

FINAL PLAT
OF
**CLOUD PEAK RANCH,
TWENTIETH FILING MINOR
SUBDIVISION**
TO THE
CITY OF SHERIDAN, WYOMING

SITUATED IN THE NW1/4SW1/4 OF SECTION 21, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

4 LOTS CONTAINING ±2.39 ACRES
1 OUTLOT CONTAINING ±28,359 S.F. (±0.65 ACRES)
TOTAL = ±3.04 ACRES
ZONED R-3



SCALE: 1" = 30'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE



DATUM:

NAD 83(1983), 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

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 CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **CLOUD PEAK RANCH, TWENTIETH FILING MINOR SUBDIVISION**, IS
LOCATED IN THE NW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF
SHERIDAN, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER
PLS 2615); THENCE N16°35'42"E, 1525.20 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING
THE SOUTHEAST CORNER OF CLOUD PEAK RANCH TWELFTH FILING; THENCE N00°00'00"E, 306.40 FEET ALONG THE
EAST LINE OF SAID CLOUD PEAK RANCH TWELFTH FILING TO A POINT, SAID POINT BEING THE NORTHEAST CORNER
OF SAID CLOUD PEAK RANCH TWELFTH FILING; THENCE, CONTINUE N00°00'00"E, 28.88 FEET TO A POINT; THENCE
N90°00'00"E, 359.00 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CLOUD PEAK RANCH, SIXTH
FILING P.L.D.; THENCE S00°00'00"E, 338.00 FEET ALONG THE WEST LINE OF SAID CLOUD PEAK RANCH, SIXTH FILING
P.L.D. TO A POINT; THENCE S16°07'24"W, 71.31 FEET ALONG SAID WEST LINE OF SAID CLOUD PEAK RANCH, SIXTH
FILING P.L.D. TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE;
THENCE N177°08'26"W, 259.41 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE TO A
POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE THROUGH A CURVE, TO THE
LEFT, HAVING A CENTRAL ANGLE OF 07°57'00", A RADIUS OF 630.00 FEET, AN ARC LENGTH OF 87.41 FEET, A
CHORD BEARING OF N81°06'56"W, AND A CHORD LENGTH OF 87.34 FEET TO THE POINT OF BEGINNING OF SAID
TRACT.

SAID TRACT CONTAINS 3.04 ACRES OF LAND, MORE OR LESS.

THE **CLOUD PEAK RANCH, TWENTIETH FILING MINOR SUBDIVISION**, 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 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 EASEMENTS WITHIN THE BOUNDARY LINES OF THE
PLAT, AS INDICATED (OUTLOT "A"), AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENT (OUTLOT "A"), AS DESIGNATED ON THIS PLAT IS 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, CABLE TV LINES,
AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

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 9 DAY OF May, 2016

SYSTEM LAND, LLC

BY: Donald B. Roberts

MANAGER-DONALD B. ROBERTS

STATE OF ~~WYOMING~~ CALIFORNIA

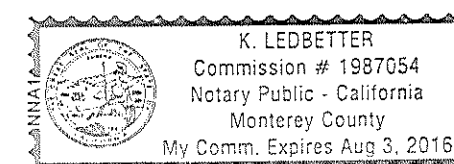
COUNTY OF ~~SHERIDAN~~ MONTEREY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Donald B. Roberts BEFORE ME THIS

9 DAY OF May, 2016

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Aug 3, 2016

NOTARY PUBLIC



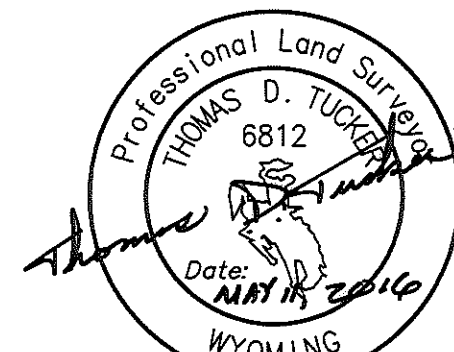
NOTES:

- OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 1, LOT 2, LOT 3 & LOT 4.
OUTLOT "A" IS AN EASEMENT FOR EMERGENCY SERVICES, GARBAGE TRUCKS, PARKING AND FOR INGRESS AND EGRESS
OF THE PUBLIC.
OUTLOT "A" IS ALSO DESIGNATED AS A UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC
UTILITIES INCLUDING TV CABLES.
- A PORTION OF THE RIGHT-OF-WAY DEDICATED PER "RIGHT-OF-WAY DEDICATION" RECORDED MARCH 22, 2007 (BOOK
483, PAGE 771) IS HEREBY VACATED BY THIS PLAT AND IS NOW A PART OF CLOUD PEAK RANCH, TWENTIETH FILING
MINOR SUBDIVISION.

SURVEYOR'S CERTIFICATE

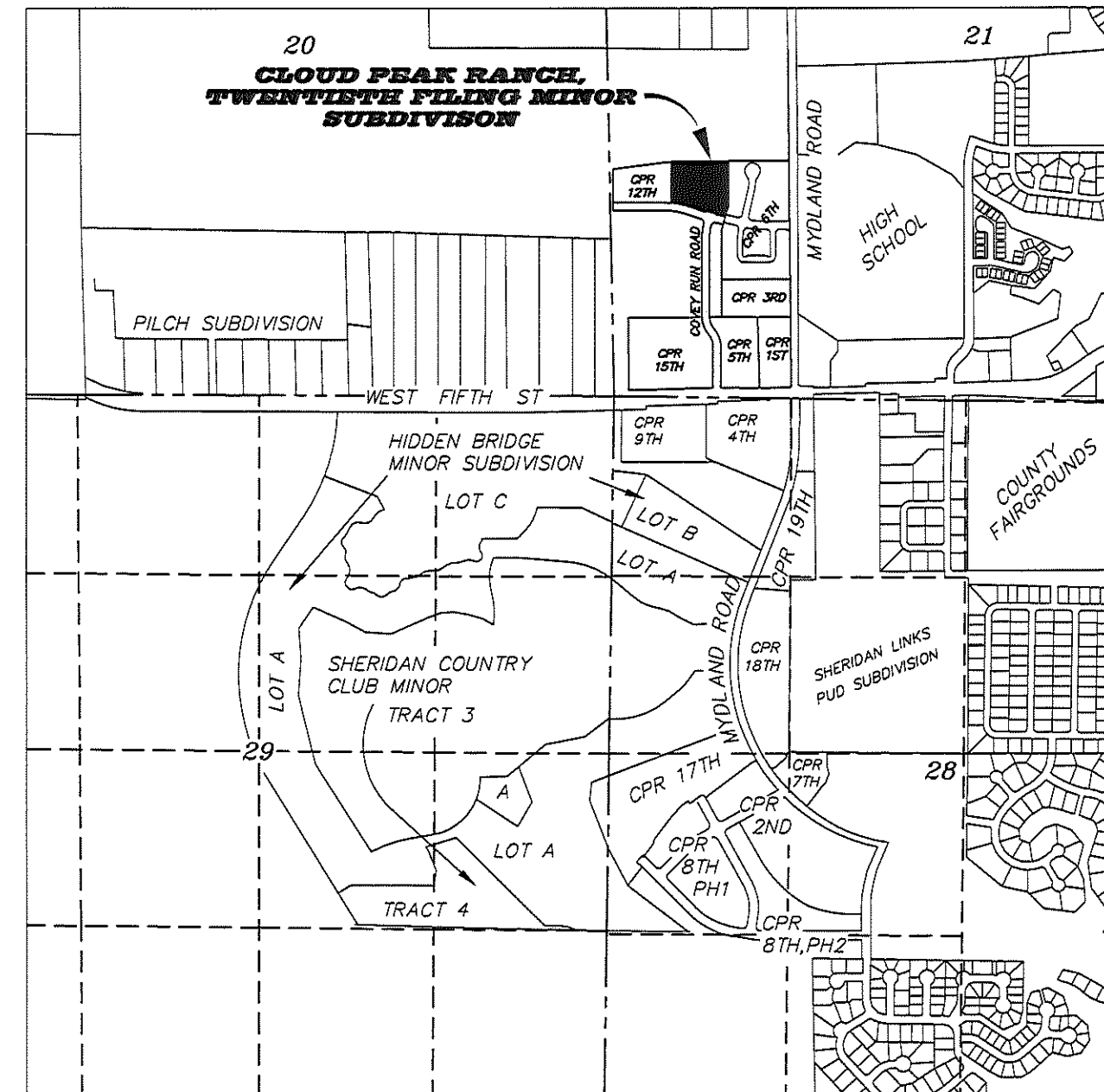
STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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 IS A TRUE, CORRECT AND COMPLETE PLAT OF **CLOUD PEAK RANCH,
TWENTIETH FILING MINOR SUBDIVISION**, 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"

T56N R84W



LOCATION MAP
NO TRUE SCALE

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF March, 2016.

Pat M. Ruo
ATTEST: VICE-CHAIRMAN

Tom J. Hovell
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 12 DAY OF May, 2016, BY THE
DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

McB...
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 2nd DAY OF May, 2016.

Barbara Williams
ATTEST: CITY CLERK

Sh...
MAYOR

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 representations may have occurred
since the original plat was recorded.

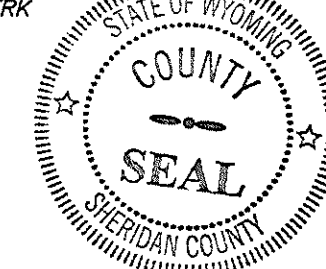
CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:51 O'CLOCK A.M.,
THIS 18, DAY OF May, 2016, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 88
FEE \$ 75.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2016-726902



**FINAL PLAT
OF
CLOUD PEAK RANCH,
TWENTIETH FILING MINOR
SUBDIVISION**

TO THE
CITY OF SHERIDAN, WYOMING

SITUATED IN THE NW1/4SW1/4 OF SECTION 21, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
1470 SUGARLAND DRIVE, SUITE 1
SHERIDAN, WY 82801

B. RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

**VISTA WEST
ENGINEERING**
Vista West Engineering
180 Sugarland Drive, Suite 3
Sheridan, WY 82801
P: 307-672-9310
F: 307-672-9311
www.vistawesteng.com

JN: 2002-101 S: 30
DN: 2002101 CPR 20TH MINOR
PF: T2002101 CPR 20
MAY 3, 2016

DECLARATION VACATING PREVIOUS EASEMENTS

THIS PLAT IS A SUBDIVISION SITUATED IN THE NW1/4SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE
84 WEST, 6TH P.M., CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY
CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL PREVIOUS AND PRIOR
EASEMENTS OF RECORD, HEREIN ENCOMPASSED BY THE BOUNDARY OF SAID CLOUD PEAK RANCH,
TWENTIETH FILING MINOR SUBDIVISION ARE HEREBY VACATED.

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- SUBDIVISION BOUNDARY LINE
- LOT/BLOCK LINE
- UTILITY EASEMENT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT-OF-WAY LINE

A PORTION OF RIGHT-OF-WAY DEDICATED PER
BOOK 483, PAGE 771 IS HEREBY VACATED BY
THIS PLAT. (SEE NOTE: 2)