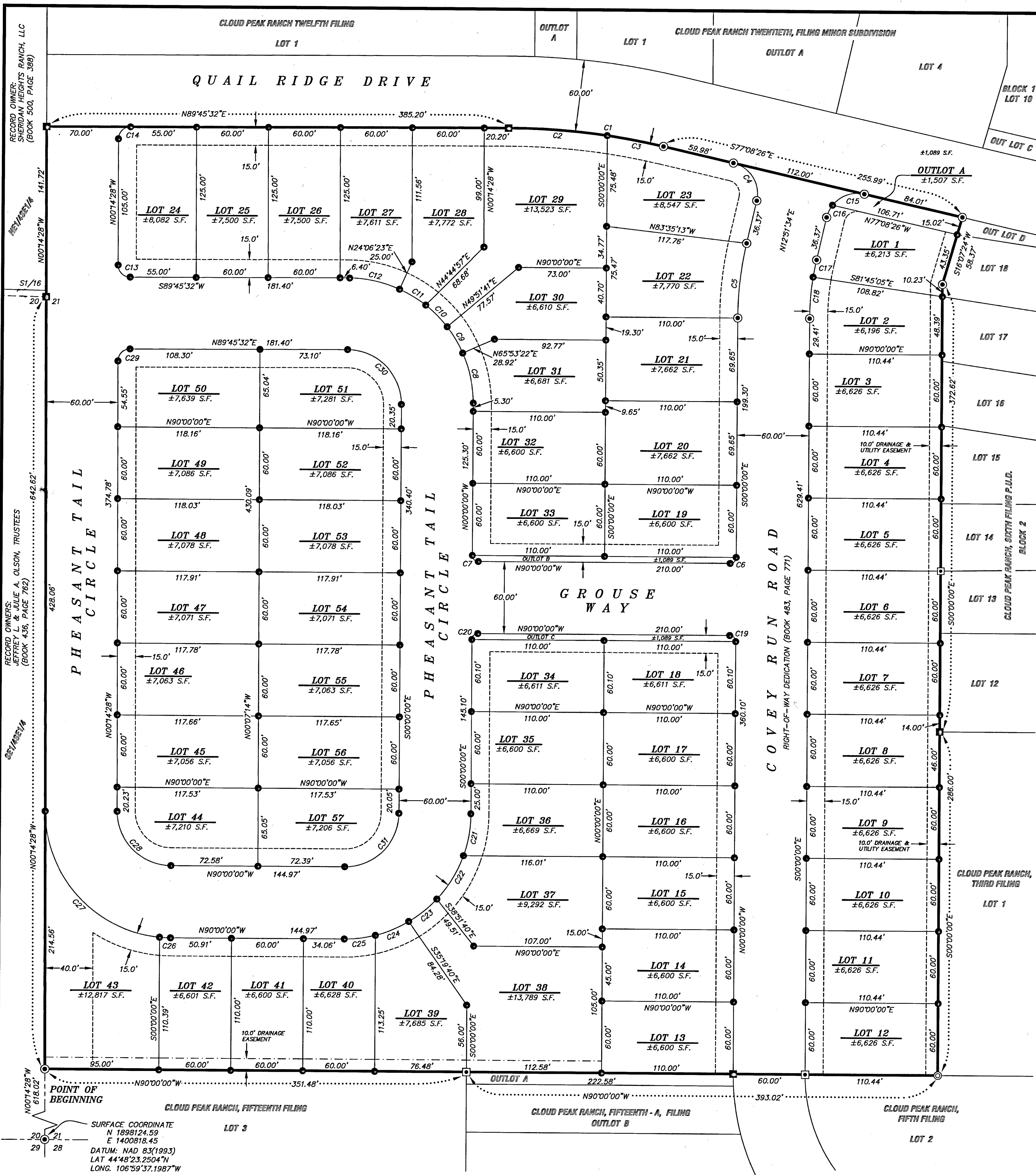




CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	130°02'	570.00'	130.33'	S83°41'22\"W	130.05'
C2	87°13'	570.00'	82.44'	S86°05'52\"W	82.37'
C3	4°48'50\"	570.00'	47.89'	S79°32'51\"E	47.87'
C4	90°00'00\"	26.00'	40.84'	S32°08'26\"E	38.77'
C5	12°51'34\"	280.00'	62.84'	S06°25'47\"W	62.71'
C6	90°00'00\"	5.00'	7.85'	S45°00'00\"W	7.07'
C7	90°00'00\"	5.00'	7.85'	N45°00'00\"W	7.07'
C8	24°36'38\"	105.00'	44.18'	N12°03'19\"W	43.86'
C9	13°55'40\"	105.00'	25.52'	N31°04'28\"W	25.46'
C10	13°55'40\"	105.00'	25.52'	N45°00'00\"W	25.46'
C11	13°55'40\"	105.00'	25.52'	N58°55'47\"W	25.46'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C12	24°20'52\"	105.00'	44.62'	N78°04'02\"W	44.28'
C13	90°00'00\"	10.00'	15.71'	N45°42'28\"W	14.14'
C14	90°00'00\"	10.00'	15.71'	N44°45'32\"E	14.14'
C15	64°58'16\"	26.00'	28.48'	S70°22'26\"W	27.83'
C16	25°01'44\"	26.00'	11.36'	S25°22'26\"W	11.27'
C17	3°48'45\"	220.00'	14.64'	S10°57'12\"W	14.64'
C18	9°02'49\"	220.00'	34.74'	S04°31'25\"W	34.70'
C19	90°00'00\"	5.00'	7.85'	N45°00'00\"W	7.07'
C20	90°00'00\"	5.00'	7.85'	S45°00'00\"W	7.07'
C21	19°28'19\"	105.00'	35.68'	S09°44'09\"W	35.51'
C22	23°24'39\"	105.00'	42.80'	S31°07'38\"W	42.80'

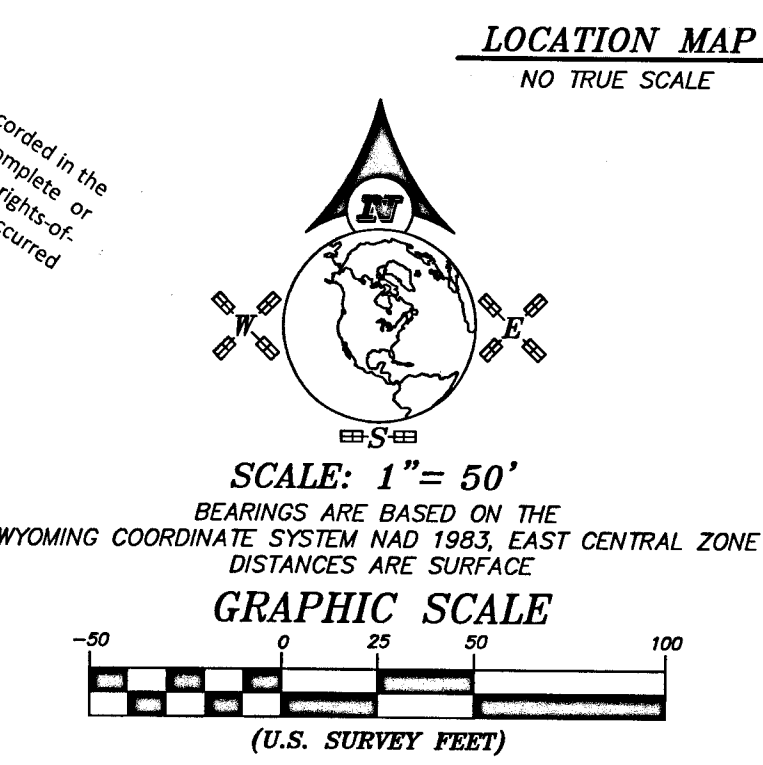
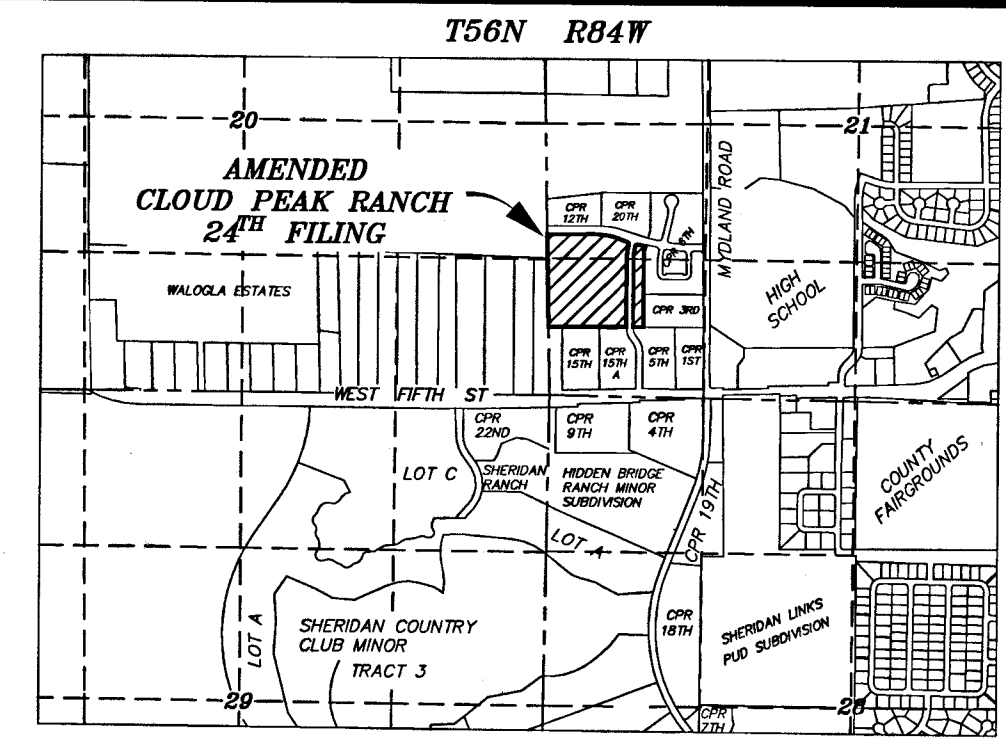
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C23	16°22'13\"	105.00'	30.00'	S51°04'04\"W	29.90'
C24	16°26'51\"	105.00'	30.14'	S57°29'36\"W	30.04'
C25	141°7'58\"	105.00'	26.21'	S82°51'01\"W	26.14'
C26	4°58'05\"	105.00'	9.10'	N87°30'32\"W	9.10'
C27	84°47'26\"	105.00'	155.38'	N42°38'11\"W	141.58'
C28	89°45'32\"	45.00'	70.50'	N44°07'14\"W	63.51'
C29	90°00'00\"	10.00'	15.71'	N44°45'32\"E	14.14'
C30	90°42'38\"	45.00'	70.88'	S45°07'14\"E	63.77'
C31	90°00'00\"	45.00'	70.69'	S45°00'00\"W	63.64'

- AMENDED - CLOUD PEAK RANCH 24TH FILING

SITUATED IN CLOUD PEAK RANCH 24TH FILING,
CITY OF SHERIDAN, WYOMING

AREA OF 57 LOTS ±9.60 ACRES
AREA OF 3 OUTLOTS ±0.08 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 AMENDED CLOUD PEAK RANCH 24TH FILING, IS AN AMENDED PLAT OF CLOUD PEAK RANCH 24TH FILING, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID CLOUD PEAK RANCH 24TH FILING CONTAINS 13.23 ACRES OF LAND, MORE OR LESS.

AMENDED 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.

OUTLOT A, IS A DRAINAGE, UTILITY EASEMENT, AND OPEN SPACE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOTS 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 19TH DAY OF September, 2023.

RANCH AT TWIN BUTTES LLC
BY: *Aaron Everitt*
AARON EVERITT, MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY AARON EVERITT BEFORE ME THIS 19TH DAY OF September, 2023.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-3-2029

Karen B. Koyama-Breen
NOTARY PUBLIC

KAREN B. KOYAMA-BREEN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 120343
MY COMMISSION EXPIRES: 08/03/2029

NOTES:

1. A MAJORITY OF THE DRAINAGE EASEMENTS WERE REMOVED.
2. 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

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 AMENDED 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.

Thomas D. Tucker
Professional Land Surveyor
6812
Date: 8-27-23, 2023
WYOMING

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

CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 9TH DAY OF October, 2023.

Michael Bridge
ATTEST: CITY CLERK
MAYOR

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 6TH DAY OF October, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Hans Meier
DIRECTOR OF PUBLIC WORKS

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 10:21 O'CLOCK A.M., THIS 9TH DAY OF October, 2023, AND IS RECORDED IN PLAT BOOK C, PAGE 104

Ede Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2023-788156

- AMENDED - CLOUD PEAK RANCH 24TH FILING

SITUATED IN CLOUD PEAK RANCH 24TH FILING,
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
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2021-073
DN: 2021-073-AM-CPR24
TAB: AM-CPR-24
PF: T2021-072
REVIEWED BY: JSP & CT
SEPTEMBER 18, 2023

C-104