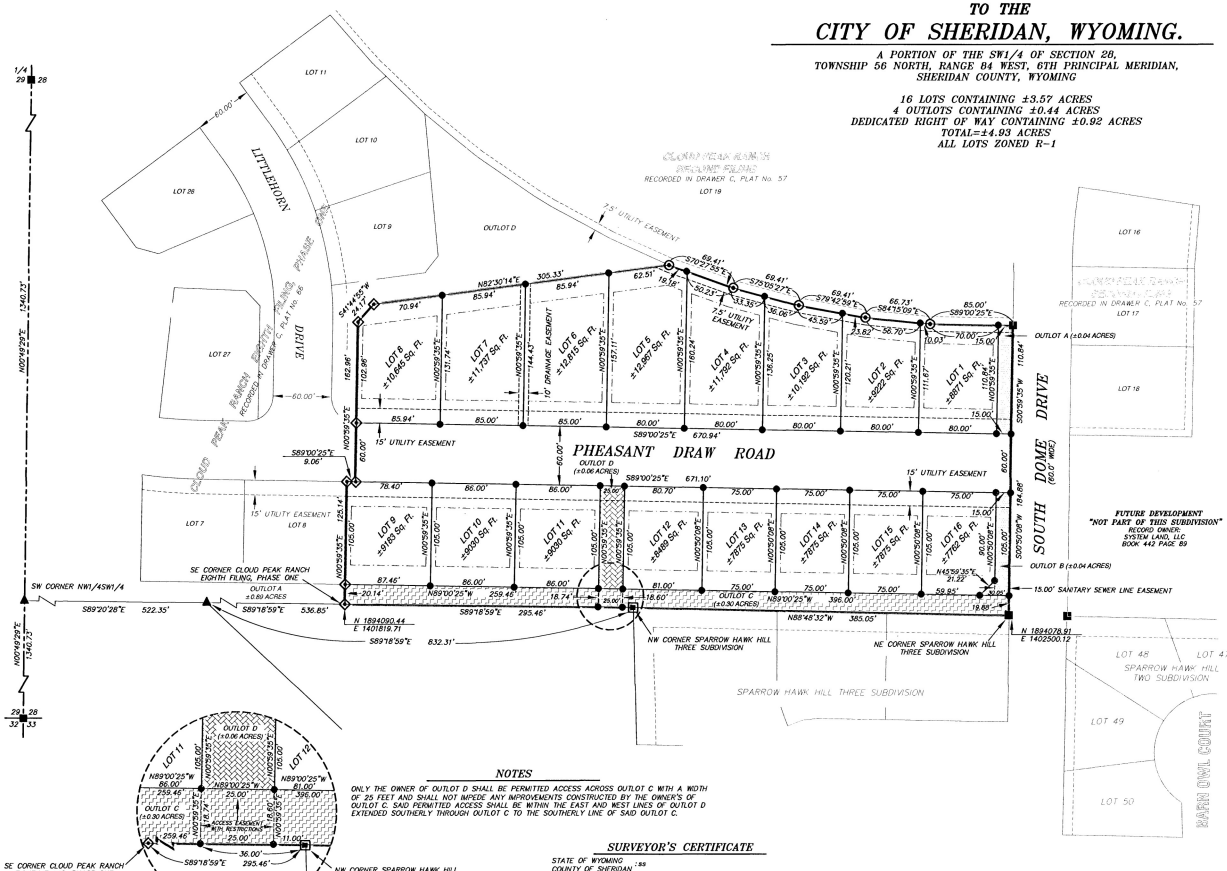
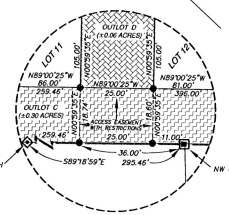
FINAL PLAT
OF THE
CLOUD PEAK RANCH
EIGHTH FILING, PHASE TWO
TO THE
CITY OF SHERIDAN, WYOMING.

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

16 LOTS CONTAINING ±3.57 ACRES
4 OUTLOTS CONTAINING ±0.44 ACRES
DEDICATED RIGHT OF WAY CONTAINING ±0.92 ACRES
TOTAL=±4.93 ACRES
ALL LOTS ZONED R-1





DETAIL 1
NO TRUE SCALE

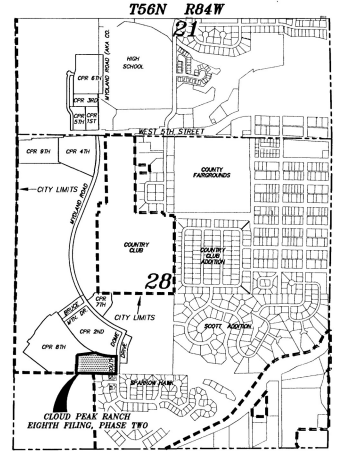
SCALE: 1"=60'
BASIS OF BEARINGS IS
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE
-60 0 30 60 120 240

DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

LEGEND

- SET 2" ALUMINUM CAP PER LS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3" BRASS CAP PER PLS 102
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 3" ALUMINUM CAP PER PE & PLS 3864
- NOTHING FOUND/SET
- BOUNDARY LINE-CLOUD PEAK RANCH EIGHTH FILING, PHASE TWO
- ADJOINER PROPERTY LINE
- LOT LINE
- SECTION LINE
- UTILITY EASEMENT
- R-1 SETBACKS:
  25' FRONT YARD (TYP)
  20' REAR YARD (TYP)
  5' SIDE YARD (TYP)
- OUTLOT A & OUTLOT B, OWNED & MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR UTILITIES AND RECREATIONAL USE
- OUTLOT C, DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC UTILITIES OWNED BY THE CITY AND FOR RECREATIONAL USE
- OUTLOT D, ACCESS EASEMENT OWNED AND MAINTAINED BY SYSTEM LAND, LLC WITH A RESTRICTION THAT NO STRUCTURES WILL BE ALLOWED UPON OUTLOT D.



LOCATION MAP
SCALE: 1"=1000'

NOTES

ONLY THE OWNER OF OUTLOT D SHALL BE PERMITTED ACCESS ACROSS OUTLOT C WITH A WIDTH OF 25 FEET AND SHALL NOT IMPEDE ANY IMPROVEMENTS CONSTRUCTED BY THE OWNER'S OF OUTLOT C. SAID PERMITTED ACCESS SHALL BE WITHIN THE EAST AND WEST LINES OF OUTLOT D EXTENDED SOUTHERLY THROUGH OUTLOT C TO THE SOUTHERLY LINE OF SAID OUTLOT C.

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 ***CLOUD PEAK RANCH EIGHTH FILING, PHASE TWO*** 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.

Ronald W. Prestfeldt PLS 2615 Date 2/21/2008 WYOMING

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

STATE OF WYOMING COUNTY OF SHERIDAN SEAL

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 1:00 O'CLOCK P.M., THIS 20 DAY OF MARCH, 2008, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 70
FEE $ 50.00
Audrey Kottke Sheridan County Clerk
Kimberly Heen deputy clerk STAMP RECEIVING NUMBER 603121
COUNTY CLERK

CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 7TH DAY OF March, 2008

Wayne Blank ATTEST: VICE-CHAIRMAN
Marty M. Well 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 7 DAY OF March, 2008, 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 7TH DAY OF March, 2008.

ATTEST: CITY CLERK
MAYOR

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SYSTEM LAND, LLC, 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, EIGHTH FILING, PHASE TWO*** IS LOCATED IN THE SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW1/4SW1/4, (MONUMENTED WITH A 3" ALUMINUM CAP PER PE & PLS 3864); THENCE S89°20'28"E, 522.35 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 378 OF DEEDS, PAGE 239 TO A POINT (MONUMENTED WITH A 3" ALUMINUM CAP PER PE & PLS 3864); THENCE S89°18'59"E, 536.85 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 427 OF DEEDS, PAGE 114 TO THE ***POINT OF BEGINNING*** OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N00°39'35"E, 125.14 FEET ALONG THE EASTERLY LINE OF SAID CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE S89°00'25"E, 9.06 FEET ALONG SAID EASTERLY LINE OF SAID CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N00°39'35"E, 162.86 FEET ALONG SAID EASTERLY LINE OF SAID CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N41°44'55"E, 24.17 FEET ALONG SAID EASTERLY LINE OF SAID CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO A POINT; THENCE N82°30'14"E, 305.33 FEET ALONG SAID EASTERLY LINE OF SAID CLOUD PEAK RANCH EIGHTH FILING, PHASE ONE TO A POINT, SAID POINT LYING ON THE SOUTHERLY LINE OF LOT 19, CLOUD PEAK RANCH SECOND FILING TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2615); THENCE S70°27'55"E, 69.41 FEET ALONG SAID SOUTHERLY LINE OF SAID LOT 19, CLOUD PEAK RANCH SECOND FILING TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2615); THENCE S75°03'27"E, 69.41 FEET ALONG SAID SOUTHERLY LINE OF SAID LOT 19, CLOUD PEAK RANCH SECOND FILING TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2615); THENCE S79°42'59"E, 69.41 FEET ALONG SAID SOUTHERLY LINE OF SAID LOT 19, CLOUD PEAK RANCH SECOND FILING TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2615); THENCE S84°15'09"E, 66.73 FEET ALONG SAID SOUTHERLY LINE OF SAID LOT 19, CLOUD PEAK RANCH SECOND FILING TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2615); THENCE S89°00'25"E, 85.00 FEET ALONG SAID SOUTHERLY LINE OF SAID LOT 19, CLOUD PEAK RANCH SECOND FILING TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 19, CLOUD PEAK RANCH SECOND FILING AND LYING ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH DOME DRIVE (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 2615); THENCE S00°39'35"W, 110.84 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID SOUTH DOME DRIVE TO A POINT; THENCE S00°50'08"W, 184.88 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID SOUTH DOME DRIVE TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SPARROW HAWK HILL THREE SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 2615); THENCE N88°48'32"W, 385.05 FEET ALONG THE NORTH LINE OF SAID SPARROW HAWK HILL THREE SUBDIVISION TO A POINT, SAID POINT BEING THE CORNER COMMON TO THE NORTHWEST CORNER OF SAID SPARROW HAWK HILL THREE SUBDIVISION AND THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 427 OF DEEDS, PAGE 114 (MONUMENTED WITH A 3" BRASS CAP PER PLS 102); THENCE N89°18'59"W, 295.46 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 427 OF DEEDS, PAGE114 TO THE ***POINT OF BEGINNING*** OF SAID TRACT.

SAID TRACT CONTAINS 4.93 ACRES OF LAND, MORE OR LESS.

THE ***CLOUD PEAK RANCH, EIGHTH FILING, PHASE TWO*** 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.

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 05 DAY OF MARCH 2008.

SYSTEM LAND, LLC
BY: CB
DONALD B. ROBERTS-MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 05 DAY OF MARCH, 2008.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES FEB 18, 2012

DAVID E. HORNE NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES FEBRUARY 18, 2012

FINAL PLAT
OF THE
CLOUD PEAK RANCH
EIGHTH FILING, PHASE TWO
TO THE
CITY OF SHERIDAN, WYOMING.

A PORTION OF THE SW1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
13 CEMETERY ROAD
SHERIDAN, WY 82801
307-672-2551

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

JOB 0101
FP_2002101_CPR 8TH FILING
TAB: FINAL PHASE TWO
JANUARY 25, 2008