

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28.00'	91°49'37"	41.87'	S80°34'29"E	27.31'
C2	483.00'	87°47'06"	83.07'	N69°52'21"E	28.31'
C3	521.00'	170°46'	27.20'	N52°01'41"E	27.82'
C4	521.00'	87°47'06"	58.23'	N47°18'08"E	58.22'
C5	1420.00'	170°46'	408.21'	N43°12'18"W	402.22'
C6	72.50'	121°11'30"	49.74'	S68°28'39"W	40.20'
C7	72.50'	122°03'31"	49.25'	N77°18'44"E	48.82'
C8	72.50'	183°12'58"	35.68'	N42°30'18"W	35.32'
C9	72.50'	172°08'08"	44.94'	N10°31'01"W	48.14'
C10	72.50'	128°18'12"	38.20'	N20°55'47"E	35.83'
C11	72.50'	15°03'17"	44.49'	N84°14'01"E	42.80'
C12	72.50'	38°53'18"	48.45'	S87°41'37"E	45.82'
C13	72.50'	110°09'18"	41.87'	S27°12'57"E	41.22'
C14	72.50'	112°32'28"	41.87'	S02°18'21"W	41.03'
C15	1420.00'	170°46'	88.42'	N28°30'34"W	88.48'
C16	1420.00'	170°46'	300.22'	N42°00'30"W	318.48'
C17	28.00'	87°47'06"	15.71'	S38°57'23"E	14.98'
C18	28.00'	87°47'06"	23.31'	S05°39'02"E	22.54'

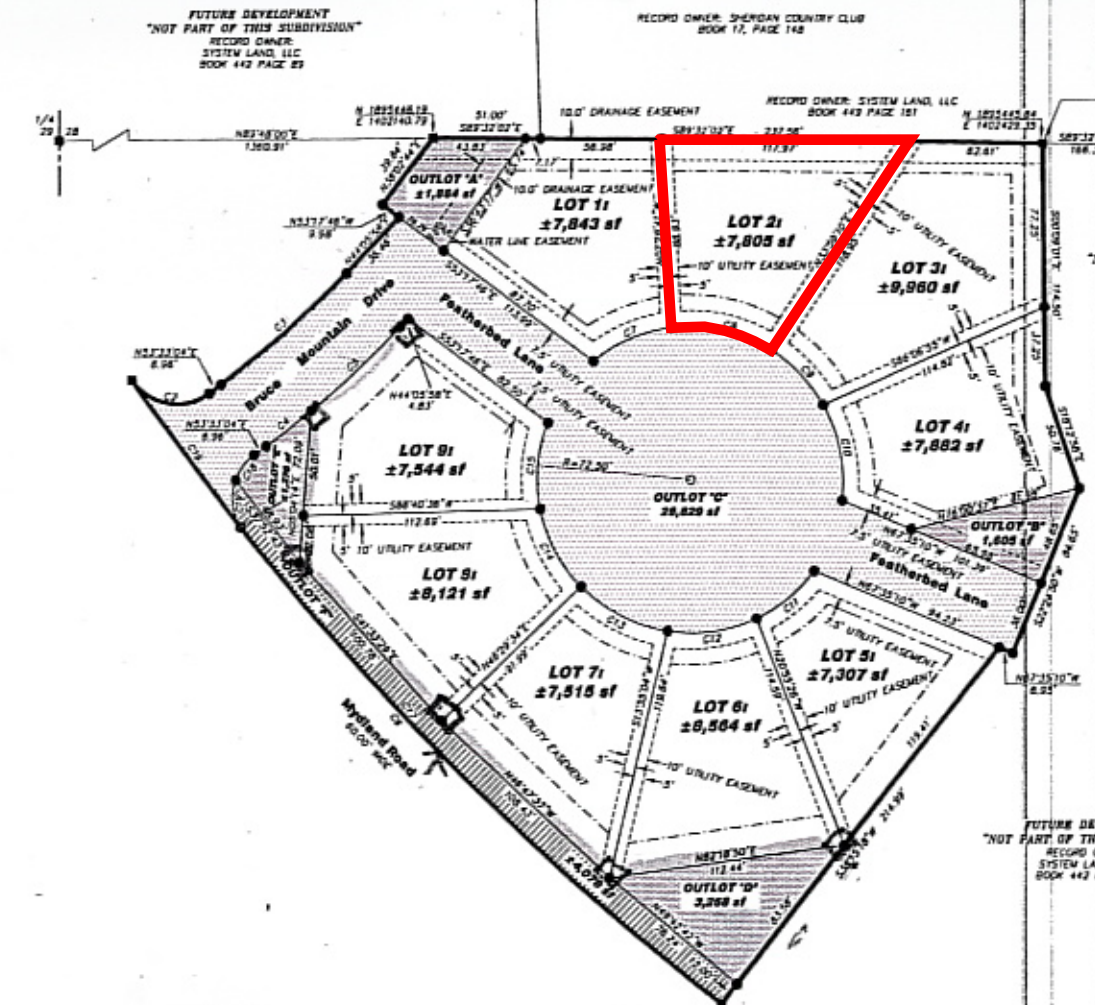
FINAL PLAT
OF THE
CLOUD PEAK RANCH SEVENTH FILING
TO THE
CITY OF SHERIDAN, WYOMING.

A PORTION OF THE S1/2NW1/4 AND N1/2SW1/4
OF SECTION 28, TOWNSHIP 58 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

9 LOTS = ±1.67 ACRES
5 OPEN SPACES = ±0.28 ACRES
1 STREET/ROW = ±0.66 ACRES
TOTAL = ±2.61 ACRES
ZONED R-3



CLOUD PEAK RANCH SEVENTH FILING



- LEGEND**
- 1 1/2" ALUMINUM CAP PER PLS 2813
 - 3" BRASS CAP PER PE & PLS 237
 - 3/8" ALUMINUM CAP PER PLS 2813
 - 2" ALUMINUM CAP PER PLS 2813
 - NOTHING FOUND/NOTHING SET
 - LOT/PARCEL LINE
 - BOUNDARY LINE-CLOUD PEAK RANCH SEVENTH FILING
 - SECTION LINE
 - UTILITY EASEMENT
 - 15' SETBACK (TYP)
 - 12' SETBACK
 - 5' SETBACK (TYP)
 - OUT LOTS A, B, D, AND E OWNED & MAINTAINED BY THE HOME OWNER'S ASSOCIATION
 - OUTLOT C IS A PRIVATE DRIVE AND DEDICATED FOR AN ACCESS AND UTILITIES EASEMENT OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION
 - OUT LOT F, ACCESS EASEMENT OWNED & MAINTAINED BY THE HOME OWNER'S ASSOCIATION

NOTES

- SEE RECORDS OF SURVEY PLAT FOR ANNEXATION OF CLOUD PEAK RANCH ANNEXATION No. 8 TO THE CITY OF SHERIDAN, WYOMING FILED AT THE OFFICE OF THE CLERK AND RECORDER, SHERIDAN COUNTY COURTHOUSE, SHERIDAN COUNTY, WYOMING, ONLY RECORDS IN DRAWER C, PLAT NUMBER 328
- A TEST HOLE MUST BE DUG AND FOUNDATION DESIGN MUST CONFORM TO SOIL TYPE AND GROUND WATER ELEVATION AS INDICATED IN THE PRELIMINARY GEOTECHNICAL ENGINEERING REPORT, CLOUD PEAK RANCH DEVELOPMENT PHASE 2, DATED JUNE 22, 2004 BY TERRACON ENGINEERING, BILLINGS, MONTANA ON FILE AT CITY HALL.



DEDICATION

KNOW 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 SEVENTH FILING, IS SHOWN IN THE S1/2NW1/4 AND N1/2SW1/4 OF SECTION 28, TOWNSHIP 58 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 SAID S1/2NW1/4, SAID SOUTHWEST CORNER ALSO BEING THE COMMON CORNER TO THE SOUTHWEST CORNER OF THE COUNTRY CLUB ADDITION AND THE NORTHWEST CORNER OF SCOTT ADDITION TO THE CITY OF SHERIDAN (INCORPORATED WITH A 3" BRASS CAP PER PE AND PLS 517); THENCE N87°12'27"W 108.80 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT LING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 448, PAGE 181; THENCE S00°09'01"E 114.50 FEET TO A POINT; THENCE S87°12'27", 30.78 FEET TO A POINT; THENCE S22°47'30"W 84.85 FEET TO A POINT; THENCE N87°35'10"W 8.85 FEET TO A POINT; THENCE S32°18'18", 214.99 FEET TO A POINT; SAID POINT LING ON THE NORTHERLY RIGHT OF WAY LINE OF WYLAND ROAD; THENCE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 17°00'33", AN ARC LENGTH OF 408.71 FEET, A CHORD BEARING OF N42°12'18"W, AND A CHORD LENGTH OF 402.22 FEET TO A POINT; THENCE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 91°44'32", AN ARC LENGTH OF 41.83 FEET, A CHORD BEARING OF S02°34'29"E, AND A CHORD LENGTH OF 37.33 FEET TO A POINT; THENCE N52°32'04", 6.28 FEET TO A POINT; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 483.00 FEET, A CENTRAL ANGLE OF 09°37'08", AN ARC LENGTH OF 80.01 FEET, A CHORD BEARING OF N48°48'31"E, AND A CHORD LENGTH OF 73.82 FEET TO A POINT; THENCE N42°52'42", 38.48 FEET TO A POINT; THENCE N27°14'18"W 8.28 FEET TO A POINT; THENCE N48°02'44", 38.84 FEET TO A POINT; THENCE S89°32'02", 31.00 FEET TO A POINT; SAID POINT BEING AN ANGLE POINT OF A TRACT OF LAND DESCRIBED IN BOOK 448 OF DEEDS, PAGE 181; THENCE S89°32'02", 232.58 FEET ALONG THE NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 448 OF DEEDS, PAGE 181 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2.61 ACRES OF LAND, MORE OR LESS.

THE CLOUD PEAK RANCH SEVENTH 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 AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS OWNED BY THIS LOT, 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, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREINAFTER 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 IMPROVEMENTS 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 16 DAY OF October, 2007.

SYSTEM LAND, LLC
BY: *[Signature]*
DONALD B. ROBERTS-MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 16 DAY OF October, 2007.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES Feb 18 2008.

[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

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 SEVENTH 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 CONCERNING THE SUBDIVISION OF LAND.

[Signature]
NOTARY PUBLIC

CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 15 DAY OF October, 2007.

[Signature] *[Signature]*
VICE-CHAIRMAN CHAIRMAN

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 18 DAY OF October, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 15 DAY OF October, 2007.

[Signature] *[Signature]*
ATTEST: CITY CLERK MAYOR

ON THE 17 DAY OF October, 2007, BEFORE ME PERSONALLY APPEARED DAVID KINSKEY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SHOWN, DO SAY THAT HE IS THE MAYOR OF THE CITY OF SHERIDAN, WYOMING, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID DAVID KINSKEY APPROVED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17 DAY OF Oct, 2007.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES July 27, 2011.

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:30 O'CLOCK P.M. THIS 22 DAY OF October, 2007, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 67, FEE \$ 50.00.

[Signature] STAMP RECEIVING NUMBER 590202

FINAL PLAT
OF THE
CLOUD PEAK RANCH SEVENTH FILING
TO THE
CITY OF SHERIDAN, WYOMING
A PORTION OF THE S1/2NW1/4 AND N1/2SW1/4
OF SECTION 28, TOWNSHIP 58 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING

CLIENT: SYSTEM LAND, LLC
13 CEMETARY ROAD
BIG HORN, WY 82833
307-672-2551



JN 22101
DP 2002101_L07N 7TH FILING
13th FINAL
SEPTEMBER 25, 2007

C-69