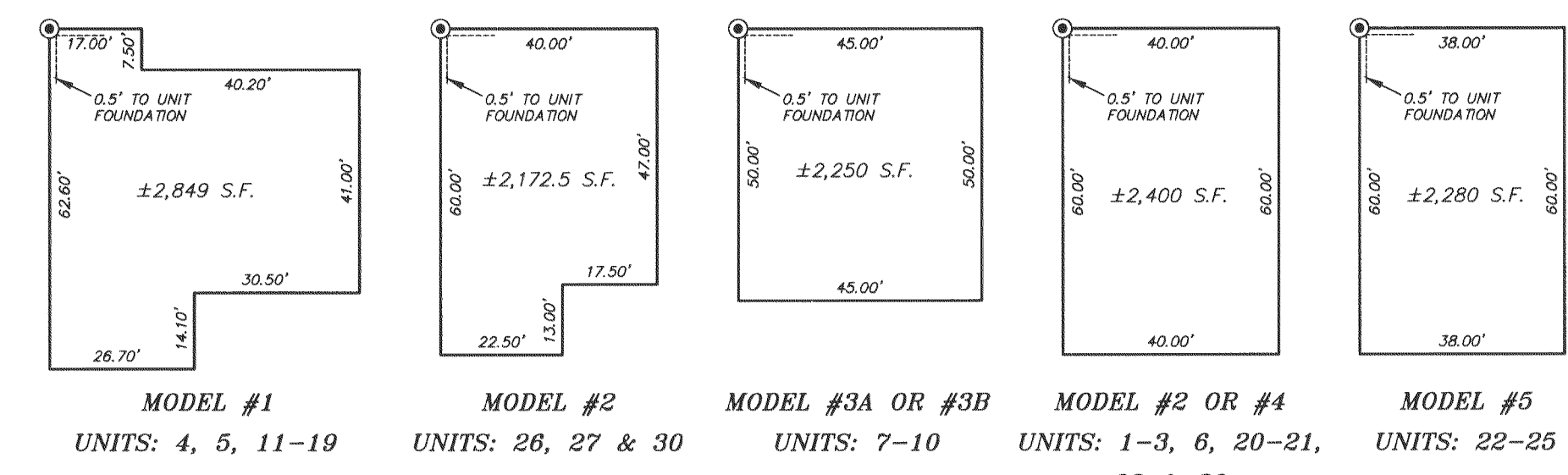
LINE TABLE RIGHT-OF-WAY TIN CUP CIRCLE		
LINE	BEARING	LENGTH
L9	S69°09'00"E	40.27
L10	N75°43'35"E	115.79
L11	N90°00'00"E	76.13
L12	N90°00'00"E	59.91
L13	N75°43'35"E	8.88
L14	N11°47'19"W	68.33

CURVE TABLE SHERIDAN HEIGHTS ROAD				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	36°54'39"	330.00'	212.59'	N07°51'43"W
C2	7°42'33"	330.00'	44.40'	N30°10'19"W
C3	2°24'17"	330.00'	13.85'	N35°13'44"W
C4	31°52'35"	330.00'	183.59'	S26°31'54"W

CURVE TABLE CENTERLINE - TIN CUP CIRCLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C5	14°16'25"	100.00'	24.91'	N82°51'48"E
C6	50°47'28"	50.00'	44.32'	N64°36'16"E
C7	39°24'37"	50.00'	34.39'	N58°54'51"E
C8	26°32'35"	228.21'	105.72'	S88°06'33"E
C9	15°46'01"	50.00'	13.76'	S66°57'14"E
C10	59°04'14"	50.00'	51.55'	S29°32'07"E
C11	90°00'00"	50.00'	78.54'	S45°00'00"W
C12	78°12'41"	50.00'	68.25'	N50°53'40"W

CURVE TABLE RIGHT-OF-WAY - TIN CUP CIRCLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C13	14°16'25"	117.50'	29.27'	N82°51'48"E
C14	14°16'25"	82.50'	20.55'	N82°51'48"E
C15	87°30'55"	10.00'	15.27'	N31°58'08"E

LINE TABLE DRAINAGE EASEMENT		
TIE	BEARING	DISTANCE
L14	N90°00'00"E	97.55
L15	N84°34'25"E	47.23
L16	N72°26'31"E	37.82
L17	N30°19'52"E	83.49
L18	N24°08'36"E	59.12
L19	N43°10'56"E	24.80
L20	N73°56'59"E	100.87
L21	N85°40'20"E	55.88
L22	S70°31'54"E	96.48
L23	S62°33'46"E	147.01



NOTES:
1) MULTIPLE VARIATIONS OR MIRRORED LAYOUTS OF THE MODEL CAN BE USED WITHIN THE UNIT LIMITS. THE CLOSEST CORNER OF A MODEL/BUILDING FOUNDATION SHOULD BE 0.5 FEET (AS SHOWN ABOVE) BUT MAY VARY SLIGHTLY. THE MODEL LIMITS ARE RESTRICTED BY THE UNIT BOUNDARY.
2) UNITS ARE NOT ENCUMBERED BY THE 10.0' UTILITY EASEMENT ALONG TIN CUP CIRCLE.

FINAL PLAT SHERIDAN RANCH DEVELOPMENT

RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING,
CITY OF SHERIDAN, WYOMING
1 TRACT: ±5.65 ACRES
ZONED: PUD

CERTIFICATE OF DEDICATION

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 STATE:
THAT THE FOREGOING PLAT DESIGNATED AS SHERIDAN RANCH DEVELOPMENT BEING A RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING TO THE CITY OF SHERIDAN, WYOMING;
AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); CONTAINING 5.65 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS SHERIDAN RANCH DEVELOPMENT AND DO HEREBY DEDICATE, AND RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS DESIGNATED ON THIS PLAT.
THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL 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 ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, 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.
NO PUBLIC MAINTENANCE OF THE PROPOSED PARKING AREAS (PA), THE PARKING AREAS SHALL BE ACCESSIBLE FOR SERVICES, PUBLIC PARKING, GUESTS AND UNIT OWNERS OF SHERIDAN RANCH DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS: TIN CUP CIRCLE IS A PRIVATE ROAD EASEMENT TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT SHERIDAN RANCH DEVELOPMENT. TIN CUP CIRCLE IS ALSO A UTILITY DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLES EASEMENT WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
COMMON AREA: IS THAT PART OF THE DEVELOPMENT SITE EXCLUDING: UNIT 1 THRU UNIT 30, TIN CUP CIRCLE, AND THE LIMITED COMMON ELEMENT AREA (LCEA). THE COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
COMMON AREA: IS AN OPEN SPACE, IRRIGATION, SURFACE EASEMENT, OWNED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING SURFACE AND SUB-SURFACE EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS. THE OWNER AND/OR HOMEOWNER'S ASSOCIATION MAY GRANT FOR THE PURPOSES OF ALLOWING UTILITY COMPANIES, ITS AGENTS, CONTRACTORS, HEIRS, AND SUCCESSORS TO, CONSTRUCT, INSTALL, INSPECT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SERVICE LINES AND INFRASTRUCTURE WITHIN THE COMMON AREA THAT IS NOT PROTECTED BY UTILITY EASEMENTS AS DEFINED. THE HOMEOWNER'S ASSOCIATION HAS THE RESPONSIBILITY AND THE AUTHORITY TO RESTRICT OR GRANT ENCROACHMENTS INTO THE COMMON AREA FROM UNIT OWNERS.
ALLOWED ENCROACHMENTS INTO THE COMMON AREA BEYOND THE UNIT BOUNDARIES INCLUDE EAVES, WHICH MAY PROJECT NOT MORE THAN EIGHTEEN (18) INCHES.
LIMITED COMMON ELEMENT AREA (LCEA): THE LIMITED COMMON ELEMENT AREA ADJACENT TO EACH UNIT IS RESERVED FOR PARKING FOR THAT UNIT ONLY. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL LIMITED COMMON ELEMENT AREAS.

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 16th DAY OF November, 2021.

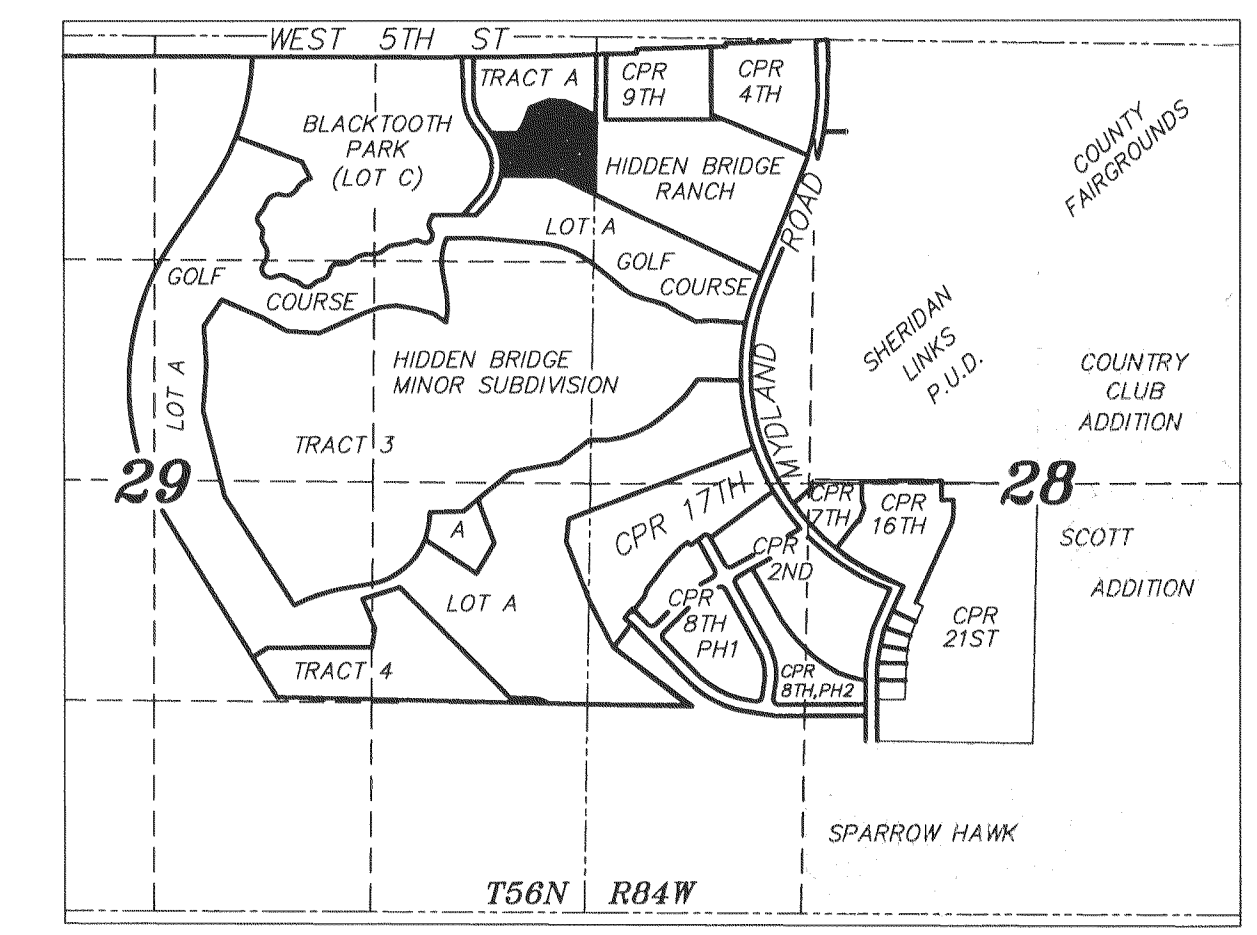
CARLTON CONSTRUCTION, LLC
BY: Casey Carlton
CASEY CARLTON - AUTHORIZED MEMBER

SIGNED BY AFFIDAVIT
BY: FIRST INTERSTATE BANK, SHERIDAN, WYOMING ('LIEN HOLDER'), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2021-774792

STATE OF WYOMING
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY CASEY CARLTON BEFORE ME THIS 16th DAY OF November, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 2, 2023
Notary Public

NOTES:
TOTAL AREA = ±5.65 ACRES
TOTAL UNIT AREA = ±1.73 ACRES
TIN CUP CIRCLE (PRIVATE ROAD EASEMENT) = ±0.99 ACRES
TOTAL COMMON AREA = ±2.61 ACRES
TOTAL LIMITED COMMON ELEMENT AREA (LCEA) = ±0.32 ACRES
COMMON AREA: IS THAT PART OF THE DEVELOPMENT SITE EXCLUDING: UNIT 1 THRU UNIT 30, TIN CUP CIRCLE, AND THE LIMITED COMMON ELEMENT AREA (LCEA). THE COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
LIMITED COMMON ELEMENT AREA (LCEA): THE LIMITED COMMON ELEMENT AREA ADJACENT TO EACH UNIT IS RESERVED FOR PARKING FOR THAT UNIT ONLY. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL LIMITED COMMON ELEMENT AREAS.
COMMON AREA: IS AN OPEN SPACE, IRRIGATION, SURFACE EASEMENT, OWNED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING SURFACE AND SUB-SURFACE EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS. THE OWNER AND/OR HOMEOWNER'S ASSOCIATION MAY GRANT FOR THE PURPOSES OF ALLOWING UTILITY COMPANIES, ITS AGENTS, CONTRACTORS, HEIRS, AND SUCCESSORS TO, CONSTRUCT, INSTALL, INSPECT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SERVICE LINES AND INFRASTRUCTURE WITHIN THE COMMON AREA THAT IS NOT PROTECTED BY UTILITY EASEMENTS AS DEFINED. THE HOMEOWNER'S ASSOCIATION HAS THE RESPONSIBILITY AND THE AUTHORITY TO RESTRICT OR GRANT ENCROACHMENTS INTO THE COMMON AREA FROM UNIT OWNERS.
ALLOWED ENCROACHMENTS INTO THE COMMON AREA BEYOND THE UNIT BOUNDARIES INCLUDE EAVES, WHICH MAY PROJECT NOT MORE THAN EIGHTEEN (18) INCHES.
UNITS ARE NOT ENCUMBERED BY THE 10.0' UTILITY EASEMENT ALONG TIN CUP CIRCLE.



CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 8th DAY OF November, 2021.
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 23rd DAY OF November, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 13th DAY OF November, 2021.
ATTEST: CITY CLERK
MAYOR

DECLARATION VACATING PREVIOUS PLATS & EASEMENTS

THIS PLAT IS A RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER PLATS AND EASEMENTS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN
I, THOMAS D. TUCKER, 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 SHERIDAN RANCH DEVELOPMENT, 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 TRACTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THOMAS D. TUCKER
6812
Date: Nov 16, 2021
WYOMING

PLAT IS VALID ONLY IF IT PRINTS HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED

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 9:26 O'CLOCK A.M., THIS 10th DAY OF December, 2021, AND IS RECORDED IN PLAT BOOK S., PAGE 167.
Eda Shunk Thompson
COUNTY CLERK
STAMP RECEIVING NUMBER 2021-774791

FINAL PLAT SHERIDAN RANCH DEVELOPMENT

RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING,
CITY OF SHERIDAN, WYOMING

CLIENT: CARLTON CONSTRUCTION, LLC
ATTN: DOUG CARLTON
P.O. BOX 708
BIG HORN, WY 82833

Morrison
Maierle
engineers - surveyors - planners - scientists

JN: 2020-094 SJ: 3
DN: 2020-094-SRD
TAB: SUBD
PR: 12002-101-CPR22
REVIEWED BY: JSP & CT
OCTOBER 27, 2021