



FINAL PLAT OF THE CLOUD PEAK RANCH SIXTEENTH FILING TO THE CITY OF SHERIDAN, WYOMING.

A PORTION OF THE NE1/4SW1/4 AND SE1/4NW1/4 OF SECTION 28 TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING.

TOTAL = ±7.55 ACRES
AREA OF LOTS = ±5.05 ACRES
AREA OF OUTLOTS = ± 0.51 ACRES
AREA OF ROAD = ±1.99 ACRES
LOTS 1 THRU 24 ZONED R-1

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 SIXTEENTH FILING, IS SITUATED IN THE NE1/4SW1/4 AND SE1/4NW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT B, FEATHERBED MINOR SUBDIVISION TO THE CITY OF SHERIDAN (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE S89°32'02"E, 166.30' FEET ALONG THE SOUTH LINE OF SHERIDAN LINKS P.U.D. TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N07°26'45"E, 45.85' FEET ALONG THE SOUTH LINE OF SHERIDAN LINKS P.U.D. TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE S89°46'40"E, 319.44' FEET ALONG THE SOUTH LINE OF SHERIDAN LINKS P.U.D. TO A POINT; THENCE S00°27'58"W, 115.91' FEET TO A POINT; THENCE S89°32'02"E, 73.05' FEET TO A POINT; THENCE S00°00'00"E, 70.83' FEET TO A POINT; THENCE, THROUGH A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°33'45", A RADIUS OF 230.00' FEET, AN ARC LENGTH OF 98.60' FEET, A CHORD BEARING OF S12°16'52"W, AND A CHORD LENGTH OF 97.85' FEET TO A POINT; THENCE S24°33'45"W, 502.09' FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY LINE OF LOT 13, CLOUD PEAK RANCH, SECOND FILING; THENCE N65°26'15"W, 110.00' FEET ALONG THE NORTHERLY LINE OF SAID LOT 13, CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 13 AND LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH DOME DRIVE; THENCE N24°33'45"E, 60.00' FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH DOME DRIVE TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MYRLAND ROAD; THENCE N65°26'15"W, 142.97' FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MYRLAND ROAD TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MYRLAND ROAD THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°43'39", A RADIUS OF 1370.00' FEET, AN ARC LENGTH OF 328.24' FEET, A CHORD BEARING OF N58°34'26"W, AND A CHORD LENGTH OF 327.45' FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CLOUD PEAK RANCH SEVENTH FILING TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; THENCE N38°15'18"E, 214.99' FEET ALONG THE EASTERLY LINE OF CLOUD PEAK RANCH SEVENTH FILING TO A POINT; THENCE S87°35'10"W, 6.95' FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH SEVENTH FILING TO A POINT; THENCE N22°24'50"E, 84.65' FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH SEVENTH FILING TO A POINT; THENCE N81°25'58"W, 50.78' FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH SEVENTH FILING TO A POINT; THENCE N00°09'01"W, 114.50' FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH SEVENTH FILING AND EASTERLY LINE OF SAID FEATHERBED MINOR SUBDIVISION TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 7.55 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH SIXTEENTH 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 OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, PRIVATE DRIVES, STREETS AND EASEMENTS.

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 FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS INSIDE OUTLOT A, B, C, D, & E, SUNRISE DRIVE, AND SOUTH DOME DRIVE AS DESCRIBED IN THE NOTES PORTION OF THE PLAT, 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 AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, 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.

DRAINAGE EASEMENTS AS DESCRIBED IN THE NOTES PORTION OF THE PLAT, 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 5 DAY OF September, 2014.

SYSTEM LAND, LLC
BY: Donald B. Roberts
DONALD B. ROBERTS-MANAGER
IS
STATE OF California
COUNTY OF Sheridan Pioneering
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 5th DAY OF September, 2014.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 09/17/2017

NOTARY PUBLIC

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C0	13°43'39"	1370.00'	328.24'	N58°34'26"W	327.45'
C1	24°33'45"	230.00'	98.60'	S12°16'52"W	97.85'
C2	06°08'01"	1370.00'	146.66'	N62°22'14"W	146.59'
C3	02°30'34"	1370.00'	60.00'	N58°02'57"W	60.00'
C4	05°05'03"	1370.00'	121.67'	N54°15'58"W	121.67'
C5	06°18'11"	130.00'	14.30'	S35°06'11"W	14.30'
C6	15°50'30"	110.00'	30.41'	N30°20'03"E	30.32'
C6A	02°58'57"	110.00'	5.73'	N36°45'50"E	5.73'
C6B	12°51'33"	110.00'	24.69'	N28°50'35"E	24.64'
C7	53°34'12"	15.00'	14.02'	N04°22'18"W	13.52'
C8	144°22'30"	50.00'	126.06'	S41°04'21"W	95.23'
C8A	04°27'28"	50.00'	3.89'	S26°55'41"E	3.89'
C8B	70°25'15"	50.00'	61.45'	S08°30'40"W	57.68'
C8C	59°04'36"	50.00'	51.55'	S73°15'35"W	48.30'
C8D	10°30'12"	50.00'	9.17'	N71°57'01"W	9.15'
C9	22°50'07"	15.00'	5.98'	S78°06'58"E	5.94'
C10	84°28'54"	25.00'	36.86'	S48°13'31"W	33.61'
C11	18°54'41"	130.00'	42.15'	N15°16'24"E	41.97'
C12	90°00'00"	25.00'	39.27'	S22°26'15"E	35.36'
C13	90°00'00"	25.00'	39.27'	S89°33'45"W	35.36'
C14	04°45'11"	70.00'	5.81'	N22°11'10"E	5.81'
C15	109°20'36"	25.00'	47.71'	N34°51'44"W	40.79'
C16	68°03'10"	70.00'	83.14'	S56°26'23"W	78.34'
C17	15°50'30"	170.00'	47.00'	N30°20'03"E	46.88'
C17A	107°14'43"	170.00'	30.65'	N27°34'41"E	30.61'
C17B	05°30'45"	170.00'	16.36'	N35°29'56"E	16.35'
C18	06°18'15"	70.00'	7.70'	S35°06'11"W	7.70'
C19	01°14'35"	1358.00'	29.47'	S64°48'57"E	29.46'
C20	04°52'46"	1358.00'	115.65'	S61°45'17"E	115.62'
C21	05°04'25"	1358.00'	120.25'	S54°14'47"E	120.21'

SURVEYOR'S CERTIFICATE

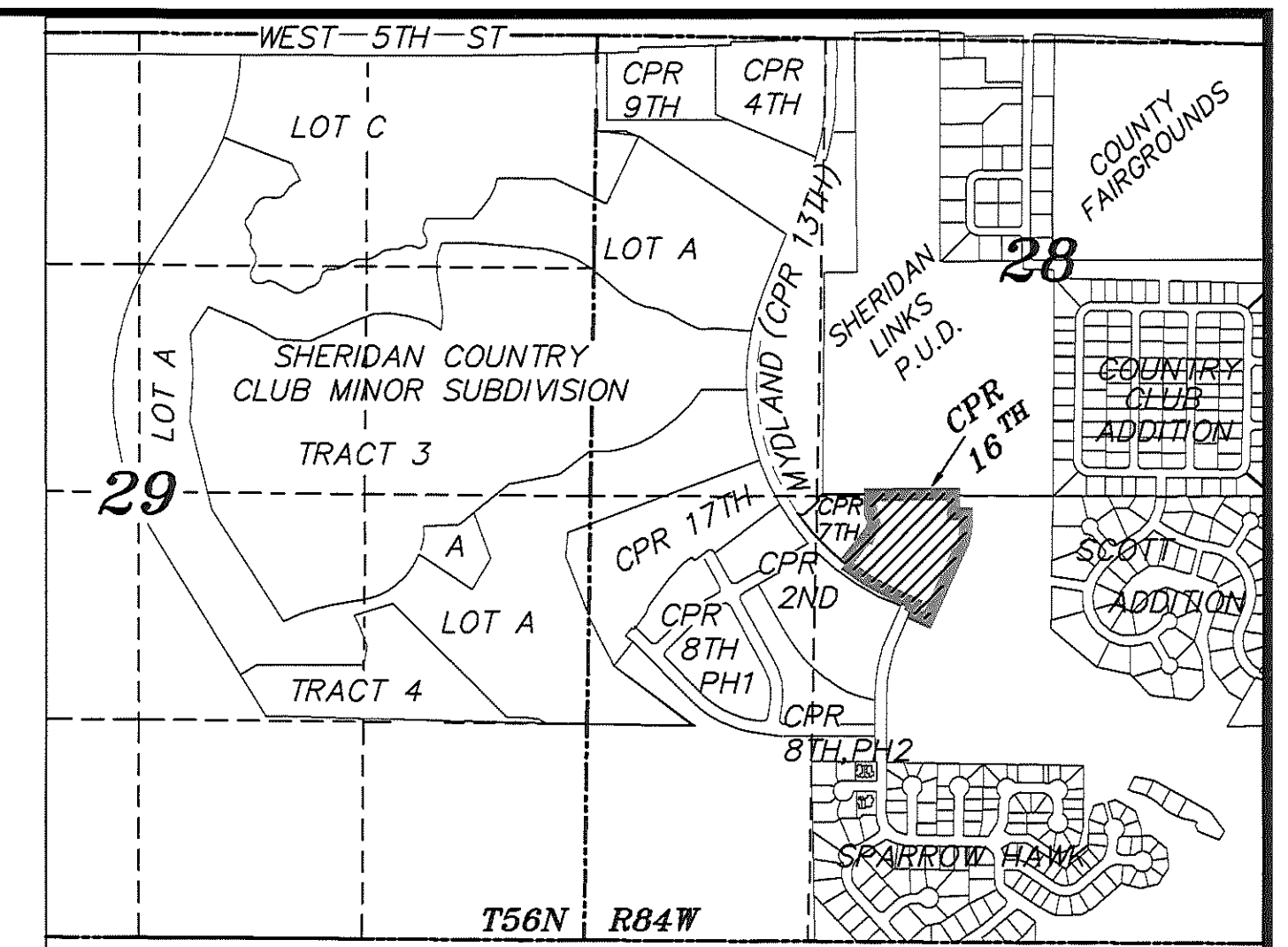
STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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 SIXTEENTH 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.

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

CLIENT: SYSTEM LAND, LLC
1470 SUGARLAND DR., SUITE 1
SHERIDAN, WY 82801

JN: 2002-101
2002101_CPR 16TH_2014-05-05
TAB: FINAL
AUGUST 20, 2014



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 16th DAY OF September, 2014, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

William S. Decker
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 25th DAY OF August, 2014.

Laurel Steinhilber ATTEST: VICE CHAIRMAN
Don S. CHAIRMAN

CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 2nd DAY OF Sept, 2014.

Scott Bales ATTEST: CITY CLERK
Shi Juas MAYOR

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 5:02 O'CLOCK P.M., THIS 23 DAY OF September, 20 14, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 84.
FEE \$ 75.00

Eda Schunk Thompson COUNTY CLERK
STAMP RECEIVING NUMBER 2014-714850

NOTES

1: THE DEVELOPMENT IS LOCATED ENTIRELY IN FLOOD PLAIN ZONE X, ACCORDING TO THE 2014 FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF SHERIDAN (PANEL #: 5803300781E)

2: A BUILDING ENVELOPE VARIANCE HAS BEEN GRANTED BY THE SHERIDAN PLANNING COMMISSION AND SHERIDAN CITY COUNCIL FOR THE SETBACK REQUIREMENTS LOCATED IN LOTS 11 AND 13.

OUTLOT A&B: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS AN ACCESS EASEMENT FOR A PUBLIC PATHWAY.

OUTLOT C: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS WATER, SANITARY SEWER AND SURFACE DRAINAGE. THE SOUTHERLY 5.0 FEET WITH USE AS A UTILITY EASEMENT.

OUTLOT D: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS WATER, SANITARY SEWER AND SURFACE DRAINAGE. THE NORTHERLY 10.0 FEET WITH USE AS A UTILITY EASEMENT.

OUTLOT E: UNDEVELOPED OPEN SPACE DEDICATED TO THE CITY OF SHERIDAN WITH USE AS SURFACE DRAINAGE EASEMENT, STORM DRAIN EASEMENT, AND ACCESS EASEMENT FOR A PUBLIC PATHWAY. ALSO INCLUDED IS A LANDSCAPE AND FENCE MAINTENANCE EASEMENT AS SHOWN ON THE PLAT.

FINAL PLAT OF THE CLOUD PEAK RANCH SIXTEENTH FILING TO THE CITY OF SHERIDAN, WYOMING.

A PORTION OF THE NE1/4SW1/4 AND SE1/4NW1/4 OF SECTION 28 TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING.