

FINAL PLAT  
OF THE  
CLOUD PEAK RANCH, SECOND FILING  
BEING A SUBDIVISION  
TO THE  
CITY OF SHERIDAN, WYOMING.

A PORTION OF THE N1/2SW1/4 AND SE1/4SW1/4 OF SECTION  
28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL  
MERIDIAN, SHERIDAN COUNTY, WYOMING

NINETEEN (19) LOTS and TWO (2) TRACTS  
CONTAINING ±16.29 ACRES;  
ZONED R-1

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DONALD H. ROBERTS, 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, SECOND FILING, LOCATED IN THE N1/2SW1/4 AND  
SE1/4SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN  
COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SPARROW HAWK HILL THIRD SUBDIVISION; THENCE N00°59'35"E, 295.72  
FEET TO A POINT; THENCE N89°00'25"W, 85.00 FEET TO A POINT; THENCE N84°15'09"W, 66.73 FEET TO A POINT; THENCE  
N79°42'59"W, 69.41 FEET TO A POINT; THENCE N75°05'27"W, 69.41 FEET TO A POINT; THENCE N70°27'55"W, 69.41 FEET TO  
A POINT; THENCE N65°54'50"W, 67.18 FEET TO A POINT; THENCE N61°24'37"W, 67.38 FEET TO A POINT; THENCE  
N58°28'43"W, 20.00 FEET TO A POINT; THENCE N55°28'41"W, 70.06 FEET TO A POINT; THENCE N50°48'33"W, 70.06 FEET TO  
A POINT; THENCE N46°08'26"W, 70.06 FEET TO A POINT; THENCE N41°28'18"W, 70.06 FEET TO A POINT; THENCE  
N37°09'59"W, 75.59 FEET TO A POINT; THENCE N36°26'56"W, 316.07 FEET TO A POINT; THENCE N53°33'04"E, 6.09 FEET TO  
A POINT; THENCE N36°26'56"W, 125.00 FEET TO A POINT; THENCE N53°33'04"E, 43.00 FEET TO A POINT; THENCE  
N59°34'23"E, 107.45 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1370.00 FEET, A  
CENTRAL ANGLE OF 35°00'38", AN ARC LENGTH OF 837.14 FEET, A CHORD BEARING OF S47°55'56"E, AND A CHORD LENGTH  
OF 824.18 FEET TO A POINT; THENCE S85°26'15"E, 142.97 FEET TO A POINT; THENCE S24°33'45"W, 60.00 FEET TO A POINT;  
THENCE S65°26'15"E, 125.00 FEET TO A POINT; THENCE S24°33'45"W, 80.00 FEET TO A POINT; THENCE S21°55'34"W, 72.99  
FEET TO A POINT; THENCE S13°12'26"W, 66.93 FEET TO A POINT; THENCE S04°46'01"W, 64.19 FEET TO A POINT; THENCE  
S00°59'35"W, 171.84 FEET TO A POINT; THENCE N89°00'25"W, 125.00 FEET TO A POINT; THENCE S00°59'35"W, 185.13  
FEET TO A POINT, SAID BEING THE NORTHWEST CORNER OF SPARROW HAWK HILL TWO SUBDIVISION; THENCE N88°46'07"W, 60.00  
FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 16.29 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH, SECOND 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 AND PROPRIETOR; AND THAT THIS IS A  
CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, STREETS, 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 STREETS AND EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE  
BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE 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, TELEPHONE 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 18 DAY OF April, 2005.

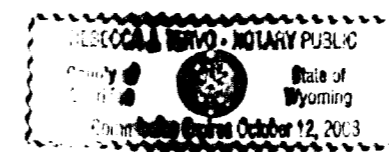
DONALD B. ROBERTS  
OWNER OF SYSTEM LAND, LLC

STATE OF WYOMING  
COUNTY OF SHERIDAN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2005.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10/12/2008.

NOTARY PUBLIC



NOTES

- DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DAF: 1.000235 - DIVIDE SURFACE COORDINATES BY DAF TO  
CALCULATE WYOMING STATE PLANE COORDINATES (EAST CENTRAL  
ZONE).
- A TEST HOLE MUST BE DUG AND FOUNDATION DESIGN MUST  
CONFORM TO SOIL TYPE AND GROUND WATER ELEVATION AS  
INDICATED IN THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT;  
CLOUD PEAK RANCH DEVELOPMENT PHASE 2, DATED JUNE 22, 2004  
BY TERRACON ENGINEERING, BILLINGS, MONTANA ON FILE AT CITY  
HALL.

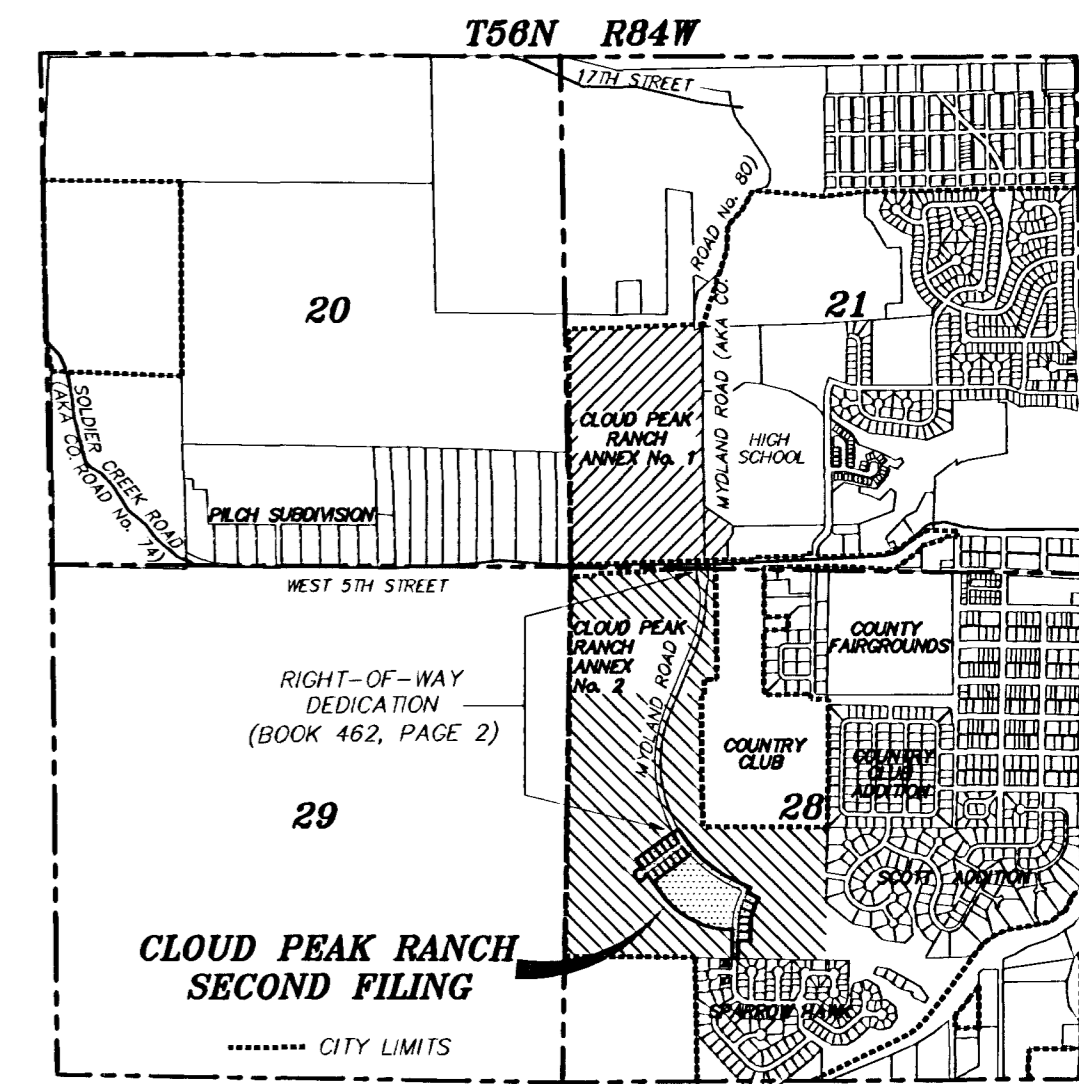
SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN ss:

I, RONALD W. PRESTFELDT DO HEREBY CERTIFY 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 THE CLOUD PEAK RANCH, 2ND 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 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"



LOCATION MAP  
SCALE: 1"=2000'

CERTIFICATES OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 19th DAY OF April, 2005, BY THE DIRECTOR OF  
PUBLIC WORKS OF SHERIDAN, WYOMING.

Judith Brown  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 21st DAY OF April, 2005.

ATTEST: CITY CLERK MAYOR

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 19 DAY OF April, 2005.

Wayne Blank  
ATTES: VICE-CHAIRMAN

Marty Well  
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN ss:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:00 O'CLOCK P.M.,  
THIS 22 DAY OF APRIL, 2005, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 57  
FEE \$50.00

County Clerk

STAMP RECEIVING NUMBER 505951

FINAL PLAT  
OF THE  
CLOUD PEAK RANCH, SECOND FILING  
BEING A SUBDIVISION  
TO THE  
CITY OF SHERIDAN, WYOMING.

CLIENT: SYSTEM LAND, LLC  
13 CEMETERY ROAD  
BIG HORN, WY 82833  
307-672-2551

LOCATION: A PORTION OF THE N1/2SW1/4 AND SE1/4SW1/4 OF  
SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

RESTFELDT  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN:2002-101  
DF:2002/2002101ANEX2  
FINAL PLAT SCHOOL  
PAF: 1.000235  
APRIL 14, 2005

