



FINAL PLAT
CLOUD PEAK RANCH 24TH FILING
SITUATED IN THE W1/2SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

AREA OF 57 LOTS ±9.60 ACRES
AREA OF 3 OUTLOTS ±0.08 ACRES
AREA OF ROADS ±3.55 ACRES
TOTAL = ±13.23 ACRES

ZONED: R-1 RESIDENTIAL

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED RANCH AT TWIN BUTTES LLC, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS CLOUD PEAK RANCH 24TH FILING, BEING A TRACT OF LAND SITUATED IN THE W1/2SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., 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 2" ALUMINUM CAP PER PLS 6812); THENCE N00°14'28"W, 618.02 FEET ALONG THE WEST LINE OF SAID W1/2SW1/4 TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT BEING THE NORTHWEST CORNER OF LOT 3, CLOUD PEAK RANCH, FIFTEENTH FILING; THENCE, CONTINUE N00°14'28"W, 642.62 FEET ALONG SAID WEST LINE OF SAID W1/2SW1/4 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE SW1/4SW1/4 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE, CONTINUE N00°14'28"W, 141.72 FEET ALONG SAID WEST LINE OF SAID W1/2SW1/4 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF QUAIL RIDGE DRIVE, CLOUD PEAK RANCH TWELFTH FILING; THENCE N89°45'32"E, 385.20 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID QUAIL RIDGE DRIVE, CLOUD PEAK RANCH TWELFTH FILING TO A POINT; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 130°06'02", A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 130.33 FEET, A CHORD BEARING OF S83°41'27"E, AND A CHORD LENGTH OF 130.05 FEET TO A POINT; THENCE S77°08'26"E, 59.98 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE TO A POINT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF COVEY RUN ROAD, DEDICATED PER BOOK 483 OF DEEDS, PAGE 771; THENCE, CONTINUE S77°08'26"E, 112.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE TO A POINT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID COVEY RUN ROAD, DEDICATED PER BOOK 483 OF DEEDS, PAGE 771; THENCE, CONTINUE S77°08'26"E, 84.01 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, CLOUD PEAK RANCH, FIFTH FILING; THENCE, CONTINUE S77°08'26"E, 286.00 FEET ALONG THE WEST LINE OF SAID LOT 1, CLOUD PEAK RANCH, FIFTH FILING TO A POINT, SAID POINT LYING ON THE NORTH LINE OF LOT 2, CLOUD PEAK RANCH, FIFTH FILING; THENCE, CONTINUE N90°00'00"W, 110.44 FEET ALONG SAID NORTH LINE OF LOT 2, CLOUD PEAK RANCH, FIFTH FILING TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, CLOUD PEAK RANCH, FIFTH FILING AND LYING ON SAID EAST RIGHT-OF-WAY LINE OF COVEY RUN ROAD, DEDICATED PER BOOK 483 OF DEEDS, PAGE 771; THENCE, CONTINUE N90°00'00"W, 60.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF CLOUD PEAK RANCH, FIFTEENTH - A, FILING; THENCE, CONTINUE N90°00'00"W, 222.58 FEET ALONG THE NORTH LINE OF SAID CLOUD PEAK RANCH, FIFTEENTH - A, FILING TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 3, CLOUD PEAK RANCH, FIFTEENTH FILING; THENCE, CONTINUE N90°00'00"W, 351.48 FEET ALONG THE NORTH LINE OF SAID LOT 3, CLOUD PEAK RANCH, FIFTEENTH FILING TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 13.23 ACRES OF LAND, MORE OR LESS.

CLOUD PEAK RANCH 24TH 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(S) AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER 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 ITS 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.

OUTLOTS A, B, & C ARE UTILITY EASEMENTS AND OPEN SPACES OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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 28th DAY OF July, 2022.

RANCH AT TWIN BUTTES LLC
BY: *Stanley K. Everitt*
STANLEY K. EVERITT, MANAGER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY STANLEY K. EVERITT BEFORE ME THIS 28th DAY OF July, 2022.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2023

Thomas D. Tucker
NOTARY PUBLIC

NOTE:
1. EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS SITUATED WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY UTILITY EASEMENTS OR ROADS.

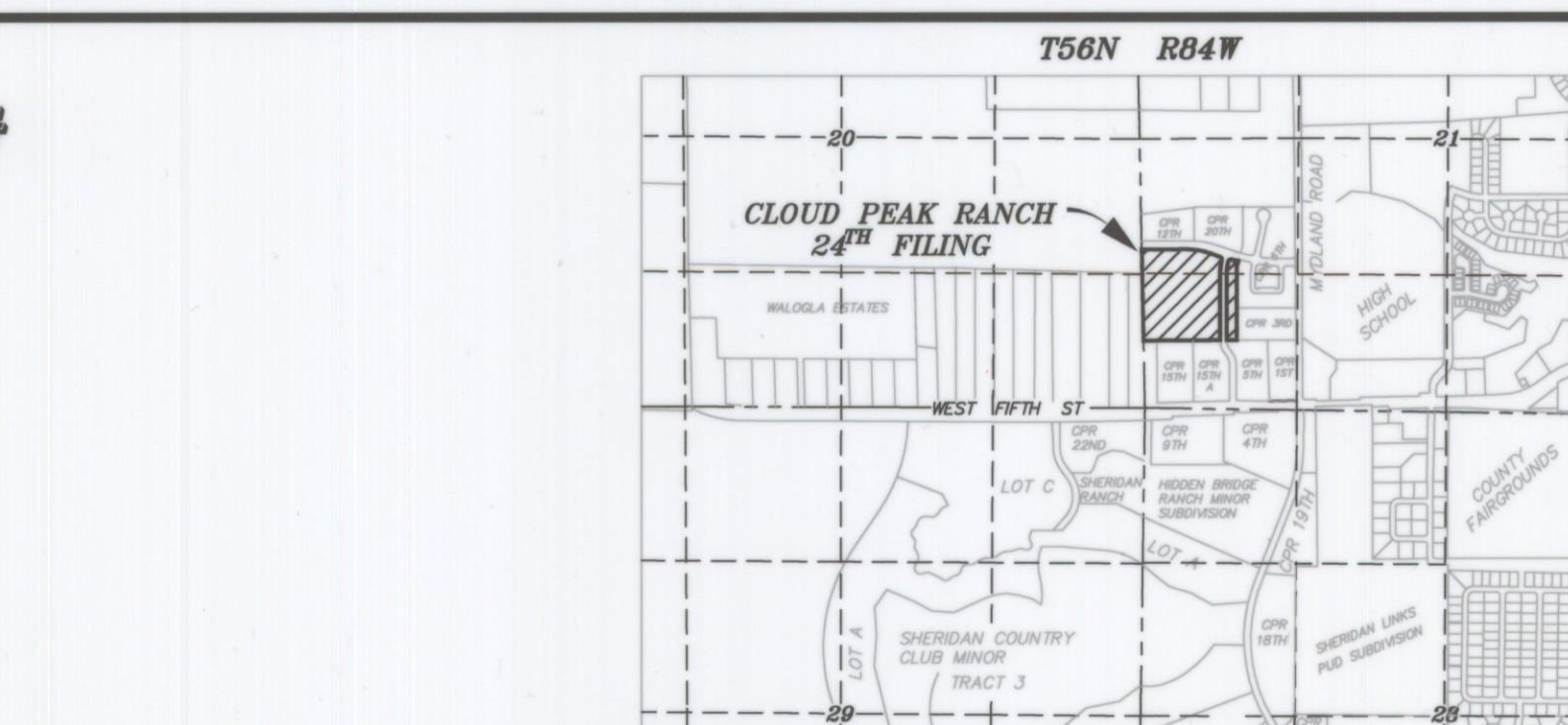
SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss

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 CLOUD PEAK RANCH 24TH 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 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: July 22, 2022
WYOMING

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



DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 23rd DAY OF May, 2022

ATTEST: VICE-CHAIRMAN *Michael Bridge* CHAIRMAN *Michael Bridge*

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 27th DAY OF October, 2022, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Hans Meier
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 16th DAY OF June, 2022

Michael Bridge
MAYOR

ATTEST: CITY CLERK *Eda Schunk Thompson*

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:39 O'CLOCK A.M., THIS 28th DAY OF October, 2022, AND IS RECORDED IN PLAT BOOK C, PAGE 103

STAMP RECEIVING NUMBER 2022-782384

FINAL PLAT
CLOUD PEAK RANCH 24TH FILING
SITUATED IN THE W1/2SW1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

CLIENT: RANCH AT TWIN BUTTES LLC
ATTN: STAN & AARON EVERITT
2809 E. HARMONY ROAD, SUITE 310
FORT COLLINS, CO 80528

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

Morrison
Maierle
engineers • surveyors • planners • scientists

JN: 2021-073
DN: 2021-073-CPR-24
TAB: CPR-24
PR: 12021-072
REVIEWED BY: JSP & CT
APRIL 12, 2022

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	DELTA	RADIUS
C1	130°06'02"	570.00'	130.33'	S83°41'27"E	130.05'	C12	24°20'52"	105.00'	44.62'	N78°04'12"W	44.28'	C23	16°22'13"	105.00'
C2	81°71'13"	570.00'	82.44'	S86°05'52"E	82.37'	C13	90°00'00"	10.00'	15.71'	N45°14'28"W	14.14'	C24	18°26'31"	105.00'
C3	4°48'30"	570.00'	47.89'	S79°32'51"E	47.87'	C14	90°00'00"	10.00'	15.71'	N44°45'32"E	14.14'	C25	14°17'58"	105.00'
C4	90°00'00"	26.00'	40.84'	S32°08'26"E	36.77'	C15	64°38'16"	26.00'	28.48'	S70°22'26"W	27.93'	C26	4°58'05"	105.00'
C5	12°51'34"	280.00'	62.84'	S06°25'47"W	62.71'	C16	25°01'44"	26.00'	11.36'	S25°22'26"W	11.27'	C27	84°47'26"	105.00'
C6	90°00'00"	5.00'	7.85'	S45°00'00"W	7.07'	C17	3°48'45"	220.00'	14.64'	S10°57'12"W	14.64'	C28	89°45'32"	45.00'
C7	90°00'00"	5.00'	7.85'	N45°00'00"W	7.07'	C18	92°02'49"	220.00'	34.74'	S04°31'25"W	34.70'	C29	90°00'00"	10.00'
C8	24°06'38"	105.00'	44.16'	N12°03'19"W	43.86'	C19	90°00'00"	5.00'	7.85'	N45°00'00"W	7.07'	C30	90°14'28"	45.00'
C9	13°35'40"	105.00'	25.52'	N31°04'28"W	25.46'	C20	90°00'00"	5.00'	7.85'	S45°00'00"W	7.07'	C31	90°00'00"	45.00'
C10	13°35'40"	105.00'	25.52'	N45°00'00"W	25.46'	C21	19°28'19"	105.00'	35.68'	S09°44'09"W	35.51'			
C11	13°35'40"	105.00'	25.52'	S58°55'47"W	25.46'	C22	23°24'39"	105.00'	42.90'	S31°10'38"W	42.80'			

LEGEND:
● SET 2" ALUMINUM CAP PER PLS 6812
■ FOUND 2" ALUMINUM CAP PER PLS 6812
■ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
■ FOUND 2" ALUMINUM CAP PER PLS 2615
■ FOUND 1-1/2" ALUMINUM CAP PER PLS 10287
— BOUNDARY LINE
— PROPERTY/BLOCK/LOT LINE
— UTILITY EASEMENT LINE (OR AS NOTED)
— DRAINAGE EASEMENT LINE
— SECTION LINE
— INTERIOR SECTION LINE