

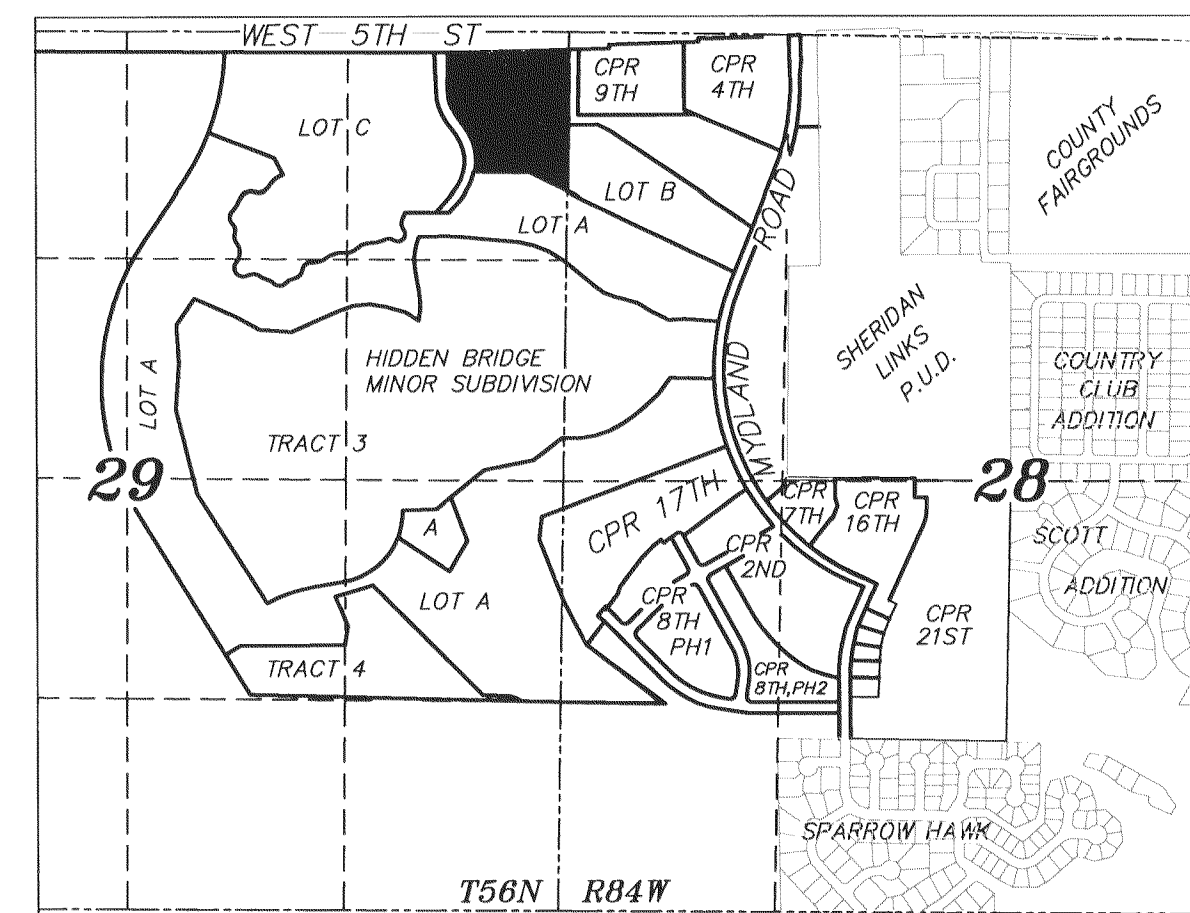
E1/16

(R)N89°34'26"W
N89°34'22"W(R)1346.86'
1346.84'SURFACE COORDINATE DATUM: NAD 83(1993)
N 1898124.39 LAT 44°48'23.2504"N
E 1400818.45 LONG. 106°59'37.1987"WFINAL PLAT
CLOUD PEAK RANCH 22ND FILING

A PORTION OF LOT C, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

2 TRACTS CONTAINING: ±11.67 ACRES
TOTAL = ±11.67 ACRES

ZONED: B-1

LOCATION MAP
NO TRUE SCALE

CERTIFICATE OF 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, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS CLOUD PEAK RANCH 22ND FILING, BEING A PORTION OF LOT C, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT C, HIDDEN BRIDGE MINOR SUBDIVISION, ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330); THENCE S00°49'29"W, 458.33 FEET ALONG THE EAST LINE OF SAID LOT C, HIDDEN BRIDGE MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION; THENCE, CONTINUE S00°49'29"W, 396.20 FEET ALONG THE WEST LINE OF SAID LOT B, HIDDEN BRIDGE MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT B, HIDDEN BRIDGE MINOR SUBDIVISION AND LYING ON THE NORTH LINE OF LOT A, HIDDEN BRIDGE MINOR SUBDIVISION; THENCE N64°27'45"W, 258.46 FEET ALONG SAID NORTH LINE OF LOT A, HIDDEN BRIDGE MINOR SUBDIVISION TO A POINT; THENCE N89°00'04"W, 339.30 FEET ALONG SAID NORTH LINE OF LOT A, HIDDEN BRIDGE MINOR SUBDIVISION TO A POINT, SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 544 OF DEEDS, PAGE 734; THENCE, ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 544 OF DEEDS, PAGE 734 THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°01'29", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 270.84 FEET, A CHORD BEARING OF N12°55'08"W, AND A CHORD LENGTH OF 263.31 FEET TO A POINT; THENCE N36°25'53"W, 92.89 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 544 OF DEEDS, PAGE 734 TO A POINT; THENCE, ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 544 OF DEEDS, PAGE 734 THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°37'20", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 172.58 FEET, A CHORD BEARING OF N18°07'12"W, AND A CHORD LENGTH OF 169.66 FEET TO A POINT; THENCE N00°11'28"E, 228.02 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 544 OF DEEDS, PAGE 734 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 544 OF DEEDS, PAGE 734 AND LYING ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°22'22", A RADIUS OF 22993.32 FEET, AN ARC LENGTH OF 550.94 FEET, A CHORD BEARING OF N89°03'26"E, AND A CHORD LENGTH OF 550.92 FEET TO A POINT; THENCE N88°27'10"E, 199.99 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330) TO THE POINT OF BEGINNING OF SAID TRACT.

CLOUD PEAK RANCH 22ND 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 TRACTS 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 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 HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DECLARATION VACATING PREVIOUS PLATS & EASEMENTS

- ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF September, 2020JON C. SMITH
ATTEST: VICE-CHAIRMANM. W. SMITH
CHAIRMANTHIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 1st DAY OF February, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.J. SMITH
DIRECTOR OF PUBLIC WORKSAPPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 16th DAY OF November, 2020J. SMITH
ATTEST: CITY CLERKJ. SMITH
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDANTHIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:51 O'CLOCK A.M., THIS 2nd DAY OF February, 20 21, AND IS RECORDED IN PLAT BOOK C, PAGE 99Eda Schunk Thompson
COUNTY CLERKSTAMP RECEIVING NUMBER 2021-766049FINAL PLAT
CLOUD PEAK RANCH 22ND FILING
A PORTION OF LOT C, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMINGCLIENT: SYSTEM LAND, LLC
ATTN: DONALD B. ROBERTS
200 CONCHO COURT
SHERIDAN, WY 82801Morrison
Maierle
engineers - surveyors - planners - scientistsJN: 2002-101 SJ: 36
DN: 2002-101 CPR 22ND FILING
TAB: CPR-22
PF: 12002-101-CPR22
REVIEWED BY: JSP & CT
NOVEMBER 22, 2020

WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330)

Δ=1°22'22"
R=22993.32'
L=550.94'
CB=N89°03'26"E
CL=550.92'35.0' ELECTRIC LINE, GAS LINE,
CABLE TELEVISION, FIBEROPTIC
AND COMMUNICATIONS EASEMENT(R)N88°27'41"E
N88°27'10"E 199.99'500°49'29"W
74.64'
(R)74.67'

TRACT "A"

±6.02 ACRES

LOT C
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