



2022-780221 7/19/2022 1:45 PM PAGE: 1 OF 4  
FEES: \$31.00 PK AMENDED COVENANTS  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### Amendment to Declaration of Protective Covenants and Restrictions for Cloud Peak Ranch

System Land, LLC ("Declarant") reserved the right to revise, modify, amend or add to the Declaration of Protective Covenants and Restrictions for Cloud Peak Ranch recorded in Book 463 of Deeds at Page 575 in the Office of the County Clerk of Sheridan County, Wyoming ("Declaration") in any way, including, without limitation, the right to add real estate to the Property covered by the Declaration.

System Land, LLC exercises that right and adds the real estate described on attached Exhibit A to this amendment as "Property" under the terms of the Declaration, and the term "Property" as used in the Declaration shall include the real estate described on attached Exhibit A to this amendment.

Dated this 12 day of July, 2022

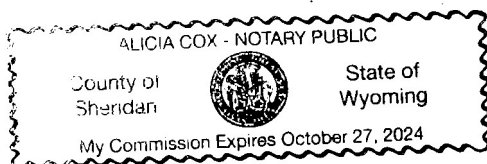
System Land, LLC  
By: [Signature]  
Donald B. Roberts Manager

STATE OF Wyoming )  
COUNTY OF Sheridan )

This Amendment to Declaration of Protective Covenants and Restrictions for Cloud Peak Ranch was signed before me this 12<sup>th</sup> day of July, 2022 by Donald B. Roberts as manager of System Land, LLC. Witness my hand and official seal.

Alicia Cox  
Notary Public

My commission expires: October 27, 2024



**LEGAL DESCRIPTION  
EXHIBIT "A"**

**Record Owner: SYSTEM LAND, LLC**  
September 26, 2021

**Re: 23.30 ACRE TRACT**

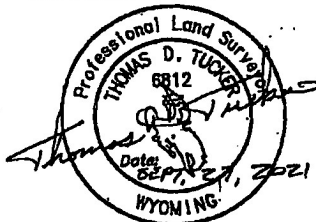
A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

**BEGINNING** at the west quarter corner of said Section 21 (Monumented with a 3" Aluminum Cap per PE&LS 551); thence N88°06'29"E, 1327.56 feet along the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point being the northeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S00°30'29"E, 768.05 feet along the east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point being the northeast corner of Cloud Peak Ranch, Sixth Filing P.U.D.; thence N90°00'00"W, 32.66 feet along the north line of said Cloud Peak Ranch, Sixth Filing P.U.D. to a point, said point being the northeast corner of Out Lot A, Cloud Peak Ranch, Sixth Filing P.U.D.; thence, continue N90°00'00"W, 495.76 feet along said north line of Cloud Peak Ranch, Sixth Filing P.U.D. to a point, said point being the northeast corner of Cloud Peak Ranch, Twentieth Filing Minor Subdivision; thence, continue N90°00'00"W, 359.00 feet along the north line of said Cloud Peak Ranch, Twentieth Filing Minor Subdivision to a point, said point being the northwest corner of said Cloud Peak Ranch, Twentieth Filing Minor Subdivision; thence S00°00'00"E, 28.88 feet along the west line of said Cloud Peak Ranch, Twentieth Filing Minor Subdivision to a point, said point being the northeast corner of Cloud Peak Ranch Twelfth Filing; thence N90°00'00"W, 35.00 feet along the north line of said Cloud Peak Ranch Twelfth Filing to a point, said point being the northeast corner of Lot 1, Cloud Peak Ranch Twelfth Filing; thence S82°46'22"W, 411.10 feet along the north line of said Lot 1, Cloud Peak Ranch Twelfth Filing to a point, said point being the northwest corner of said Lot 1, Cloud Peak Ranch Twelfth Filing and lying on the west line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N00°14'28"W, 804.80 feet along said west line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  to the **POINT OF BEGINNING** of said tract.

Said tract contains 23.30 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**Record Owner: SYSTEM LAND, LLC**  
September 23, 2021

**Re: 10.36 ACRE TRACT**

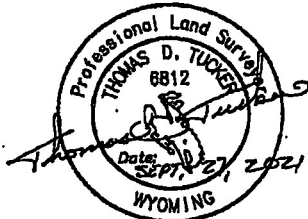
A tract of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., City of Sheridan, Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described 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 W $\frac{1}{2}$ SW $\frac{1}{4}$  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 W $\frac{1}{2}$ SW $\frac{1}{4}$  to a point, said point being the northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence, continue N00°14'28"W, 141.72 feet along said west line of said W $\frac{1}{2}$ SW $\frac{1}{4}$  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 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 13°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 east right-of-way line of Covey Run Road, dedicated per Book 483 of Deeds, Page 771; thence, along said east right-of-way line of Covey Run Road through a curve to the right, having a central angle of 90°00'00", a radius of 26.00 feet, an arc length of 40.84 feet, a chord bearing of S32°08'26"E, and a chord length of 36.77 feet to a point; thence S12°51'34"W, 36.37 feet bearing of S32°08'26"E, and a chord length of 36.77 feet to a point; thence, along said east right-of-way line of Covey Run Road through a curve to the left, having a central angle of 12°51'34", a radius of 280.00 feet, an arc length of 62.84 feet, a chord bearing of S06°25'47"W, and a chord length of 62.71 feet to a point; thence S00°00'00"E, 629.41 feet along said east right-of-way line of Covey Run Road to a point, said point being the northeast corner of Cloud Peak Ranch, Fifteenth - A, Filing; thence S90°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 S90°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 10.36 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

**LEGAL DESCRIPTION  
EXHIBIT "A"**

Record Owner: **SYSTEM LAND, LLC**  
September 24, 2021

Re: **1.84 ACRE TRACT**

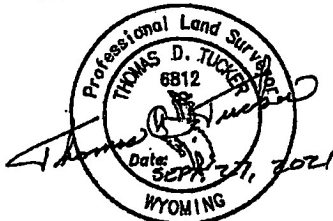
A tract of land situated in the W $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 56 North, Range 84 West, 6th P.M., City of Sheridan, Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 21 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N45°36'59"E, 883.57 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of Lot 2, Cloud Peak Ranch, Fifth Filing and lying on the east right-of-way line of Covey Run Road, dedicated per Book 483 of Deeds, Page 771; thence N00°00'00"W, 629.41 feet along said east right-of-way line of Covey Run Road to a point; thence, along said east right-of-way line of Covey Run Road through a curve to the right, having a central angle of 12°51'34", a radius of 220.00 feet, an arc length of 49.38 feet, a chord bearing of N06°25'47"E, and a chord length of 49.27 feet to a point; thence N12°51'34"E, 36.37 feet along said east right-of-way line of Covey Run Road to a point; thence, along said east right-of-way line of Covey Run Road through a curve to the right, having a central angle of 90°00'00", a radius of 26.00 feet, an arc length of 40.84 feet, a chord bearing of N57°51'34"E, and a chord length of 36.77 feet to a point, said point lying on the south right-of-way line of Quail Ridge Drive; thence 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 Out Lot D, Cloud Peak Ranch, Sixth Filing P.U.D.; thence S16°07'24"W, 58.37 feet along the west line of said Cloud Peak Ranch, Sixth Filing P.U.D. to a point; thence S00°00'00"E, 372.62 feet along said west line of Cloud Peak Ranch, Sixth Filing P.U.D. to a point, said point being the northwest corner of Lot 1, Cloud Peak Ranch, Third Filing; thence, continue S00°00'00"E, 286.00 feet along the west line of said Lot 1, Cloud Peak Ranch, Third Filing to a point, said point lying on the north line of said Lot 2, Cloud Peak Ranch, Fifth Filing; thence N90°00'00"W, 110.44 feet along said north line of said Lot 2, Cloud Peak Ranch, Fifth Filing to the POINT OF BEGINNING of said tract.

Said tract contains 1.84 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

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