

**LEGEND:**

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- UNIT RE POINT (NOTHING SET)
- CALCULATED: NOTHING FOUND/NOTHING SET
- RECORD
- (PA) PARKING AREAS (SEE CERTIFICATE OF OWNERS)
- (LCA) LIMITED COMMON ELEMENT AREA
- POB: THE POINT OF BEGINNING
- ① UNIT NUMBER
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE (LOCATION MAP ONLY)
- EASEMENT LINE AS NOTED
- CENTERLINE: TIN CUP CIRCLE
- TIN CUP CIRCLE: (SEE CERTIFICATE OF OWNERS)
- DRAINAGE EASEMENT LINE
- WATER & SEWER EASEMENT

**TIE TABLE FROM POB**

TIE	BEARING	DISTANCE
T-1	N26°45'34"E	349.47
T-2	N28°17'12"E	405.00
T-3	N31°45'00"E	478.76
T-4	N41°13'07"E	564.68
T-5	N42°50'05"E	571.80
T-6	N55°54'43"E	634.77
T-7	N67°10'08"E	610.51
T-8	N72°05'11"E	591.35
T-9	N77°17'31"E	576.81
T-10	N79°42'43"E	570.12
T-11	S82°39'50"E	562.72
T-12	S84°45'21"E	492.98
T-13	S89°34'25"E	423.72
T-14	N88°53'59"E	356.58
T-15	N88°18'37"E	232.21

**TIE TABLE FROM POB**

TIE	BEARING	DISTANCE
T-16	N87°43'03"E	222.22
T-17	N87°26'09"E	153.07
T-18	N11°24'46"E	93.25
T-19	N20°54'16"E	114.36
T-20	N37°59'03"E	229.03
T-21	N47°38'19"E	193.58
T-22	N48°22'08"E	292.55
T-23	N53°57'56"E	330.37
T-24	N58°22'47"E	370.69
T-25	N61°54'42"E	412.78
T-26	N64°40'04"E	456.56
T-27	N56°44'21"E	493.66
T-28	N54°40'04"E	493.73
T-29	N51°00'34"E	453.86
T-30	N48°20'43"E	405.25

**CENTERLINE - TIN CUP CIRCLE**

LINE	BEARING	LENGTH
L1	N75°43'35"E	119.18
L2	N75°43'35"E	25.26
L3	N90°00'00"E	68.02
L4	N39°12'32"E	52.40
L5	S59°04'14"E	39.30
L6	S00°00'00"E	98.22
L7	N90°00'00"E	274.56
L8	N11°47'19"W	96.66

**LINE TABLE DRAINAGE EASEMENT**

TIE	BEARING	DISTANCE
L14	N90°00'00"E	97.55
L15	N84°34'23"E	47.23
L16	N72°26'31"E	37.03
L17	N30°19'52"E	83.49
L18	N24°08'36"E	59.12
L19	N43°10'56"E	24.80
L20	N73°36'59"E	100.87
L21	N85°40'20"E	55.88
L22	S70°31'54"E	96.48
L23	S62°33'46"E	147.01

**CURVE TABLE SHERIDAN HEIGHTS ROAD**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°54'39"	330.00'	212.59'	N07°51'43"W	208.93'
C2	7°42'51"	330.00'	44.40'	N30°10'19"W	44.37'
C3	2°24'17"	330.00'	13.85'	N35°13'44"W	13.85'
C4	31°52'35"	330.00'	183.59'	S26°31'54"W	181.24'

**CURVE TABLE CENTERLINE - TIN CUP CIRCLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C5	14°16'25"	100.00'	24.91'	N82°51'48"E	24.85'
C6	50°47'26"	50.00'	44.32'	N84°38'16"E	42.89'
C7	39°24'37"	50.00'	34.39'	S38°54'51"E	33.72'
C8	26°32'36"	228.21'	108.27'	S68°57'41"E	104.78'
C9	15°46'01"	50.00'	13.77'	S68°57'41"E	13.72'
L10	39°04'14"	30.00'	31.25'	S29°32'03"E	49.36'
C11	90°00'00"	50.00'	78.54'	S45°00'00"W	70.71'
C12	76°12'41"	50.00'	68.25'	N50°53'40"W	63.08'

**CURVE TABLE RIGHT-OF-WAY - TIN CUP CIRCLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C13	14°16'25"	117.50'	29.27'	N82°51'48"E	29.20'
C14	14°16'25"	82.50'	20.55'	N82°51'48"E	20.50'
C15	87°30'55"	10.00'	15.27'	N31°58'08"E	13.83'

# FINAL PLAT SHERIDAN RANCH DEVELOPMENT

RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING,  
CITY OF SHERIDAN, WYOMING  
1 TRACT: ±5.65 ACRES  
2020Z: PTD

## CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SYSTEM LAND, LLC, BEING THE OWNER, PROPRIETOR OR PART OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY DEDICATE AND RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS DESIGNATED ON THIS PLAT.

AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), CONTAINING 5.65 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS SHERIDAN RANCH DEVELOPMENT AND DO HEREBY DEDICATE AND RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS DESIGNATED ON THIS PLAT.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL 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, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

NO PUBLIC MAINTENANCE OF THE PROPOSED PARKING AREAS (PA), THE PARKING AREAS SHALL BE ACCESSIBLE FOR SERVICES, PUBLIC PARKING, GUESTS AND UNIT OWNERS OF SHERIDAN RANCH DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS: TIN CUP CIRCLE IS A PRIVATE ROAD EASEMENT TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT SHERIDAN RANCH DEVELOPMENT. TIN CUP CIRCLE IS ALSO A UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLES EASEMENT WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

COMMON AREA: IS THAT PART OF THE DEVELOPMENT SITE EXCLUDING: UNIT 1 THRU UNIT 30, TIN CUP CIRCLE, AND THE LIMITED COMMON ELEMENT AREA (LCEA). THE COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

COMMON AREA: IS AN OPEN SPACE, IRRIGATION, SURFACE EASEMENT, OWNED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING SURFACE AND SUB-SURFACE EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS. THE OWNER AND/OR HOMEOWNERS ASSOCIATION MAY GRANT FOR THE PURPOSES OF ALLOWING UTILITY COMPANIES, ITS AGENTS, CONTRACTORS, HEIRS, AND SUCCESSORS TO CONSTRUCT, INSTALL, INSPECT, OPERATE, MAINTAIN, REPAIR AND REPLACE SERVICE LINES AND INFRASTRUCTURE WITHIN THE COMMON AREA THAT IS NOT PROTECTED BY UTILITY EASEMENTS AS DEFINED. THE HOMEOWNER'S ASSOCIATION HAS THE RESPONSIBILITY AND THE AUTHORITY TO RESTRICT OR GRANT ENCROACHMENTS INTO THE COMMON AREA FROM UNIT OWNERS.

ALLOWED ENCROACHMENTS INTO THE COMMON AREA BEYOND THE UNIT BOUNDARIES INCLUDE EAVES, WHICH MAY PROJECT NOT MORE THAN EIGHTEEN (18) INCHES.

LIMITED COMMON ELEMENT AREA (LCEA): THE LIMITED COMMON ELEMENT AREA ADJACENT TO EACH UNIT IS RESERVED FOR PARKING FOR THAT UNIT ONLY. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL LIMITED COMMON ELEMENT AREAS.

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 16th DAY OF November, 2021.

CARLTON CONSTRUCTION, LLC  
BY: Casey Carlton  
CASEY CARLTON - AUTHORIZED MEMBER

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY CASEY CARLTON BEFORE ME THIS 16th DAY OF November, 2021.

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

NOTARY PUBLIC  
COUNTY OF SHERIDAN  
WYOMING

NOTES:  
TOTAL AREA = ±5.65 ACRES  
TOTAL UNIT AREA = ±1.73 ACRES  
TIN CUP CIRCLE (PRIVATE ROAD EASEMENT) = ±0.99 ACRES  
TOTAL COMMON AREA = ±2.61 ACRES  
TOTAL LIMITED COMMON ELEMENT AREA (LCEA) = ±0.32 ACRES

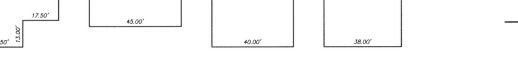
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COMMON AREA: IS AN OPEN SPACE, IRRIGATION, SURFACE EASEMENT, OWNED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING SURFACE AND SUB-SURFACE EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS. THE OWNER AND/OR HOMEOWNERS ASSOCIATION MAY GRANT FOR THE PURPOSES OF ALLOWING UTILITY COMPANIES, ITS AGENTS, CONTRACTORS, HEIRS, AND SUCCESSORS TO CONSTRUCT, INSTALL, INSPECT, OPERATE, MAINTAIN, REPAIR AND REPLACE SERVICE LINES AND INFRASTRUCTURE WITHIN THE COMMON AREA THAT IS NOT PROTECTED BY UTILITY EASEMENTS AS DEFINED. THE HOMEOWNER'S ASSOCIATION HAS THE RESPONSIBILITY AND THE AUTHORITY TO RESTRICT OR GRANT ENCROACHMENTS INTO THE COMMON AREA FROM UNIT OWNERS.

ALLOWED ENCROACHMENTS INTO THE COMMON AREA BEYOND THE UNIT BOUNDARIES INCLUDE EAVES, WHICH MAY PROJECT NOT MORE THAN EIGHTEEN (18) INCHES.

UNITS ARE NOT ENCUMBERED BY THE 10.0' UTILITY EASEMENT ALONG TIN CUP CIRCLE.



MODEL #1  
UNITS: 4, 5, 11-19

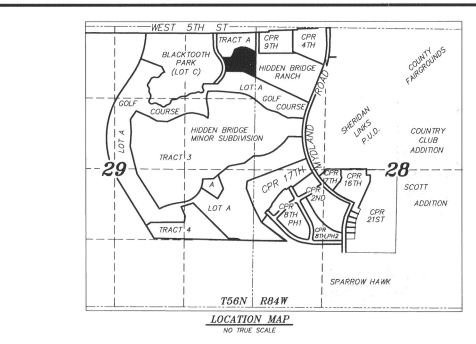
MODEL #2  
UNITS: 26, 27 & 30

MODEL #3A OR #3B  
UNITS: 7-10

MODEL #2 OR #4  
UNITS: 1-3, 6, 20-21, 28 & 29

MODEL #5  
UNITS: 22-25

NOTES:  
1) MINUTE VARIATIONS OR MIRRORRED LAYOUTS OF THE MODEL CAN BE USED WITHIN THE UNIT LIMITS. THE CLOSEST CORNER OF A MODEL/BUILDING FOUNDATION SHOULD BE 0.5 FEET (AS SHOWN ABOVE) BUT MAY VARY SLIGHTLY. THE MODEL LIMITS ARE RESTRICTED BY THE UNIT BOUNDARY.  
2) UNITS ARE NOT ENCUMBERED BY THE 10.0' UTILITY EASEMENT ALONG TIN CUP CIRCLE.



## CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 9th DAY OF November, 2021.  
ATTEST: VICE-CHAIRMAN  
CHAIRMAN

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 23rd DAY OF November, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 13th DAY OF November, 2021.

ATTEST: CITY CLERK  
MAYOR

## DECLARATION VACATING PREVIOUS PLATS & EASEMENTS

THIS PLAT IS A RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER PLATS AND EASEMENTS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
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 SHERIDAN RANCH DEVELOPMENT AS LAYED 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  
Date: 11/16/2021  
WYOMING  
"THIS IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

## CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:26 O'CLOCK A.M., THIS 10th DAY OF December, 2021, AND IS RECORDED IN PLAT BOOK S., PAGE 167.

Ede Schunk Thompson  
COUNTY CLERK

## FINAL PLAT SHERIDAN RANCH DEVELOPMENT

RE-SUBDIVISION OF TRACT "B", CLOUD PEAK RANCH 22ND FILING,  
CITY OF SHERIDAN, WYOMING

CLIENT: CARLTON CONSTRUCTION, LLC  
ATTN: CASEY CARLTON  
P.O. BOX 708  
BIG HORN, WY 82203

BLAKESTEDT  
SHERIDAN, WY 82801  
307-622-7415

Morrison  
Maierle  
engineers - landscape - planners - scientists

JN-2020-094 S-3  
DN-2020-094-SRD  
TAS: SUBD  
PT-2020-101-CPR22  
REVIEWED BY: JSP & CT  
OCTOBER 27, 2021