Sheridan City Planning Commission
Meeting Agenda
July 22, 2019
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3. Review, correction, and approval of minutes of the June 10, 2019 meeting.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL-19-18, Cloud Peak Ranch 21st Filing, preliminary plat. A request to subdivide ±21.84 acres into 42 lots and 3 outlots, zoned R-1 Residence District. Located east of Dome Drive, south of Sheridan Links Planned Unit Development (PUD) subdivision.

   Motion by:

   Second:

   Vote:

5. Comments from commissioners and staff.

6. Adjourn

MEMO

TO: Planning Commission

FROM:

RE: Review, correction, and approval of minutes of the June 10, 2019 meeting.

Motion by:

Second:

Vote:

Attachments

June 10th minutes

DRAFT

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:16 P.M. June 10, 2019

Planning Commission members present: Chairman Mike Giorgis, Jason Boucher, Ryan Franklin, Mike Mellgren, Jon Oman and Paula Whitworth. City of Sheridan staff members present: Community Development Director, Brian J. Craig, AICP and Planning Commission Secretary, Carolyn Byrd.

Item #1: Call to Order and Roll Call of Members.

Present: Jason Boucher, Ryan Franklin, Mike Giorgis, Mike Mellgren, Jon Oman and Paula Whitworth.

Absent: Tod Windsor.

Item #2: Approval of Agenda as Presented.

Jon Oman moved the Agenda be approved as presented. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the May 13, 2019 meeting.

Ryan Franklin moved the minutes be approved as presented. Mike Mellgren seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of **PL-19-11, Wilson's Minor Subdivision.** A request to create 3 lots on .72 acres zoned R-2 Residence District. Located at 1506 Spaulding Street.

Brian Craig said the applicant is present if you have questions. He said this parcel is nearly ¾ acre with one single family dwelling located down by Thorne Rider. Lot 3 is the largest of the proposed lots and also contains the only structures in the proposed subdivision. The proposal is to retain the existing structures on Lot 3 and to create Lot 1 (8,200 sq. ft.) and Lot 2 (9,200 sq. ft.) for future development. He said staff is in favor of this request, the property is within the City limits, water and sewer is readily available and is outside the airport confluence and is R-2 zoning.

Jason Boucher said there is a discrepancy between the survey and the subdivision plat.

Mr. Craig said the survey was prepared when they initially thought they would divide the property into two lots and later decided to have three lots. The dimensions were the same and they had already paid for the survey so they were allowed to just add the third lot. The plat will be the official document to be signed and will show the three lots.

Mr. Boucher said the letter for a variance dated May 30, 2019 just addresses two lots so he wondered if it should be updated.

Mr. Craig said it will need to be updated as needed before it goes to City Council.

Ryan Franklin moved the Planning Commission recommend to City Council approval for PL-19-11, Wilson's Minor Subdivision, a request to subdivide .72 acres into 3 lots, zoned R-2 Residence District, located at 1506 Spaulding Street, with the updated letter for a variance. Mike Mellgren seconded the motion. Unanimous voice vote in favor of the motion.

Mr. Craig said the next two items will be presented as one, but taken as two votes. He said the proposal is to rezone the property from R-3 to match the Master Plan Community PUD as Whitney Plaza Two, replat the existing lots, streets and alley into two lots and 2 outlots and to update the Master Plan for the Whitney Plaza area and to update the Master Plan for the Whitney Plaza area, called the East Side PUD to reflect those new lots and to give them the same restrictions and allowances as allowed on adjacent parcels.

Item #5: Consideration of PL-19-12, Whitney Plaza Two. A request to replat 8,200 sq. ft. from 2 lots into 2 lots and 2 outlots, to be zoned PUD, Planned Unit Development. Located at 421 East Brundage Street.

Mr. Craig said the proposed subdivision application seeks to create two new lots and two outlots from an existing two lots and portions of vacated streets. This application is accompanied by a request to change the zoning to match the remainder of the adjacent Whitney Plaza PUD lots and to update the PUD plan to incorporate these new lots and their uses and restrictions. There is an existing structure on proposed Lot 1 that will be removed. Proposed Outlot FF is intended to be used for private road and utility easement and is being described in the PUD Amendment to match Outlot F, to which it is adjacent. Outlot II is likewise intended to match an adjacent outlot, Outlot I, in use and nature, Outlot II will be used for private access for proposed Lots 1 and 2. The proposed Lots 1 and 2 are intended to follow the same uses and restrictions as their respective adjacent lots to the west, Lots 31 and 32 of Whitney Plaza, which would allow for attached multi-family residential of up to 3 units. He said water and sewer are available to all lots.

Mr. Craig said this land was not owned by Whitney at the time the Whitney PUD was approved. They have since acquired it and want to rezone it as a PUD. There is a garage or shed on the property that will be removed.

Mr. Craig said Dave Randall of Randall Engineering was present for any questions.

Ryan Franklin said he doesn't have anything to do with this property, but he does have several lots in the area and felt he should abstain from both items PL-19-12 and PL-19-14.

No further discussion.

Jon Oman moved the Planning Commission recommend to City Council approval for PL-19-12, Whitney Plaza Two, a request to replat 8,200 square feet from 2 lots into 2 lots and 2 outlots, to be zoned PUD, Planned Unit Development, located at 421 E. Brundage Street. Mike Mellgren seconded the motion. Ryan Franklin recused himself from voting. Unanimous voice vote in favor of the motion.

Item #6: Consideration of PL-19-14, Whitney Plaza East Side PUD Amendment and Rezone. A request to amend the Whitney Plaza East Side PUD to include 421 East Brundage Street and to rezone the same 8200 square feet from R-3 Residence to PUD, Planned Unit Development.

No further discussion.

Jon Oman moved the Planning Commission provide a recommendation of approval for PL-19-14, a request to rezone 8200 square feet from R-3 Residence to PUD, Planned Unit Development and PL-19-13 to amend the Whitney Plaza East Side PUD to include the same 8200 square feet in the PUD Master Plan, located at 421 E. Brundage Street. Mike Mellgren seconded the motion. Ryan Franklin recused himself from voting. Unanimous voice vote in favor of the motion.

Item #7: Comments from commissioners and staff.

Mr. Craig said the second meeting in June is cancelled so the next meeting will be July 8. If there is no quorum the chairman may reschedule.

Item #8: Adjourn

Meeting adjourned at 7:23 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

MEMO

TO: Planning Commission
FROM:
RE: **New Business**

MEMO

TO: Planning Commission

FROM: Brian Craig, Community Development Director

RE: Consideration of PL-19-18, Cloud Peak Ranch 21st Filing, preliminary plat. A request to subdivide ±21.84 acres into 42 lots and 3 outlots, zoned R-1 Residence District. Located east of Dome Drive, south of Sheridan Links Planned Unit Development (PUD) subdivision.

Staff Recommendation

Staff recommends the Planning Commission approve the preliminary plat for PL-19-18, Cloud Peak Ranch 21st Filing Subdivision, subdividing ±21.84 acres into 42 lots and 3 outlots.

Findings of Fact

While the matter before the Planning Commission is a preliminary plat, when the final plat is approved the following findings will ultimately need to be made by the City Council as found in per SCC Appendix B§202:

A. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

B. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.

C. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

D. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

E. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Background

The proposed preliminary plat before the Planning Commission is a further subdivision of land in the Cloud Peak area. This proposal seeks to create 42 new buildable lots and 3 outlots on R-1, Residence District zoned land. The intended use is single family detached homes.

As part of the application process, staff contacted 105 nearby property owners. Staff has received inquiries on this project, but no formal comments were provided in response to the mailings or press publication.

Staff Comments

While the purpose of a preliminary plat is to review the overall form of a subdivision, staff offers the following brief commentary on final plat required findings:

A. *The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.*

As this property is entirely within the city limits, the condition does not apply.

B. *The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.*

Not applicable in this case, the property is within the city limits.

C. *Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.*

The property is zoned R-1, Residence District. A detailed analysis follows below, but the proposed lots meet the minimum requirements of the R-1 Zoning District and the plat conforms in all necessary aspects to the Zoning Ordinance.

D. *All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.*

The proposed subdivision falls outside the Airport Influence Area, so this requirement would not apply.

E. *No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.*

Adequate long-term water supply exists for this area and the infrastructure is in place to support water usage and demand as discussed below.

The following are an update on staff's comments on the overall subdivision design:

Lot Layout and Setback
The lot layout and street network proposed are consistent and compatible with the existing pattern of development. The extension of Geneva Lane to the east for future connection provides a key road link for better access and circulation. The lot sizes are consistent with the existing Cloud Peak lots and will provide adequate area for development that meets the setback requirements.

Open Space and Pathways
The applicant has proposed to dedicate the land necessary to create pathway linkages through this proposed subdivision shown as Outlot C, it connects with existing pathway on the southwest corner to a connection point with Scott Addition to the east. Outlot A, extends the open space and future pathway allowances provided by Outlot E of the adjacent Cloud Peak 16th Filing Subdivision. Outlot B, at 5.56 acres will serve as the storm water mangement area while also providing additional open space for the subdivision. Taken together the Outlots provide over 6.5 acres of undeveloped open space, which is close to 30% of the total subdivision area, well in excess of the minimum 8% required. While no formal parks are provided with this plat, the developer, System Land, LLC, has previously provided park dedication in Blacktooth Park at about 30 acres. The applicant has additional undeveloped land north of W. 5th Street and is planning to provide park and open space in that area with future development proposals. The City's ability to maintain small park spaces is limited and staff supports the proposal to explore a neighborhood park on the north side of W. 5th Street with future development.

Water and Sewer
The sewer and water infrastructure in the area anticipated the development of this subdivision and has adequate capacity to serve the lots as proposed. New 8-inch sewer mains will be added to the exiting sewer system in the area to serve these new lots; the calculations indicate that all City requirements for flow and capacity will be met. Likewise new 8 inch water mains will be installed to provide water to the subdivision. The water system calculations show that the peak demand and required fire flows will comply with the City's design standards. The City has previously indicated that a water main connection with the Scott Addition was not necessary.

Drainage
A preliminary drainage study and report were provided to the City with this proposal. There is an existing detention pond as shown on the plat in the southeast corner of the subdivision. With the addition of some new drain pipe to replace open existing ditches, the stormwater management design for the site appears to comply with the City's Storm Drainage Criteria. A final drainage report will be provided with the final plat application and it will be reviewed by the City Engineer for compliance prior to final approval of the permit to construct the subdivision.

Traffic
A Traffic report was prepared and provided to the City in 2012 for the Cloud Peak Ranch development area and it encompassed this proposed subdivision. The report indicates that there will be minimal increase to traffic on area roadways and the primary intersection of note is Mydland Road and W. 5th Street. The warrant for a signal at this intersection is not anticipated to be met for some time; it is projected that by 2035 with the intended pace of development, traffic counts may warrant a signal at this intersection. No negative impacts are forecasted with this 42 lot subdivision.

Staff believes that the applicant has either demonstrated that the proposed preliminary plat meets the city’s subdivision regulations, and those of the approved master plan, or requested appropriate variances. Staff has no further comments at this time.

Attachments

preliminary plat

preliminary plat with contours
aerial

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 21ST FILING, BEING A TRACT OF LAND SITUATED IN THE SE¼NW¼ AND THE E½SW¼ OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE N01°38'29"W, 1269.63 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT BEING THE SOUTHWEST CORNER OF SCOTT ADDITION AND LYING ON THE NORTH LINE OF SPARROW HAWK HILL TWO; THENCE N88°46'52"W, 610.85 FEET ALONG THE NORTH LINE OF SAID SPARROW HAWK HILL TWO TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 46, SPARROW HAWK HILL TWO; THENCE N88°45'21"W, 297.15 FEET ALONG SAID NORTH LINE OF SAID SPARROW HAWK HILL TWO TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 48, SPARROW HAWK HILL TWO AND LYING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH DOME DRIVE; THENCE N00°50'08"E, 185.20 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH DOME DRIVE TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18, CLOUD PEAK RANCH, SECOND FILING; THENCE S89°00'25"E, 125.00 FEET ALONG THE SOUTH LINE OF SAID LOT 18, CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 18, CLOUD PEAK RANCH, SECOND FILING; THENCE N00°59'35"E, 171.84 FEET ALONG THE EAST LINE OF SAID CLOUD PEAK RANCH, SECOND FILING TO A POINT; THENCE N04°46'01"E, 64.19 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT; THENCE N13°12'26"E, 66.93 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT; THENCE N21°55'34"E, 72.99 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT; THENCE N24°33'45"E, 80.00 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 13, CLOUD PEAK RANCH, SECOND FILING; THENCE N65°26'15"W, 15.00 FEET ALONG THE NORTH LINE OF SAID LOT 13, CLOUD PEAK RANCH, SECOND FILING TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF CLOUD PEAK RANCH SIXTEENTH FILING; THENCE N24°33'45"E, 502.09 FEET ALONG THE EAST LINE OF SAID CLOUD PEAK RANCH SIXTEENTH FILING TO A POINT; THENCE, ALONG SAID EAST LINE OF CLOUD PEAK RANCH SIXTEENTH FILING THROUGH A NON-TANGENT CURVE TO THE LEFT, 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 N12°16'52"E, AND A CHORD LENGTH OF 97.85 FEET TO A POINT; THENCE N00°00'00"E, 70.83 FEET ALONG SAID EAST LINE OF CLOUD PEAK RANCH SIXTEENTH FILING TO A POINT, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SUNRISE LANE; THENCE N89°32'02"W, 73.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF SUNRISE LANE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 10, CLOUD PEAK RANCH SIXTEENTH FILING; THENCE N00°27'58"E, 115.91 FEET ALONG THE EAST LINE OF SAID LOT 10, CLOUD PEAK RANCH SIXTEENTH FILING TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 10, CLOUD PEAK RANCH SIXTEENTH FILING AND LYING ON THE SOUTH LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION; THENCE S89°46'40"E, 12.81 FEET ALONG SAID SOUTH LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT; THENCE S08°13'02"E, 5.02 FEET ALONG SAID SOUTH LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT; THENCE S89°43'32"E, 567.03 FEET ALONG SAID SOUTH LINE OF SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SE¼NW¼, THE SOUTHWEST CORNER OF THE COUNTRY CLUB ADDITION AND THE NORTHWEST CORNER OF SAID SCOTT ADDITION; THENCE S01°24'18"W, 309.66 FEET ALONG THE WEST LINE OF SAID SCOTT ADDITION TO A POINT; THENCE S01°06'28"W, 1072.59 FEET ALONG SAID WEST LINE OF SCOTT ADDITION TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 21.84 ACRES OF LAND, MORE OR LESS.

THE **CLOUD PEAK RANCH 21ST 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, OUTLOTS, STREETS 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 STREETS, 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 IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING 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.

SURFACE DRAINAGE AND STORM DRAIN EASEMENTS AS DESIGNATED ON THE PLAT WITHIN OUTLOTS A & B, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN 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 _____ DAY OF _____ , 2019

SYSTEM LAND, LLC

BY: _____

DONALD B. ROBERTS–MANAGER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS _____ DAY OF _____, 2019.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

PRELIMINARY PLAT
CLOUD PEAK RANCH 21ST FILING

SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

AREA OF 42 LOTS ±11.64 ACRES
AREA OF 5 OUTLOTS ±6.48 ACRES
AREA OF ROADS ±3.72 ACRES
TOTAL = ±21.84 ACRES

ZONED: R-1 RESIDENTIAL

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____ , 20 ____

_____ _____
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 _____ DAY OF _____, _____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

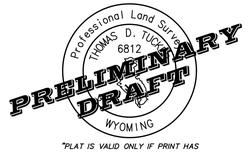
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS _____ DAY OF_____ , 20 ____

_____ _____
ATTEST: CITY CLERK MAYOR

SURVEYOR'S CERTIFICATE

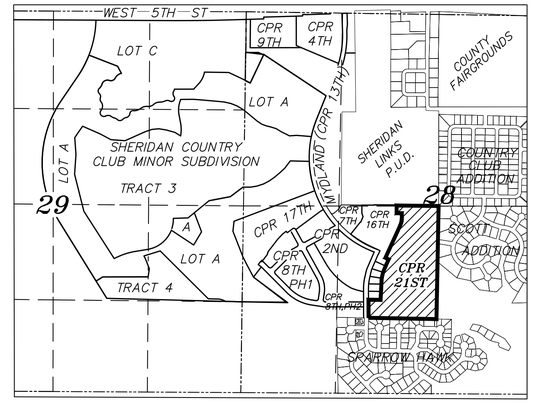
STATE OF WYOMING :ss
COUNTY OF SHERIDAN

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 **CLOUD PEAK RANCH 21ST 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, OUTLOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

TOWNSHIP 56 NORTH RANGE 84 WEST



LOCATION MAP
NO TRUE SCALE

NOTES: SHEET 1 OF 2

1. THE DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE CITY OF SHERIDAN IN OUTLOTS A AND B WHICH SHALL INCLUDE ALL 'HARD' SURFACE AND SUBSURFACE DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO INLETS, OUTLETS, DETENTION POND CONTROL STRUCTURES, TRICKLE-PANS, HEADWALLS, RIP-RAP, SPILLWAYS, WEIRS, CULVERTS, AND OR OTHER PERMANENT DRAINAGE FEATURES. THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL LANDSCAPING OR 'SOFT' IMPROVEMENTS WITHIN OUTLOTS A AND B, WHICH INCLUDES MOWING, TRIMMING, AND WEED CONTROL. PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF FENCES ADJACENT TO THEIR RESPECTIVE LOTS.
2. THE CITY OF SHERIDAN SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PATHWAYS IN OUTLOT C. THE CITY OF SHERIDAN WILL ALSO COMPLETE REGULAR MAINTENANCE OF OUTLOT C INCLUDING MOWING, TRIMMING, WEED CONTROL, AND SNOW REMOVAL.

NOTES: SEE SHEET 2 OF 2

±7,500 S.F.	**OUTLOT A:** UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS ACCESS FOR A PUBLIC PATHWAY, LANDSCAPE AND FENCE MAINTENANCE EASEMENT. THE CITY OF SHERIDAN SHALL BE GRANTED ENCUMBRANCES, SEE NOTE 1: SHEET 1 OF 2.
±5.56 ACRES	**OUTLOT B:** UNDEVELOPED OPEN SPACE DEDICATED TO THE CITY OF SHERIDAN WITH USE AS SURFACE DRAINAGE, STORM DRAIN, SANITARY SEWER, LANDSCAPE AND FENCE MAINTENANCE EASEMENT.
±35,030 S.F.	**OUTLOT C:** UNDEVELOPED OPEN SPACE DEDICATED TO THE CITY OF SHERIDAN WITH USE AS AN ACCESS FOR A PUBLIC PATHWAY, LANDSCAPE AND FENCE MAINTENANCE EASEMENT.

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_____ O'CLOCK __.M.,
THIS_____, DAY OF _____ , 20_____, AND IS DULY RECORDED IN DRAWER _____, PLAT NO. _____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

PRELIMINARY PLAT
OF
CLOUD PEAK RANCH 21ST FILING

SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: SYSTEM LAND, LLC
ATTN: DONALD B. ROBERTS
20 PINE LANE
SHERIDAN, WY 82801

JN:2002-101 SJ:35
DN:2002-101 CPR 21ST FILING
PF:T2002-101_CPR21
REVIEWED BY:NWS & JSP
JULY 15, 2019
SHEET 1 OF 2

PRELIMINARY PLAT
CLOUD PEAK RANCH 21ST FILING

SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

AREA OF 42 LOTS ±11.59 ACRES
AREA OF 3 OUTLOTS ±6.54 ACRES
AREA OF ROADS ±3.71 ACRES
TOTAL = ±21.84 ACRES

ZONED: R-1 RESIDENTIAL

SCALE: 1"= 60'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-60 0 30 60 120 240

(U.S. SURVEY FEET)
1 inch = 60 foot

DATUM:

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N45°59'35"E	35.36'
C2	2°17'07"	457.31'	18.24'	N02°08'09"E	18.24'
C3	9°43'04"	457.31'	77.56'	N08°08'14"E	77.47'
C4	9°30'24"	457.31'	75.88'	N17°44'58"E	75.79'
C5	2°03'35"	457.31'	16.44'	N23°31'58"E	16.44'
C6	90°00'00"	25.00'	39.27'	N20°26'15"W	35.36'
C7	7°40'25"	300.00'	40.18'	S69°16'27"E	40.15'
C8	16°25'22"	300.00'	85.99'	S81°19'21"E	85.70'
C9	89°17'30"	25.00'	38.96'	N45°49'13"E	35.14'
C10	90°42'30"	25.00'	39.58'	N44°10'47"W	35.57'
C11	39°15'40"	15.00'	10.28'	N70°50'08"E	10.08'
C12	85°00'50"	50.00'	74.19'	S86°17'17"E	67.57'
C13	84°13'00"	50.00'	73.49'	S01°40'22"E	67.05'
C14	39°15'40"	15.00'	10.28'	S20°48'18"W	10.08'
C15	90°42'30"	25.00'	39.58'	S44°10'47"E	35.57'
C16	8°37'57"	360.00'	54.24'	S85°13'03"E	54.19'
C17	8°37'57"	300.00'	45.20'	N85°13'03"W	45.16'
C18	89°17'30"	25.00'	38.96'	S45°49'13"W	35.14'
C19	13°53'27"	430.00'	104.25'	S08°07'11"W	103.99'
C20	14°34'38"	75.00'	19.08'	S07°46'36"W	19.03'
C21	18°42'29"	75.00'	24.49'	S08°51'58"E	24.38'
C22	57°13'28"	60.00'	59.93'	S10°23'31"W	57.47'
C23	55°04'04"	60.00'	57.67'	S66°32'17"W	55.47'
C24	38°56'56"	60.00'	40.79'	N66°27'13"W	40.01'
C25	39°45'13"	60.00'	41.63'	N27°06'09"W	40.80'
C26	65°53'34"	60.00'	69.00'	N25°43'14"E	65.26'
C27	27°55'48"	75.00'	36.56'	N44°42'07"E	36.20'
C28	19°22'01"	75.00'	25.35'	N21°03'13"E	25.23'
C29	10°11'44"	370.00'	65.84'	N06°16'20"E	65.75'
C30	90°42'30"	25.00'	39.58'	N44°10'47"W	35.57'
C31	65°54'13"	25.00'	28.76'	S57°30'52"W	27.20'
C32	3°02'13"	397.31'	21.06'	S23°02'38"W	21.06'
C33	16°41'17"	397.31'	115.72'	S13°10'53"W	115.31'
C34	3°50'39"	397.31'	26.66'	S02°54'55"W	26.65'
C35	39°24'49"	15.00'	10.32'	S18°42'49"E	10.12'
C36	18°28'55"	50.00'	16.13'	S29°10'46"E	16.06'
C37	23°22'54"	50.00'	20.40'	S08°14'52"E	20.26'
C38	42°49'33"	50.00'	37.37'	S24°51'21"W	36.51'
C39	55°28'29"	50.00'	48.41'	S74°00'22"W	46.54'
C40	29°12'52"	50.00'	25.49'	N63°38'58"W	25.22'
C41	39°57'53"	15.00'	10.46'	N69°01'28"W	10.25'
C42	3°50'39"	272.31'	18.27'	N02°54'55"E	18.27'
C43	16°41'17"	272.31'	79.31'	N13°10'53"E	79.03'
C44	3°02'13"	272.31'	14.43'	N23°02'38"E	14.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°54'04"W	20.20'
L2	N80°54'04"W	1.95
L3	N89°32'02"W	22.32
L4	S89°32'02"E	20.96
L5	S80°54'04"E	13.72


TRACT 4
TRACT 3
TRACT 2
TRACT 1
SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION
BLOCK 1
THE COUNTRY CLUB ADDITION
LOT 29A
LOT 30A
C1/4 SECTION 28
NW CORNER SCOTT ADDITION
S89°46'40"E 12.81'
S08°13'02"E 5.02'
S89°43'32"E 567.03'
LOT 17 ±9,954 S.F.
LOT 18 ±9,921 S.F.
LOT 19 ±11,731 S.F.
LOT 20 ±11,682 S.F.
LOT 21 ±14,500 S.F.
LOT 22 ±14,611 S.F.
LOT 23 ±14,831 S.F.
LOT 24 ±15,859 S.F.
LOT 25 ±15,698 S.F.
LOT 26 ±15,326 S.F.
LOT 27 ±14,329 S.F.
LOT 16 ±12,287 S.F.
LOT 15 ±11,620 S.F.
LOT 14 ±11,620 S.F.
LOT 13 ±11,922 S.F.
LOT 9 ±12,333 S.F.
LOT 10 ±13,565 S.F.
LOT 11 ±13,239 S.F.
LOT 12 ±14,447 S.F.
LOT 8 ±11,741 S.F.
LOT 7 ±9,375 S.F.
LOT 6 ±9,375 S.F.
LOT 5 ±10,037 S.F.
LOT 4 ±9,584 S.F.
LOT 3 ±9,520 S.F.
LOT 2 ±8,561 S.F.
LOT 1 ±9,968 S.F.
LOT 31 ±14,870 S.F.
LOT 30 ±14,756 S.F.
LOT 32 ±10,625 S.F.
LOT 29 ±14,413 S.F.
LOT 33 ±10,625 S.F.
LOT 28 ±18,458 S.F.
LOT 34 ±11,323 S.F.
LOT 35 ±12,190 S.F.
LOT 36 ±11,558 S.F.
LOT 37 ±10,694 S.F.
LOT 38 ±11,537 S.F.
LOT 39 ±9,784 S.F.
LOT 40 ±8,249 S.F.
LOT 41 ±8,462 S.F.
LOT 42 ±9,501 S.F.
OUTLOT A ±7,500 S.F.
OUTLOT B ±5.56 ACRES
OUTLOT C ±35,030 S.F.
SUNRISE LANE
GENEVA LANE
DRIVE
DOME
DRAW
PHEASANT
ROAD
COURT
CLOUD PEAK RANCH SIXTEENTH FILING
CLOUD PEAK RANCH SECOND FILING
CLOUD PEAK RANCH EIGHTH FILING, PHASE TWO
MYDLAND ROAD
SPARROW HAWK ROAD
SCOTT ADDITION
FUTURE STREET
SCOTT DRIVE
PARK AREA
SOUTH
NORTH
SPARROW HAWK HILL TWO
LOT 5
LOT 6
LOT 8
LOT 9
LOT 10
SW CORNER SCOTT ADDITION
Δ=24°33'45" R=230.00' L=98.60' CB=N12°16'52"E CL=97.85'
Δ=90°06'40" R=25.00' L=39.32' CB=N46°09'48"E CL=35.39'
N89°32'02"W 73.05'
S89°32'02"E 304.59'
S89°32'02"E 314.23'
N89°32'02"W 189.78'
S89°32'02"E 208.94'
S80°54'04"E 198.94'
S80°54'04"E 184.34'
S88°41'41"E 114.23'
S88°49'32"E 113.77'
S88°53'32"E 108.95'
S01°24'18"W
S01°10'28"W
N01°10'28"E
N01°06'28"E
S01°06'28"W
N01°38'30"W 1269.63'
S88°46'52"E 443.50'
N88°46'52"W 610.85'
N88°45'21"W 297.15'
N89°36'20"W 207.54'
S89°00'25"E 85.00'
S89°00'25"E 110.26'
S89°00'25"E 125.00'
S89°00'25"E 110.00'
S89°00'25"E 217.87'
S68°28'28"E 125.00'
S85°09'45"E 125.00'
S78°21'26"E 111.41'
S86°43'17"E 110.45'
S67°29'50"E 109.76'
S65°26'15"E 125.00'
S65°26'15"W 125.00'
N89°32'02"W 139.27'
N75°24'03"W 143.07'
S42°28'40"E 165.35'
S43°43'35"E 149.47'
N65°26'15"W 159.14'
N65°26'15"W 71.55'
N65°26'15"W 15.00'
S65°26'15"E 100.00'
S65°26'15"E 110.00'
S65°26'15"E 124.75'
N24°33'45"E 80.00'
N24°33'45"E 72.84'
N24°33'45"E 100.94'
S24°33'45"W 108.23'
S24°33'45"W 72.84'
N00°59'35"E 91.84'
N00°59'35"E 86.52'
N00°59'35"E 70.00'
N00°59'35"E 66.84'
N00°50'08"E 185.20'
N01°55'54"E 72.89'
N13°12'26"E 66.93'
N04°46'01"E 64.19'
S00°59'35"W 105.59'
S00°59'35"W 105.95'
S00°59'35"W 91.99'
S88°45'48"E 419.55'
S88°45'48"E 90.00'
S89°32'02"E 98.05'
S89°32'02"E 61.27'
S89°32'02"E 68.27'
S89°32'02"E 85.28'
S89°32'02"E 13.73'
S89°32'02"E 21.73'
S89°32'02"E 14.73'
N00°27'58"E 115.91'
N00°27'58"E 111.25'
N00°27'58"E 111.55'
N00°27'58"E 111.90'
N00°27'58"E 112.25'
N00°27'59"E 147.09'
N00°27'58"E 147.09'
N01°10'28"E 237.11'
N01°10'28"E 122.41'
S01°10'28"W 114.65'
S01°10'28"W 12.74'
N46°13'08"E 162.43'
N24°33'45"E 378.01'
N24°33'45"E 352.84'
N21°03'13"E 25.23'
N06°16'20"E 65.75'
N44°42'07"E 36.20'
N44°10'47"W 35.57'
N20°26'15"W 35.36'
N45°59'35"E 35.36'
N02°08'09"E 18.24'
N08°08'14"E 77.47'
N17°44'58"E 75.79'
N23°31'58"E 16.44'
N45°49'13"E 35.14'
N70°50'08"E 10.08'
S86°17'17"E 67.57'
S01°40'22"E 67.05'
S20°48'18"W 10.08'
S44°10'47"E 35.57'
S85°13'03"E 54.19'
N85°13'03"W 45.16'
S45°49'13"W 35.14'
S08°07'11"W 103.99'
S07°46'36"W 19.03'
S08°51'58"E 24.38'
S10°23'31"W 57.47'
S66°32'17"W 55.47'
N66°27'13"W 40.01'
N27°06'09"W 40.80'
N25°43'14"E 65.26'
N44°42'07"E 36.20'
N21°03'13"E 25.23'
N06°16'20"E 65.75'
N44°10'47"W 35.57'
S57°30'52"W 27.20'
S23°02'38"W 21.06'
S13°10'53"W 115.31'
S02°54'55"W 26.65'
S18°42'49"E 10.12'
S29°10'46"E 16.06'
S08°14'52"E 20.26'
S24°51'21"W 36.51'
S74°00'22"W 46.54'
N63°38'58"W 25.22'
N69°01'28"W 10.25'
N02°54'55"E 18.27'
N13°10'53"E 79.03'
N23°02'38"E 14.43'
(R)60.00'
75.43' 64.55' 24.51' 105.00' 104.24' 23.73' 169.57'
10.0' 10.0' 10.0'
15.95' 89.05' 105.00' 104.23'
15.0' 5.0'
50.00' 191.49' 309.66'
76.90' 83.00' 83.00' 61.69'
10.83' 15.0'
24.68' 11.91'
98.05' 61.27' 68.27' 85.28'
13.73' 21.73' 14.73'
100.80' 139.60' 147.09' 147.09' 114.70' 122.41'
502.09' 60.00'
95.00' 70.00' 75.00' 75.00' 85.00' 75.17'
352.84' 378.01' 46.34'
304.59' 208.94' 120.72' 88.22'
114.70' 237.11'
244.91' 130.26' 118.17'
144.71' 114.65'
251.67' 1072.59'
454.44' 603.82'
158.26' 358.76'
200.50' 116.55' 40.0' 108.23'
159.14' 30.0'
72.84' 125.00'
133.11' 70.00'
63.11' 85.00'
66.84' 57.36' 124.20'
91.84' 80.00' 171.84'
185.20' 105.20'
90.29' 80.00' 47.58' 139.67'
105.59' 105.95' 91.99' 149.85'
15.0' 5.0' TYPICAL
0.25' WC
0.50' WC
13.23' 59.76' 38.76' 28.67'
72.89' 66.93' 64.19'
20.0' 30.0'
N65°26'15"W 15.00'
S65°26'15"E 15.00'
S65°26'15"E 125.00'
S65°26'15"E 124.75'
S65°26'15"E 110.00'
S65°26'15"E 125.00'
S65°26'15"E 125.00'
S65°26'15"E 125

PRELIMINARY PLAT
CLOUD PEAK RANCH 21ST FILING

SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

AREA OF 42 LOTS ±11.59 ACRES
AREA OF 3 OUTLOTS ±6.54 ACRES
AREA OF ROADS ±3.71 ACRES
TOTAL = ±21.84 ACRES

ZONED: R-1 RESIDENTIAL

SCALE: 1"= 60'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-60 0 30 60 120 240

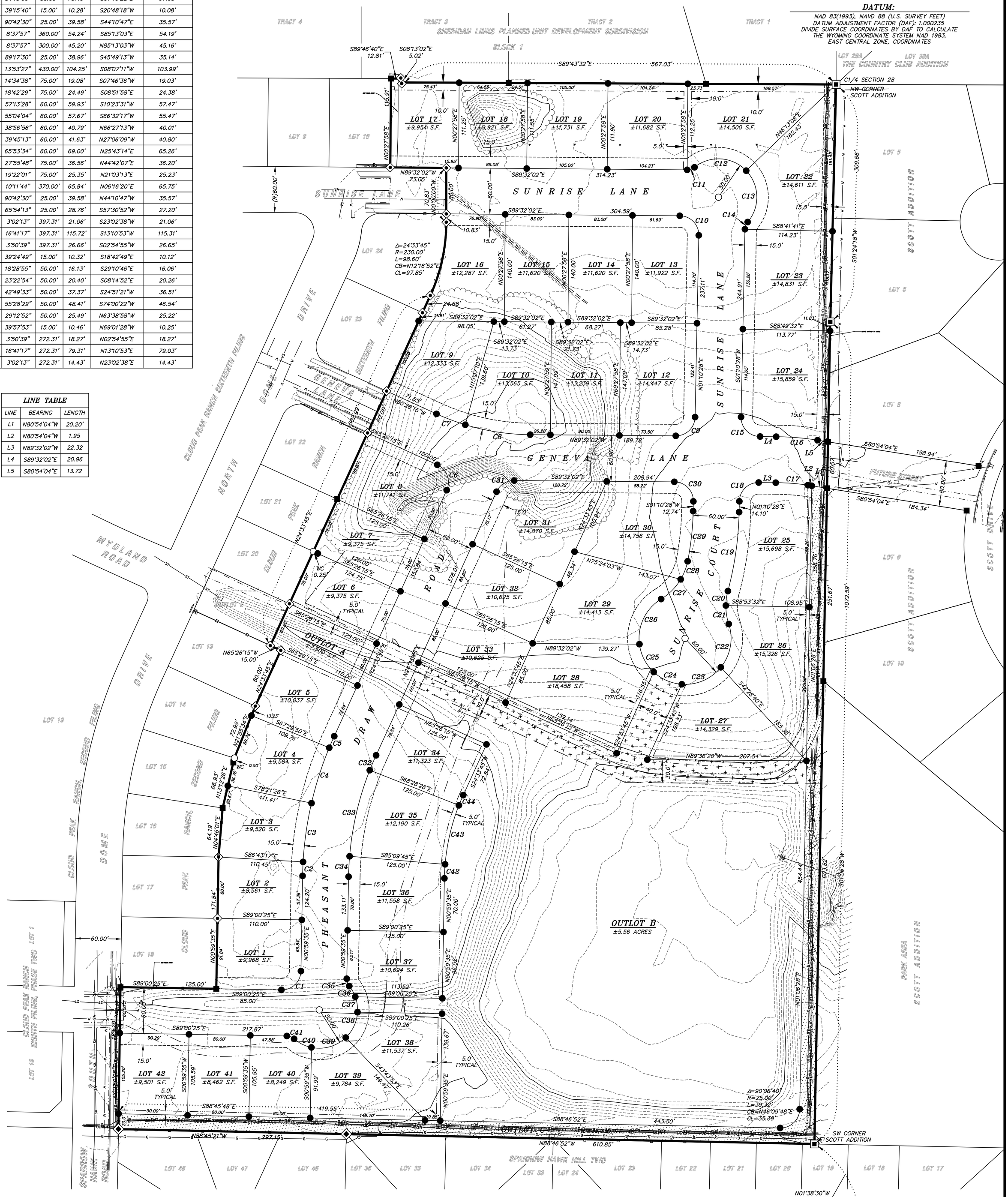
(U.S. SURVEY FEET)
1 inch = 60 foot

DATUM:

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	N45°59'35"E	35.36'
C2	2°17'07"	457.31'	18.24'	N02°08'09"E	18.24'
C3	9°43'04"	457.31'	77.56'	N08°08'14"E	77.47'
C4	9°30'24"	457.31'	75.88'	N17°44'58"E	75.79'
C5	2°03'35"	457.31'	16.44'	N23°31'58"E	16.44'
C6	90°00'00"	25.00'	39.27'	N20°26'15"W	35.36'
C7	7°40'25"	300.00'	40.18'	S69°16'27"E	40.15'
C8	16°25'22"	300.00'	85.99'	S81°19'21"E	85.70'
C9	89°17'30"	25.00'	38.96'	N45°49'13"E	35.14'
C10	90°42'30"	25.00'	39.58'	N44°10'47"W	35.57'
C11	39°15'40"	15.00'	10.28'	N70°50'08"E	10.08'
C12	85°00'50"	50.00'	74.19'	S86°17'17"E	67.57'
C13	84°13'00"	50.00'	73.49'	S01°40'22"E	67.05'
C14	39°15'40"	15.00'	10.28'	S20°48'18"W	10.08'
C15	90°42'30"	25.00'	39.58'	S44°10'47"E	35.57'
C16	8°37'57"	360.00'	54.24'	S85°13'03"E	54.19'
C17	8°37'57"	300.00'	45.20'	N85°13'03"W	45.16'
C18	89°17'30"	25.00'	38.96'	S45°49'13"W	35.14'
C19	13°53'27"	430.00'	104.25'	S08°07'11"W	103.99'
C20	14°34'38"	75.00'	19.08'	S07°46'36"W	19.03'
C21	18°42'29"	75.00'	24.49'	S08°51'58"E	24.38'
C22	57°13'28"	60.00'	59.93'	S10°23'31"W	57.47'
C23	55°04'04"	60.00'	57.67'	S66°32'17"W	55.47'
C24	38°56'56"	60.00'	40.79'	N66°27'13"W	40.01'
C25	39°45'13"	60.00'	41.63'	N27°06'09"W	40.80'
C26	65°53'34"	60.00'	69.00'	N25°43'14"E	65.26'
C27	27°55'48"	75.00'	36.56'	N44°42'07"E	36.20'
C28	19°22'01"	75.00'	25.35'	N21°03'13"E	25.23'
C29	10°11'44"	370.00'	65.84'	N06°16'20"E	65.75'
C30	90°42'30"	25.00'	39.58'	N44°10'47"W	35.57'
C31	65°54'13"	25.00'	28.76'	S57°30'52"W	27.20'
C32	3°02'13"	397.31'	21.06'	S23°02'38"W	21.06'
C33	16°41'17"	397.31'	115.72'	S13°10'53"W	115.31'
C34	3°50'39"	397.31'	26.66'	S02°54'55"W	26.65'
C35	39°24'49"	15.00'	10.32'	S18°42'49"E	10.12'
C36	18°28'55"	50.00'	16.13'	S29°10'46"E	16.06'
C37	23°22'54"	50.00'	20.40'	S08°14'52"E	20.26'
C38	42°49'33"	50.00'	37.37'	S24°51'21"W	36.51'
C39	55°28'29"	50.00'	48.41'	S74°00'22"W	46.54'
C40	29°12'52"	50.00'	25.49'	N63°38'58"W	25.22'
C41	39°57'53"	15.00'	10.46'	N69°01'28"W	10.25'
C42	3°50'39"	272.31'	18.27'	N02°54'55"E	18.27'
C43	16°41'17"	272.31'	79.31'	N13°10'53"E	79.03'
C44	3°02'13"	272.31'	14.43'	N23°02'38"E	14.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°54'04"W	20.20'
L2	N80°54'04"W	1.95
L3	N89°32'02"W	22.32
L4	S89°32'02"E	20.96
L5	S80°54'04"E	13.72



LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PE&LS 3864
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" BRASS CAP PER PLS 537
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- WC WITNESS CORNER
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- UTILITY EASEMENT LINE
- DRAINAGE EASEMENT LINE
- LANDSCAPE AND FENCE MAINTENANCE EASEMENT LINE
- SANITARY SEWER, LANDSCAPE AND FENCE MAINTENANCE EASEMENT

NOTES: SHEET 2 OF 2

±7,500 S.F. — **OUTLOT A:** UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS ACCESS FOR A PUBLIC PATHWAY, LANDSCAPE AND FENCE MAINTENANCE EASEMENT. THE CITY OF SHERIDAN SHALL BE GRANTED ENCUMBRANCES, SEE NOTE 1: SHEET 1 OF 2.

±5.56 ACRES — **OUTLOT B:** UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE CLOUD PEAK RANCH HOMEOWNER'S ASSOCIATION WITH USE AS SURFACE DRAINAGE, STORM DRAIN, SANITARY SEWER, LANDSCAPE AND FENCE MAINTENANCE EASEMENT. THE CITY OF SHERIDAN SHALL BE GRANTED ENCUMBRANCES, SEE NOTE 1: SHEET 1 OF 2.

±35,030 S.F. — **OUTLOT C:** UNDEVELOPED OPEN SPACE DEDICATED TO THE CITY OF SHERIDAN WITH USE AS AN ACCESS FOR A PUBLIC PATHWAY, LANDSCAPE AND FENCE MAINTENANCE EASEMENT.

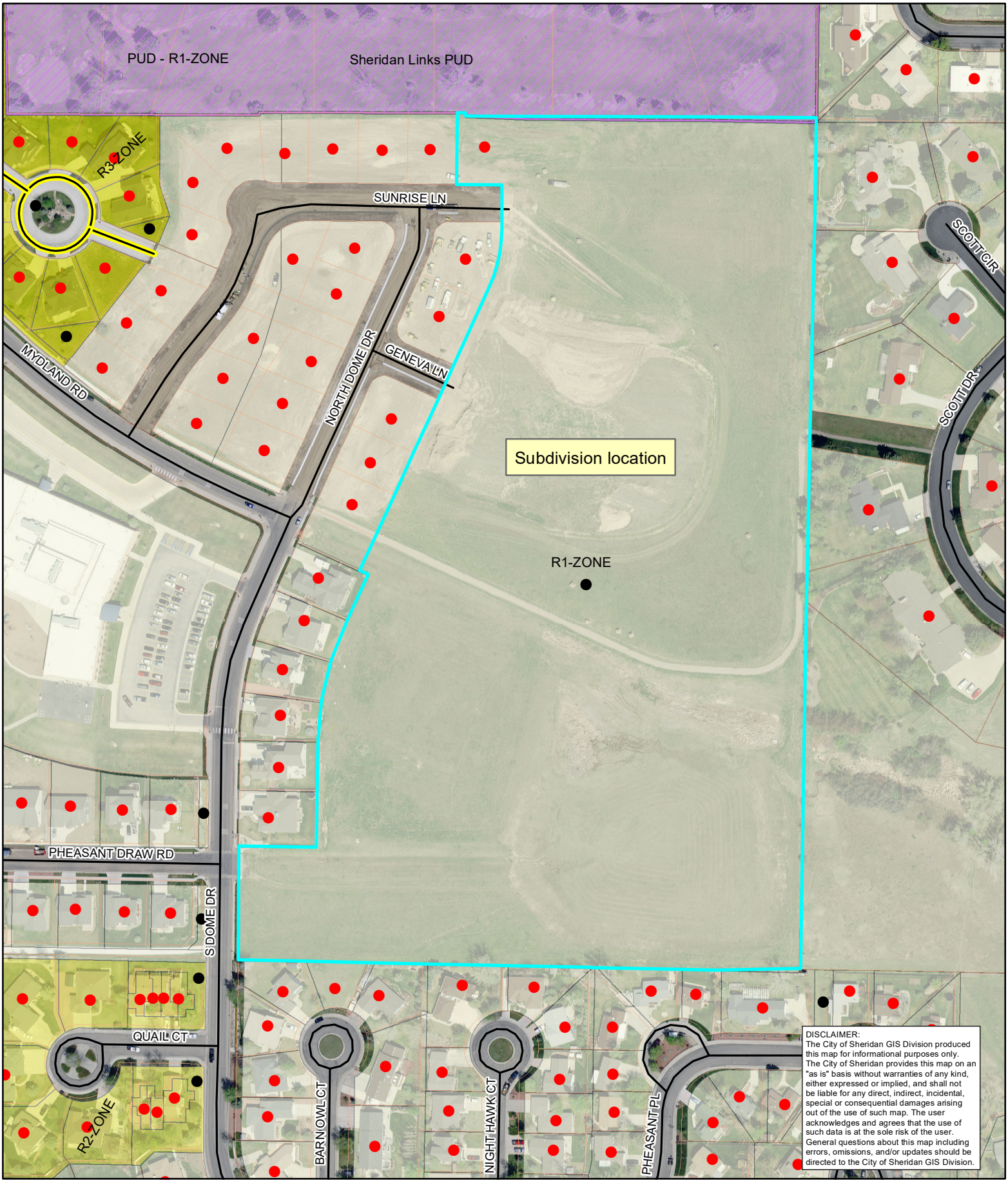
PRELIMINARY PLAT
OF
CLOUD PEAK RANCH 21ST FILING

SITUATED IN THE SE1/4NW1/4 AND THE E1/2SW1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: SYSTEM LAND, LLC
ATTN: DONALD B. ROBERTS
20 PINE LANE
SHERIDAN, WY 82801

JN: 2002-101 SJ: 35
DN: 2002-101 CPR 21ST FILING
PF: T2002-101_CPR21
REVIEWED BY: NWS & JSP
JULY 15, 2019
SHEET 2 OF 2



CITY OF Sheridan WYOMING

Cloud Peak Ranch 21st Filling

N

0 70 140 280 Feet

Name: sgoodman Date: 07/08/2019