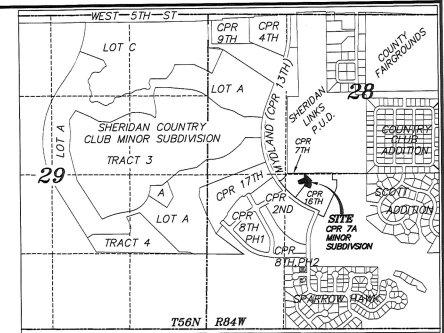


FINAL PLAT OF THE CLOUD PEAK RANCH 7A MINOR SUBDIVISION

TO THE
CITY OF SHERIDAN, WYOMING
SITUATED IN LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING AND
LOT 4, CLOUD PEAK RANCH SEVENTH FILING, CITY OF SHERIDAN, WYOMING

THREE LOTS CONTAINING = ±27,546 S.F.
LOT A ZONED: R-3
LOT B, & C ZONED: R-1



SCALE: 1"=100'

CERTIFICATE OF OWNERS:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EDWIN D. & JOANNE L. CALKINS, and DONALD B. ROWERS BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS CLOUD PEAK RANCH 7A MINOR SUBDIVISION IS A RESUBDIVISION OF LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING AND LOT 4, CLOUD PEAK RANCH SEVENTH FILING, A SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING.

SAID SUBDIVISION CONTAINS ±27,546 SQUARE FEET OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH 7A 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 OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO 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, 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 PURPOSES OF INSTALLING, REPAIRING, REPLACING, MAINTAINING AND OPERATING SINKS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HERETOFORE GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

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 12 DAY OF February, 2015.

BY: Edwin D. Calkins BY: Joanne L. Calkins
EDWIN D. CALKINS JOANNE L. CALKINS
CPR16, LLC
BY: Ron Meschke
RON MESCHKE, MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY RON MESCHKE BEFORE ME THIS 9TH DAY OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10 Feb 2016
NOTARY PUBLIC: Edna Schulte-Thompson
STATE OF Arizona
COUNTY OF Sheridan
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY EDWIN D. CALKINS BEFORE ME THIS 12 DAY OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-08-16
NOTARY PUBLIC: Edlyn Garcia

STATE OF Arizona
COUNTY OF Sheridan
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JOANNE L. CALKINS BEFORE ME THIS 12 DAY OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-08-16
NOTARY PUBLIC: Edlyn Garcia

STATE OF Arizona
COUNTY OF Sheridan
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY EDWIN D. CALKINS BEFORE ME THIS 12 DAY OF February, 2015.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-08-16
NOTARY PUBLIC: Edlyn Garcia

FINAL PLAT
OF
CLOUD PEAK RANCH 7A
MINOR SUBDIVISION

TO THE
CITY OF SHERIDAN, WYOMING
SITUATED IN LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING AND
LOT 4, CLOUD PEAK RANCH SEVENTH FILING, CITY OF SHERIDAN, WYOMING

CLIENT: CPR16, LLC
2406 COFFERT AVE.
SHERIDAN, WY 82801
JN: 2002-101 54-29
DN: 2007-101 54-29
PP: 12002101 CPR16
JANUARY 12, 2014

LEGEND

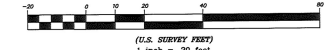
- SET 2" ALUMINUM CAP PER PLS 2615
- SET 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 2615 (POST CONSTRUCTION)
- CALCULATED: NOTHING FOUND/NOTHING SET
- BOUNDARY LINE
- LOT LINE
- LOT LINE TO BE VACATED
- UTILITY EASEMENT LINE AS SHOWN ON PLAT (WIDTH AND TYPE)
- 10.0' DRAINAGE EASEMENT
- EXISTING LOT/TRACT LINE



SCALE: 1"=20'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE



(U.S. SURVEY FEET)

1 inch = 20 feet

DATUM:

NAD 83(1983), NAD 88 (U.S. SURVEY FEET)

DAUM ADJUSTMENT FACTOR (DAUM) 1.000355

DIVIDE SURFACE COORDINATES BY DAUM TO CALCULATE

THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

"SIGNED BY AFFIDAVIT"

BY: FIRST FEDERAL SAVINGS BANK

(SEE AFFIDAVIT FILED IN BOOK 551, PAGE 183.)

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 23 DAY OF February, 2015.

By: Edna Schulte-Thompson Mayor
Attest: Edna Schulte-Thompson City Clerk

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

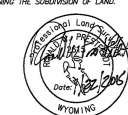
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:19 O'CLOCK P.M. THIS 23 DAY OF February, 2015, AND IS DULY RECORDED IN DRAWER C, PLAT NO 85 FOR 175.00

Edna Schulte-Thompson
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, 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 7A MINOR SUBDIVISION, AS SHOWN ON THE PLAT, 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.



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

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 23 DAY OF February, 2015, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Director of Public Works

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF THE LOTS 4 & 5, CLOUD PEAK RANCH SIXTEENTH FILING, AND LOT 4, CLOUD PEAK RANCH SEVENTH FILING, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EXISTING PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

C-85