

LINE	BEARING	DISTANCE
L1	S 11°04'14" W	15.14'
L2	N 78°56'28" W	156.65'
L3	N 44°56'06" E	15.17'
L4	N 55°33'11" E	14.97'
L5	N 34°26'49" W	72.66'
L6	N 55°33'11" E	137.76'
L7	N 55°33'11" E	101.75'
L8	S 65°27'17" W	106.10'
L9	S 11°08'31" W	27.08'
L10	S 11°04'14" W	15.14'
L11	N 56°33'11" E	86.03'
L12	S 57°04'10" E	42.95'
L13	N 57°03'47" W	66.00'
L14	S 32°55'50" W	52.76'
L15	N 55°33'11" E	15.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	690.00'	407.99'	402.07'	N 61°59'59" W
C2	675.00'	125.09'	124.91'	N 39°45'22" W
C3	180.00'	109.95'	108.25'	N 38°03'13" E
C4	180.00'	222.18'	208.34'	S 89°05'08" E
C5	690.00'	234.82'	233.59'	N 69°11'22" W
C6	690.00'	107.14'	107.03'	N 49°30'32" W

DIRECTOR OF PUBLIC WORKS  
CERTIFICATE OF APPROVAL

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 3 day of May, 2021, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CITY OF SHERIDAN  
PLANNING COMMISSION  
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 12th day of April, 2021.

Attest: Vice-Chairman      Chairman

CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 14th day of April, 2021.

Attest: City Clerk      Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 1:45 o'clock P.M., This 7 day of May, 2021. And is duly recorded in Book M-79, Page No. N/A, as Plat.

Kimberly Heinich, County Clerk

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of AMENDED SBA MINOR SUBDIVISION TRACT 01 as recorded in WD Book 563, Page No. 33, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as THE MARKETPLACE

A TRACT OF LAND LOCATED IN A PART OF THE S1/2SW1/4, SECTION 10, AND THE N1/2NW1/4 SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Beginning At A Point Which Is Located South 57°58'21" East, A Distance Of 1891.45 Feet From The Northwest Corner Of Said Section 15, Said Point Being On The East Right Of Way Of North Main Street;

Thence With Said Right Of Way North 78°55'46" West, A Distance Of 258.20 Feet To A Point;

Thence Continuing With Said Right Of Way South 11°04'14" West, A Distance Of 15.14 Feet To A Point;

Thence Continuing With Said Right Of Way North 78°56'28" West, A Distance Of 156.65 Feet To A Point;

Thence Continuing With Said Right Of Way With A Curve Turning To The Right With An Arc Length Of 407.99 Feet, A Radius Of 690.00 Feet, A Chord Bearing Of North 61°59'59" West, A Chord Length Of 402.07 Feet;

Thence Continuing With Said Right Of Way North 44°56'06" East, A Distance Of 15.17 Feet To A Point;

Thence Continuing With Said Right Of Way With A Non-tangent Curve Turning To The Right With An Arc Length Of 125.09 Feet, A Radius Of 675.00 Feet, A Chord Bearing Of North 39°45'22" West, A Chord Length Of 124.91 Feet;

Thence Continuing With Said Right Of Way North 34°26'49" West, A Distance Of 511.00 Feet To A Point;

Thence Continuing With Said Right Of Way North 55°33'11" East, A Distance Of 14.97 Feet To A Point;

Thence Continuing With Said Right Of Way North 34°26'49" West, A Distance Of 72.66 Feet To A Point;

Thence Leaving Said Right Of Way North 55°33'11" East, A Distance Of 137.76 Feet To A Point;

Thence South 77°06'01" East, A Distance Of 183.01 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 109.95 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of North 38°03'13" East, A Chord Length Of 108.25 Feet;

Thence North 55°33'11" East, A Distance Of 101.75 Feet To A Point;

Thence With A Curve Turning To The Right With An Arc Length Of 222.18 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of South 89°05'08" East, A Chord Length Of 208.34 Feet;

Thence North 35°25'16" East, A Distance Of 200.29 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said Right Of Way South 53°44'06" East, A Distance Of 675.80 Feet To A Point;

Thence Leaving Said Right Of Way South 14°29'43" East, A Distance Of 187.75 Feet To A Point;

Thence South 11°03'56" West, A Distance Of 547.86 Feet To A Point;

Thence South 65°27'17" West, A Distance Of 106.10 Feet To A Point;

Thence South 11°08'31" West, A Distance Of 27.08 Feet To The Point Of Beginning, Having An Area Of 23.31 Acres more or less.

AND THAT THIS SUBDIVISION, 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 PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THIS 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 SEWER, WATER LINES, 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.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

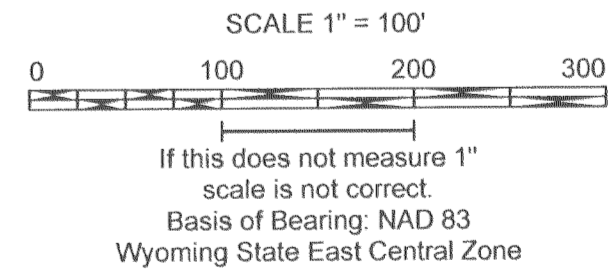
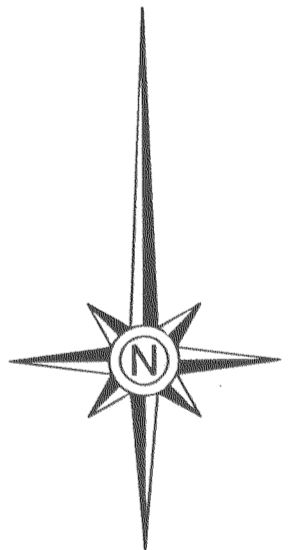
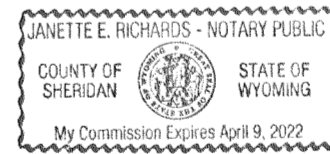
EXECUTED THIS 22 DAY OF April, 2021 BY,

James F. Jellis, V.P.  
OWNER

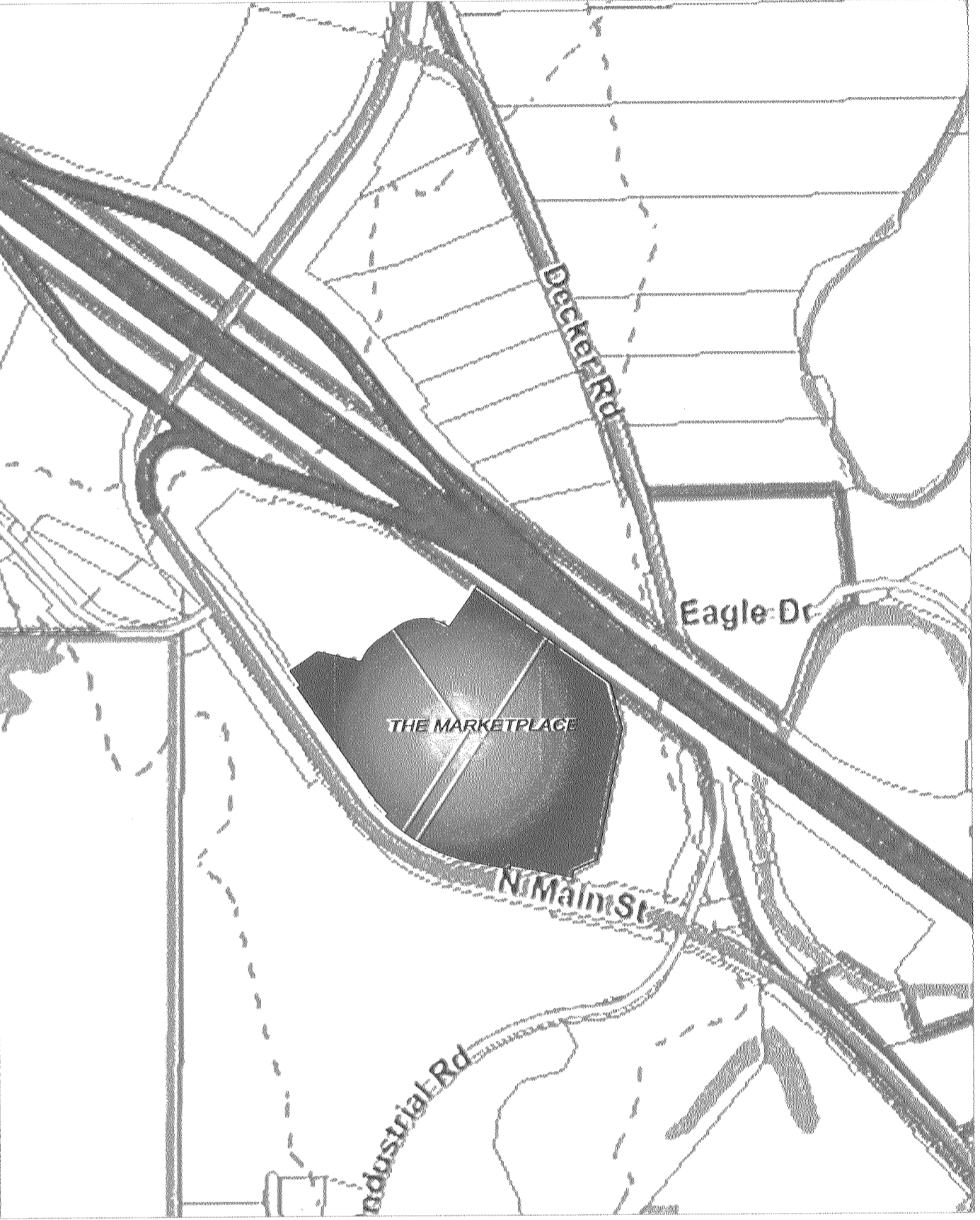
STATE OF WYOMING )  
SHERIDAN COUNTY ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF April, 2021, BY James F. Jellis, Commissioner, Expires April 9, 2022.

Witness My Hand and Official Seal  
Laurette S. Richards  
NOTARY PUBLIC



NOTICE  
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

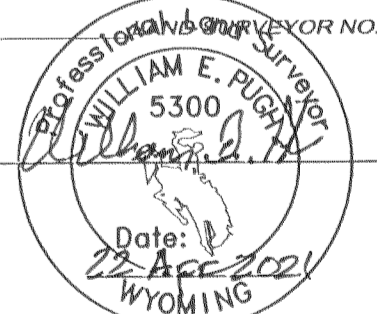


LOCATION MAP  
NTS

OWNER  
JOHN E. RICE & SONS, INC.  
DBA WRENCH RANCH  
247 DECKER ROAD  
SHERIDAN, WYOMING 82801

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, 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 THE MARKETPLACE, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT HIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT.

Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request
2	2 Mar 2021	Final Plat for City of Sheridan Planning Commission Road Name Change				WEP
1	2 Feb 2021	Final Plat for City of Sheridan Planning Commission				WEP

M-79

Client:	JOHN E RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WY 82801	Prepared By:	wood.
Drawn: WEP	Checked:	Approval: WEP	Date: 12/28/2020
Sheet: 1 OF 1	Rev: 1		