



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EISELE TURF ESTATES SUBDIVISION
TRACTS 1-8**

Sheridan, Wyoming

THIS DECLARATION made this 30th day of April, 2019, by **JOHN E. RICE & SONS, INC., d/b/a WRENCH RANCH**, hereinafter referred to as Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in Sheridan, Wyoming, which is more particularly described and set forth in the Eisele Turf Estates plat as filed in with the County Clerk, Sheridan County, Wyoming, and described in **Exhibit A**, which is attached hereto and incorporated herein (referred to herein as the "Lands" and/or the "Subdivision").

NOW, THEREFORE, Declarant hereby declares that Lands shall be held, transferred, sold, conveyed or contracted to be conveyed by Declarant subject to all conditions, restrictions, reservations and covenants now on record and upon the following express conditions, provisions, reservations, restrictions, servitudes and covenants (hereafter referred to as "covenants"). Each and every covenant is for the benefit of each owner of land therein. These covenants shall run with the Lands and inure and pass with said property and each and every parcel of land therein. These covenants shall be binding on all owners of the Lands and their successors in this interest, regardless of how that interest is acquired. This includes, but is not limited to, adverse possessors, lessees and purchasers at mortgage foreclosure sales. These covenants are imposed pursuant to a general plan for the improvement and benefit of Eisele Turf Estates.

It is the intention of the Declarant that the Lands be developed and maintained as a highly desirable rural residential area. The purpose of the following covenants is that the

present natural beauty, growth, native setting and surroundings shall always be protected in conjunction with the uses and structures permitted by the Declarant.

ARTICLE I - Use and Other Restrictions

(1) Use of the Lands shall be in accordance with (a) all requirements of the Wrench Ranch Properties, Revised Master Plan – Phase Two – Parcel Two Amendments, a copy of which is attached hereto as **Exhibit B** (referred to herein as the "Master Plan"); and (b) City of Sheridan Gateway Ordinance (Ord. 2066) as set forth in the City of Sheridan Municipal Code (referred to herein as the "Gateway Ordinance") as modified by the Master Plan. To the extent provisions in this document are inconsistent with the Master Plan, the provisions of the Master Plan shall control.

(2) No re-subdivision of any Tract shall be permitted. No more than one single family residence is permitted to be constructed on any Tract.

(3) All Tracts in the Subdivision shall be used for single family residential and recreational purposes. No manufacturing or commercial Enterprise of any kind for profit shall be maintained on, in front of, or in connection with the lands in the Subdivision, except the lands of this Subdivision may be used for home occupations. A home occupation use is a use (1) clearly incidental to or secondary to the residential use of the dwelling on the property; (2) carried on within the dwelling by one or more occupants of the dwelling and does not employ anyone not residing in the dwelling; (3) does not display or create outside the dwelling and its exterior evidence of the operation of the home occupation; and (4) does not involve the operation of a store, the sale of merchandise, the keeping of stock in trade, the use of the premises for

commercial camping, commercial recreation, commercial overnight parking, or the presence or visitations of clients and/or customers. This paragraph shall not be construed to prevent the parking of not more than two commercial automobiles, trucks or trailers which are used by the occupant of the dwelling provided that the automobiles, trucks or trailers which are used by the occupant of the dwelling are parked within an approved garage, outbuilding or hidden from public view and that the parking otherwise complies with the covenants contained herein.

(4) All buildings erected on any Subdivision Tract shall be a single family dwelling with an attached or detached 2 or more car garage and other outbuildings, corrals, water impoundments, or other structures that may be approved by the HOA. A single family residence shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garages of 1500 square feet. One and one-half story structures shall be permitted with a ground floor area devoted to living purposes, exclusive of porches, terraces and garages of a minimum of 1,400 square feet and the one-half story not to exceed 50% of the ground floor area. No building constructed or erected on any Tract shall present a solid two story facade without a change in the roofline.

**(5) RURAL LIVING DISTRICT:
SETBACK & HEIGHT
STANDARDS**

TABLE R-2 RURAL LIVING SETBACK & HEIGHT STANDARDS	
Location	Width/Height
<u>Building Setback</u>	
I-90	50'
Decker Road	15'
Local Internal Streets	15'
Side Yard Within Planning Area	7.5'



Rear 15'
Height Limitations
Principal Use (4 story Max.)
45'

(6) Only new construction shall be permitted for all buildings or residences in the Subdivision, and such construction shall be of good quality and appearance and the exterior design shall harmonize with existing structures and native setting of the area as approved by the HOA. Professional architectural drawings and/or plans shall be submitted to the HOA for approval for all construction, additions and modifications of any residences, outbuildings, fences, corrals, water impoundments, or other structures. All water impoundments shall require the submission of plans and designs approved by a licensed professional engineer assuring no disturbance with existing sub-surface aquifer and pass through of all unadjudicated surface waters. The HOA shall disapprove construction of water impoundments unless adequate assurances of no material effect of existing surface and sub-surface waters are provided.

(7) Modular homes may be allowed with Approval of HOA.

(8) No structure on any Tract may be inhabited until it has been completely enclosed and substantially completed and sanitary facilities and utilities have been installed.

(9) No structure of a temporary character, a mobile home, trailer, basement, tent, garage, barn or other building shall be built or moved onto any Tract at any time and used as residence or other building either temporarily or permanently, with the sole exception of a temporary contractor's shed and/or trailer and temporary sanitary facilities may be erected and used during the period of construction. Provided, however, recreational vehicles owned by the landowner may be stored on the premises in an outbuilding or other enclosed structure which plans for construction have been approved by the HOA and constructed in accordance with these covenants.

(10) No Tract within the Subdivision shall be split, provided that nothing herein shall preclude a purchaser from buying one or more Tracts.

(11) Residences, outbuildings, fences, walls, exterior lighting facilities, domestic water or waste water disposal systems or other structures may be constructed, replaced or altered on any Tract within the Subdivision only after the plans and specifications showing the location of the structure and the plans and specifications for construction or alteration have been approved by the HOA as to the quality of workmanship and materials. The HOA shall require harmony of colors to blend with the surrounding area and harmony external design with the existing structures and/or location with respect to topography, finished grade, elevation and compliance with the covenants herein. The HOA shall specifically disallow bright, shiny external finishes.

(12) A purchaser of any Tract or Tracts within the Subdivision shall complete exterior construction within one hundred eighty (180) days of commencement of construction. In the event of the failure of the owner of the Tract or Tracts to substantially complete exterior construction within one hundred eighty (180) days after commencement thereof, the HOA shall have the right to retake possession of the premises and pay the purchaser the original purchase price for the Tract or Tracts plus fifty percent (50%) of the actual construction cost of any improvements thereon, less either the reasonable cost of removal of such construction, backfill, foundations or any other work required to return the Tract or Tracts to the original condition or the reasonable cost of completion of such construction, whichever shall be the lesser amount. Completion of home will be 1 year from date of construction.

(13) All exterior finish shall be of wood, stone, brick or other such materials as may be approved by the HOA. Painted surfaces shall be of earth tones. Earth tone stucco materials shall be allowed. Soffit, fascia and trim may be of other materials as approved by the

HOA, but shall not include bright, shiny external finishes.

(14) Yard fences must be approved by the HOA. Any other fence or fences other than those constructed by the Declarant shall have to be approved by the HOA. Declarant shall have the right to construct fences of any type without approval from the HOA.

(15) Chimneys shall be of stone, brick or lap siding of natural color. No metal chimneys shall be allowed. All chimneys, flues, fireplaces, including outdoor fireplaces or facility of any type, designed to contain a fire must be installed with a spark retardant screen designed to contain sparks that may cause fire outside its confines. Any material used for burning in any fireplace, woodstove or any other type of heating stove or facility must be stored such that it is not visible from the front of the building envelope and does not extend in front of the rear line of the residence unless approved by the HOA.

(16) Roofs shall be black, dark charcoal gray or brown earth tones in color and be of asphalt shingles, cedar shakes, cement or other such material as may be approved by the HOA. The HOA in its discretion may approve metal roofs however, bright shiny, metallic finishes will be disapproved.

(17) No building material shall be stored on any Tract for a period of longer than thirty (30) days unless substantial construction is actually in progress.

(18) All area disturbed by construction shall be returned to natural conditions and replanted within one growing season with suitable ground cover.

(19) All lands, buildings, structures, fences, and other improvements shall always be maintained and kept in good repair.

(20) Basketball boards or other sporting equipment shall be attached to the house, garage or other building and not supported on separate posts unless no part thereof extends in front of rear line of the residence.



(21) No junk, inoperable or unlicensed automobiles, mechanized vehicles of any type, boat, camper or other recreational type vehicle, shall be situated or parked on any Tract in the Subdivision for more than seven (7) consecutive days, nor more than twenty-eight (28) days within any calendar year, unless such vehicle or equipment or implement is enclosed in a garage or other outbuilding. No mechanical repair may take place outside an enclosed building. No parking shall be allowed within the boundaries of any road right of ways. Trailers, farm equipment must be hidden from public view at all times.

(22) No gasoline or other type of fuel, except propane, shall be stored in tanks or containers located above or on the surface of the ground. Propane tanks shall be located such that they are not visible from the front view of the building envelope and shall not be located in front of the rear line of the residence. All propane tanks shall be enclosed in a screen approved by the HOA.

(23) Necessary outbuildings, corrals, water facilities and other structures for the purpose of keeping horses or mules shall be permitted on any Tract, provided however that arenas for roping shall not be allowed due to dust and noise. Corrals and/or paddocks shall be kept free of weeds and shall be cleaned of manure on a regular basis so not to create noxious odors. Corral/paddock facilities shall be approved by the HOA as to size and materials for construction. No "hot walker" or other equestrian exercising equipment shall be placed in front of the rear line of the residence, such equipment shall not be visible from the front of the building envelope unless approved by the HOA.

(24) No portion of the Subdivision shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such trash, garbage or other waste shall be kept in sanitary containers which are to be housed within enclosures and all containers shall be secure against spilling and shall be removed to a public land fill at time of disposal. The burning of garbage or trash in incinerators or by any other means is

prohibited. Normal agricultural ditch burning may be permitted if done with care and discretion in conformity with Local, State and Federal regulations and the Board of Directors.

(25) Homeowners shall be required to take all measures necessary to eliminate noxious weeds at their own expense and comply with all local, state and federal regulations. The definition of a noxious weed shall be that imposed by the Sheridan County Weed and Pest Control, and/or the HOA.

(26) The common driveways shall be constructed by the Declarant as depicted in the plat. Maintenance of the common driveways shall be the responsibility of the Tract owners with common driveway. Maintenance of the fencing shall be shared equally by the Homeowners sharing the applicable boundary fence.

(27) No weeds or unsightly growth of plants shall be permitted to grow or remain upon any Tract in the Subdivision, and all Tracts shall be kept cleared of any trash, debris or waste.

(28) No noxious or offensive activities shall be carried on within the Subdivision or upon any Tract at any time, nor shall anything be done which may constitute an annoyance or nuisance to another owner within the Subdivision. The HOA shall determine whether any use is an annoyance or nuisance.

(29) Since it is the desire to retain the Subdivision in as near its natural state as possible and to maintain peace and quiet in the area, there shall be no hunting, discharge of firearms, archery hunting, or fireworks in the Subdivision. No trapping of any kind unless approved by the HOA shall be allowed. Feeding of wildlife shall be in conformance with state and local wildlife, game and fish authorities' practices and procedures.

(30) No birds, dogs, cats, pets, poultry, rabbits, llamas, animals or livestock of any type shall be raised, bred, or kept for any commercial purpose on any block. Llamas, goats, swine, stallions, cattle, donkeys, bulls, sheep, ostrich,

emu, poultry and rabbits are expressly forbidden and none shall be kept at any time on any block for any purpose. A maximum of two grazing animals (horses, mules, cattle, burros, donkeys, llamas, alpacas), including 4-H animals, shall be kept on a Tract at any one time. Owners shall follow proper land management procedures to prevent overgrazing or erosion of the land in the Subdivision. No over grazing shall be allowed on any Tract.

The HOA shall have exclusive right to determine when overgrazing or erosion is threatened by the acts of the property owners. Should the owner of a Tract have grazing animals, there shall be constructed on the Tract a corral with an attached barn/loafing shed with sufficient space for each animal for the care and feeding of the animals. An Owner shall not allow any animals to escape from the Tract. No pigs, turkeys, ducks or similar animal will be allowed on any Tract.

(31) All Tracts shall comply with the Site Planning Guidelines set forth in the Wrench Ranch Properties, Revised Master Plan – Phase Two – Parcel Two Amendments, a copy of which is attached hereto as **Exhibit B**

(32) Owner shall keep their Tracts free from unsightly conditions through grazing and/or mowing.

(33) Any dog, cat or other pet which may be kept shall not become a nuisance. No pet shall at any time be permitted to run at large, and all pets shall be kept either in the dwelling or in an approved enclosure unless under the direct and immediate control of the owner.

(34) All motorcycles and motorcycle type of transportation, including but not limited to motorbikes, trail bikes, any all-terrain vehicles, as well as all snow machines, recreational vehicles, trucks, pick-ups, automobiles and vehicles of any kind shall comply with legal licensing requirements both as to the vehicle and the driver or operator thereof, shall comply with and obey all laws, rules and regulations of the State of Wyoming and the County of Sheridan relating to ownership, licensing, operation and use of the foregoing means of transportation,



whether on public roads or on individually owned Tracts.

(35) Motorcycles, all-terrain and similar type vehicles, motorbikes, trail bikes and snow machines and snow vehicles of any and all types shall be used only to enter and exit from the public roads to the private Tracts. It is strictly prohibited to operate such foregoing means of transportation in a recreational use, no unsafe, noisy or offensive manner on or in the Subdivision and operation thereof shall be limited to only ingress and egress as stated above. In addition, all vehicles of any kind shall be operated at a noise level which are at least as quiet as factory noise level. No vehicles of any kind shall be allowed on the walking/riding paths or in the common areas except in the case of needed maintenance and/or repair as approved by the HOA.

(36) Any and all wells drilled on the property shall be used for domestic, stock water and irrigation. Sale of water for profit shall be prohibited.

(37) John E. Rice & Sons, Inc. d/b/a Wrench Ranch hereby reserves to itself, its successor and/or assigns, perpetual easements across such land in the Eisele Turf Estates, along all irrigation and drainage swales and ditches presently in existence.

(38) Utility easements as depicted on the plat are hereby reserved for the installation of driveways and utilities, including but not limited to electricity, gas, telephone, sewer, water, TV cable or other public or quasi-public utility service purposes together with the right of entry at any time for the purpose of maintenance or construction.

(39) Any and all utilities placed within the Subdivision shall be underground.

(40) Any swimming pools with the exception of children's wading pools not exceeding eight feet in diameter, tennis courts or other outdoor recreational facilities which are to be constructed or located in the Subdivision shall have prior approval as to design and location from the HOA

(41) No television or other communication towers or structures including satellite dishes exceeding four (4) feet in diameter shall be placed in front of the rear line of the dwelling and shall be enclosed or screened from view. Any such tower or structure that exceeds three (3) feet above the building roof line shall be first approved by the Board of Directors.

(42) No outside illumination equipment, fixtures or yard lights detached from the residence, garage or other building shall be constructed unless attached to a post or pole which shall not exceed eight (8) feet in height and which post or pole shall conform to the general architectural plan of the dwelling. All connections for such detached illumination shall be underground. This paragraph shall not be construed to prevent Christmas lights from December 1 to January 10 of each Christmas season.

(43) Excavation for stone, gravel or earth on any Tract is prohibited. Excavation for construction purposes is permitted, but only after construction has commenced and during the construction period. The Declarant and/or the HOA reserve the right to remove the excavated stone, gravel or earth for construction of roads in the Subdivision.

(44) Walking/Riding paths herein referred to as walking/riding paths shall be provided as depicted on the plat and shall create an easement for the use and enjoyment of the landowners in the Subdivision. Paths shall be fenced out of the individual Tracts. Such easements are for the use and benefit of the owners and shall not be used for any commercial activities. The easement shall include right of entry for maintenance and improvement of the path. The easements for paths are reserved unto and appurtenant to lands owned by John E. Rice & Sons, Inc., d/b/a Wrench Ranch, its assigns and/or successors in interest.

(45) No flood irrigation shall be used within the Subdivision.

(46) Additional restrictions or covenants not in conflict with the covenants herein may be made by appropriate provision in any contract or deed for sale or conveyance of a Tract. Such additional restrictions shall inure to the benefit of and be binding upon the parties in the same manner as they have been expressed herein.

ARTICLE II – HOA

(1) It is the intent of these covenants to create one HOA for the Eisele Turf Estates.

(2) The HOA shall consist of the Declarant and an Architect selected by the Declarant until such time as 6 out of the 8 Tracts within the Subdivision have been sold at which time the owners of said Tracts shall elect three

(3) Tract owners to replace the Declarant. These HOA board members shall serve one (1) year terms with elections to be held annually following the date of the first election. Upon the death or resignation of any HOA board member, the remaining members of the HOA shall have the authority to designate a successor from the Tract owners who shall remain on the board until the next election.

(4) Elections to HOA board shall be held at the annual meeting. Notice of the meeting shall be mailed to all property owners within the Eisele Turf Estates at the address given to the HOA secretary.

(5) At a meeting, each Tract shall have one vote.

(6) The members of the HOA shall elect a chairman who may also serve as secretary unless another member shall be designated as such. The secretary shall keep a minute record of all proceedings and actions taken by the HOA and shall be responsible for all correspondence. Meetings of the HOA may be called at any time by the chairman as required to transact any business, and the HOA may formulate its own rules and regulations for the calling of such meetings and conduct of its business. Upon the purchase of a Tract, the purchaser shall be provided with the names of the members of the HOA.



(7) The HOA shall have the obligation of providing for the care, operation, management, maintenance, repair and replacement of common easements. Without limiting the generality of the foregoing, said obligations shall include the keeping of such common easements and improvements thereon in good, clean, attractive, sanitary condition, order, repair, and desirable; and making necessary and desirable alterations, additions, betterment, improvement to or on the common easements.

(8) The HOA shall have the right to make and enforce reasonable and uniformly applied rules and regulations governing the use of the easements and common property to assure equitable use and enjoyment by all persons within the Eisele Turf Estates.

(9) Prior to construction on private lands or any other matter designated for approval by the HOA, the owner of said private lands or the person contemplating such construction must submit preliminary plans and specifications to the HOA, which plans and specifications shall include the following: (a) finished grades; (b) finished floor elevations; (c) floor plans; (d) roof plans; (e) site location plat; (f) all four exterior elevations; (g) exterior colors. Within thirty (30) days after receiving the plans and specifications for such construction or other matter, the HOA shall either approve or disapprove the plans and specifications which approval or disapproval shall be in writing. In the event the HOA fails to approve or disapprove within such period of time after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the plans and specifications shall be deemed to be approved. If the plans shall be rejected because of noncompliance with the covenants and restrictions, the reason therefore shall be stated. The person submitting the plans shall have the right to make application to the HOA for review of its decision and may request a variance from the restrictions. In the event the board

approves preliminary plans and specification, prior to construction, final plans and specifications shall be submitted to the HOA in detailed form, to assure conformance of the final plans and specifications and specifications with the preliminary plans and specifications. All water impoundments shall require the submission of plans and designs approved by a licensed professional engineer assuring no disturbance with existing sub-surface aquifers and pass through of all unadjudicated surface waters. The HOA shall disapprove proposed water impoundments unless adequate assurances that the water impoundments will not adversely affect the surface are provided for.

ARTICLE III - Assessment

(1) HOA and HOA assessment will be established at the time when 80% of lots have sold. This assessment will be made against each Tract entitled to vote.

(2) The HOA shall have the power and authority to determine all matters in connection with assessments, including the power and authority to determine where, when and how assessments shall be paid to the HOA and each Tract owner shall be required to comply with any such determination.

(3) Unpaid assessments shall bear interest at the rate of eighteen (18) per cent per annum from the date due and payable.

(4) The HOA shall have a lien against each Tract in order to secure the payment of assessments plus interest from the date due and payable, plus all costs and expenses of collecting the unpaid amount, including reasonable attorney's fees. The lien may be foreclosed in manner of foreclosures of real estate mortgages in the State of Wyoming.

(5) No substantial improvements shall be undertaken in the common easements or areas for the construction of which owners are to be assessed, without the consent of eighty percent (80%) of the owners of the Tracts.

ARTICLE IV - General Provisions

(1) The HOA shall have the authority to determine compliance with the covenants contained herein, and allocate and assess the costs for improvement, maintenance and repair easements, roads and other areas designated for common use to the Tract owners. Upon the violations of any covenant, or upon the failure to pay any assessments, a written notice of such violation or failure shall be directed to the violator who shall then have ten (10) days after receipt of the said notice to correct the violation or pay the assessment due. If said violation is not so corrected or payment is not made, HOA may re-enter and take possession of the violator's premises and/or correct the violation and charge all costs of such correction to the Owner. In addition, liquidated damages may be assessed against the violator at the rate of \$25.00 per day for each day the violation continues after the ten (10) day notice. In the event suit is required to collect any sums due, or to enjoin the violation of any of the covenants contained herein, the violator, in addition to any of the other penalties provided herein or which may be assessed by the Court, shall be liable for all attorney's fees and costs incurred by the HOA in bringing such action. Nothing in this provision shall act to impair an individual owner from bringing suit to enforce compliance or enjoin any violation to these covenants.

Any Tract owner violating these covenants shall be liable for all attorney's fees and costs incurred by such individual owner in bringing such action.

(2) Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.

(3) The covenants and restrictions of this Declaration shall run with, and be binding upon, the land for a term of twenty (20) years from the date of this declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. The covenants and other provisions in this Declaration may be

declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. The covenants and other provisions in this Declaration may be amended, deleted, or new covenants added at any time by an instrument signed by the owners of not less than eighty per cent (80%) of the total Tracts within the Eisele Turf Estates. Prior to the sale of 80% of the total Tracts within the Subdivision, Declarant shall have the right to unilaterally amend, delete, or add new covenants to this Declaration. All amendments shall be recorded in the office of the County Clerk of Sheridan County, Wyoming.

IN WITNESS WHEREOF,
the Declarant has executed this
Amendment of Declaration of
Covenants, Conditions, and
Restrictions of Eisele Turf Estates,
this 30th day of April, 2019.

John E. Rice & Sons, Inc.

By: James L. Jellis

Title: V.P.

This instrument was acknowledged before me on April 30, 2019 by James L. Jellis as Vice President of John E. Rice & Sons, Inc., d/b/a Wrench Ranch.

Jodi C. Ilgen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-13-2019

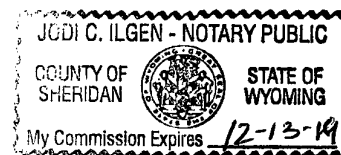


Exhibit A

EISELE TURF ESTATES

**A TRACT OF LAND
LOCATED IN THE SW1/4,
SECTION 10 AND THE
NE1/4NW1/4, SECTION 15,
TOWNSHIP 56 NORTH,
RANGE 84 WEST, SIXTH
P.M., SHERIDAN COUNTY,
WYOMING AND MORE
PARTICULARLY
DESCRIBES AS FOLLOWS:**

BEGINNING At A Point Which
Is Located North 23°20'15"
East, A Distance Of 2486.27
Feet From The Southwest
Corner Of Said Section 10,
Said Point Of Beginning Also
Being On The East Right Of
Way Of Decker Drive'
Thence With Decker Drive
South 75°11'30" East, A
Distance Of 59.58 Feet To A
Point;
Thence Continuing With Said
Decker Drive With A Curve
Turning To The Right With An
Arc Length Of 211.92 Feet, A
Radius Of 230.00 Feet, A
Chord Bearing Of South
48°47'44" East, A Chord
Length Of 204.50 Feet;
Thence Continuing With Said
Decker Drive South 22°23'58"
East, A Distance Of 156.75
Feet To A Point;
Thence Continuing With Said
Decker Drive North 67°36'02"
East, A Distance Of 29.80
Feet To A Point;
Thence Continuing With Said
Decker Drive South 22°22'10"
East, A Distance Of 1055.89
Feet To
A Point;
Thence Continuing With Said
Decker Drive South 68°37'09"
West, A Distance Of 9.70 Feet
To A Point;
Thence Continuing With Said
Decker Drive South 21°39'00"

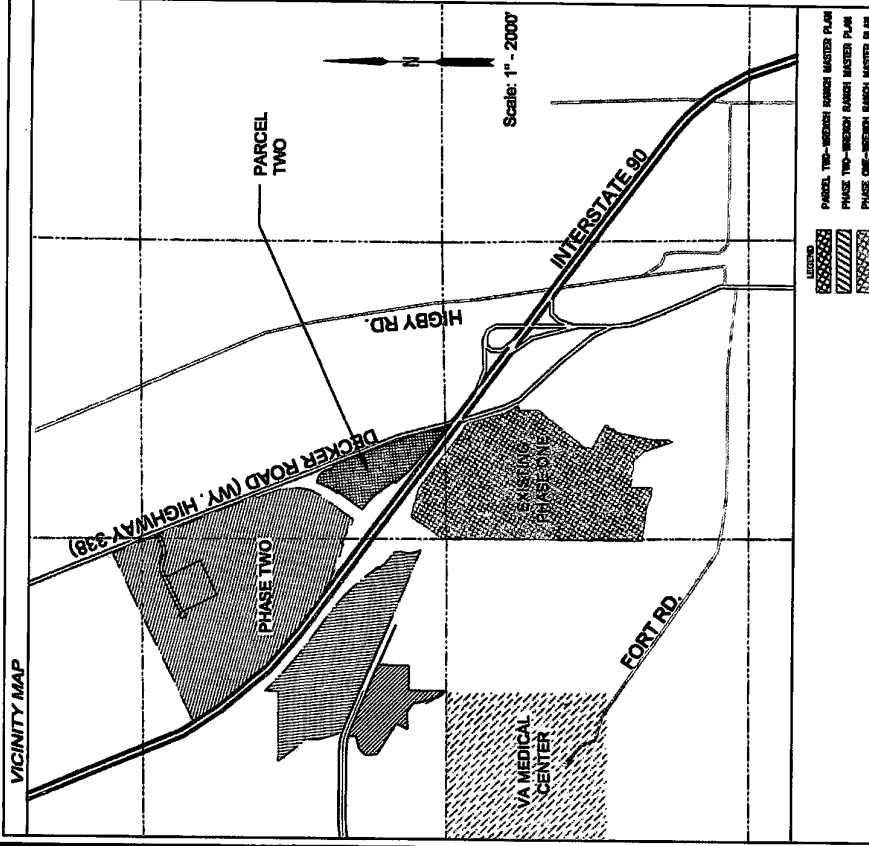
East, A Distance Of 134.23
Feet To A Point;
Thence Continuing With Said
Decker Drive With A Non-
tangent Curve Turning To The
Right With An Arc Length Of
275.06 Feet, A Radius Of
5772.47 Feet,
A Chord Bearing Of South
19°37'08" East, A Chord
Length Of 275.03 Feet;
Thence Continuing With Said
Decker Drive With A
Compound Curve Turning To
The Right With An Arc Length
Of 327.62 Feet, A Radius Of
5772.47 Feet, A Chord
Bearing Of South 16°37'40"
East, A Chord Length Of
327.57 Feet;
Thence Continuing With Said
Decker Drive South 14°56'04"
East, A Distance Of 68.91
Feet To A Point;
Thence Continuing With Said
Decker Drive South 75°03'56"
West, A Distance Of 30.00
Feet To A Point;
Thence Continuing With Said
Decker Drive South 14°56'04"
East, A Distance Of 235.90
Feet To A Point On The East
Right Of Way Of Interstate 90;
Thence With Said Interstate
90 North 53°43'25" West, A
Distance Of 174.20 Feet To A
Point;
Thence Continuing With Said
Interstate 90 North 48°43'33"
West, A Distance Of 666.32
Feet To A Point;
Thence Continuing With Said
Interstate 90 With A Curve
Turning To The Right
With An Arc Length Of 486.35
Feet, A Radius Of 2395.00
Feet, A Chord Bearing Of
North 42°54'30" West, A
Chord Length Of 485.51 Feet;
Thence Continuing With Said
Interstate 90 North 52°54'33"
East, A Distance Of 35.00
Feet To A Point;
Thence Continuing With Said
Interstate 90 North 37°05'27"
West, A Distance Of 323.27
Feet To A Point;
Thence Continuing With Said

Interstate 90 With A Curve
Turning To The Left
With An Arc Length Of 330.98
Feet, A Radius Of 1140.00
Feet, A Chord Bearing Of
North 45°24'30" West, A
Chord Length Of 329.82 Feet;
Thence Continuing With Said
Interstate 90 North 53°43'33"
West, A Distance Of 94.50
Feet To A Point On The
Intersection Of Interstate 90
And Decker Road;
Thence With Said Right Of
Way Of Decker Road North
36°16'27" East, A Distance Of
514.49 Feet To
A Point;
Thence Continuing With Said
Decker Road North 54°14'33"
West, A Distance Of 25.00
Feet To A Point;
Thence Continuing With Said
Decker Road With A Non-
tangent Curve Turning To The
Left With An Arc Length Of
416.71 Feet, A Radius Of
1300.00 Feet,
A Chord Bearing Of North
27°06'04" East, A Chord
Length Of 414.93 Feet;
To The Point Of **BEGINNING**,
Having An Area Of 28.94
Acres more or less.



Exhibit 'B'

WRENCH RANCH PROPERTIES REVISED MASTER PLAN ~ PHASE TWO ~ PARCEL TWO AMENDMENTS



DIRECTOR OF PUBLIC WORKS APPROVAL:

THIS MASTER PLAN AND FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE DIVISION OF PUBLIC WORKS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 12 DAY OF JULY 2018 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR APPROVAL:

THIS MASTER PLAN AND PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE GATEWAY DISTRICT ZONING REQUIREMENTS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 12 DAY OF JULY 2018 BY THE DIRECTOR OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PLANNING DEPARTMENT

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 WRENCH RANCH, AS Laid Out, Platted, Dedicated and Shown Hereon. THAT HIS PLAT WAS AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STRIPS OF LAND IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

COUNTY CLERK

THIS MASTER PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED IN BOOK 1, PAGE NO. 1, AND IS DULY RECORDED IN

CITY CLERK CERTIFICATE:

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 12 DAY OF JULY 2018
[Signature]
ATTEST: CITY CLERK

PLANNING COMMISSION APPROVAL:

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 12 DAY OF JULY 2018
[Signature]
ATTEST: VICE-CHAIRMAN



LAND SURVEYOR NO. 5300

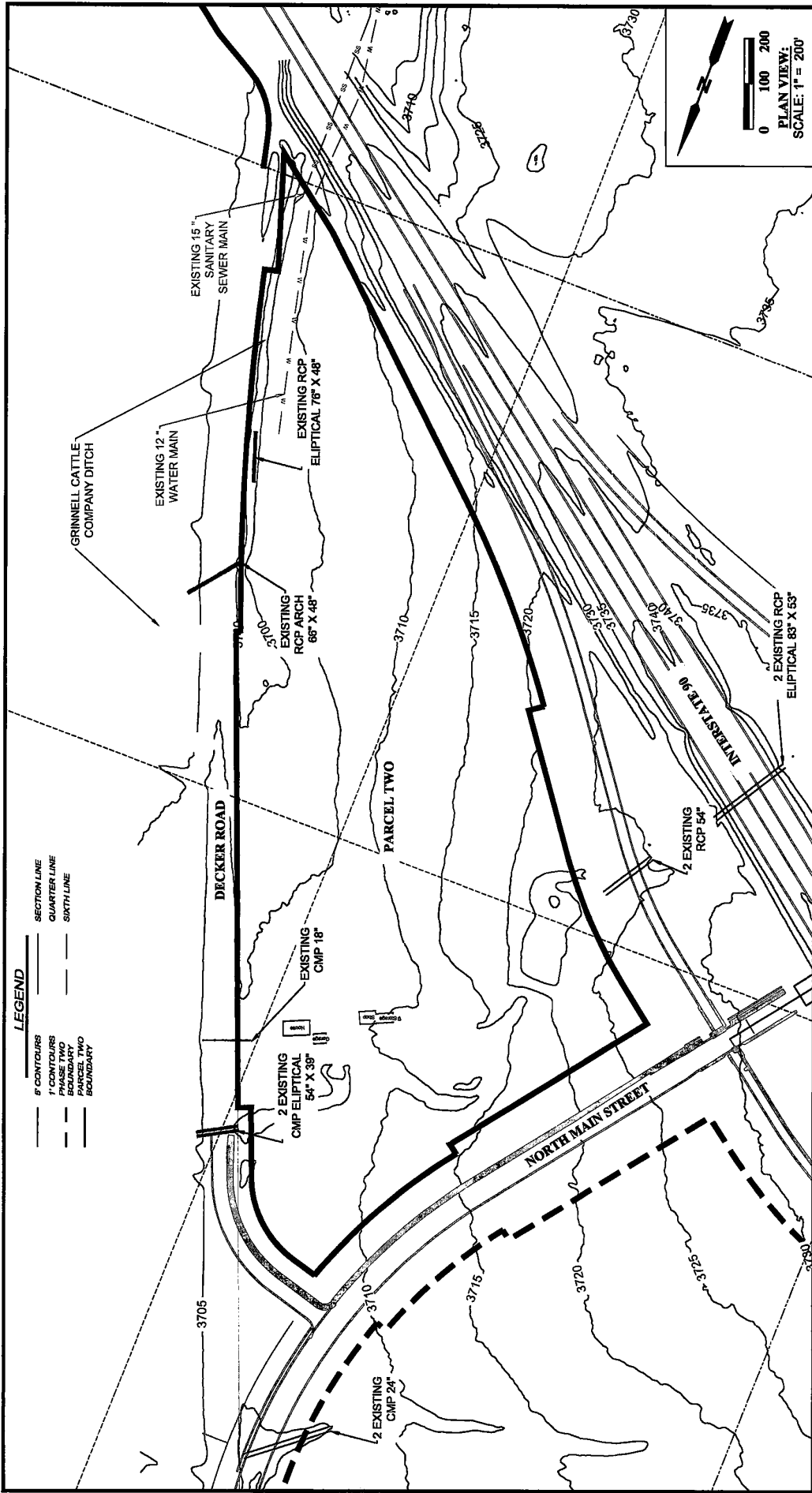
SHEET LIST:

- T-1 COVER SHEET
- LU-1 LEGAL DESCRIPTION OF AREA, RURAL LIVING PRINCIPLES
- EC-1 GUIDELINES & STANDARDS
- DP-1 EXISTING CONDITIONS
- SP-1 PROPOSED SANITARY SEWER ALIGNMENT
- LU-1 SUBDIVISION PLAT
- LU-1 PROPOSED WATER LINE ALIGNMENT
- LU-2 PROPOSED SANITARY SEWER ALIGNMENT
- LU-3 PROPOSED PATHS AND OPEN SPACE

VICINITY MAP		REVISED MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS	
1 06/29/2018 Revised and returned for client and City review		By: JLM WEP JLM JLM	
0 7/2/2018 Issued for client and City review		By: JLM WEP JLM JLM	
Rev.	Date	Description	
Prepared By: wood.			
Client: JOHN E. RICE & SONS, INC 1804 WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801			
Project No.: P741376			
Task No.: OFFICE LABOR			
Sheet: T-1			
Rev.: 1			

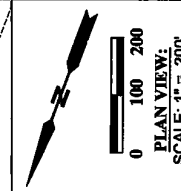


2019-749811 5/9/2019 10:46 AM PAGE: 8 OF 15
BOOK: 580 PAGE: 498 FEES: \$54.00 MFP DECLARATION OF CO
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



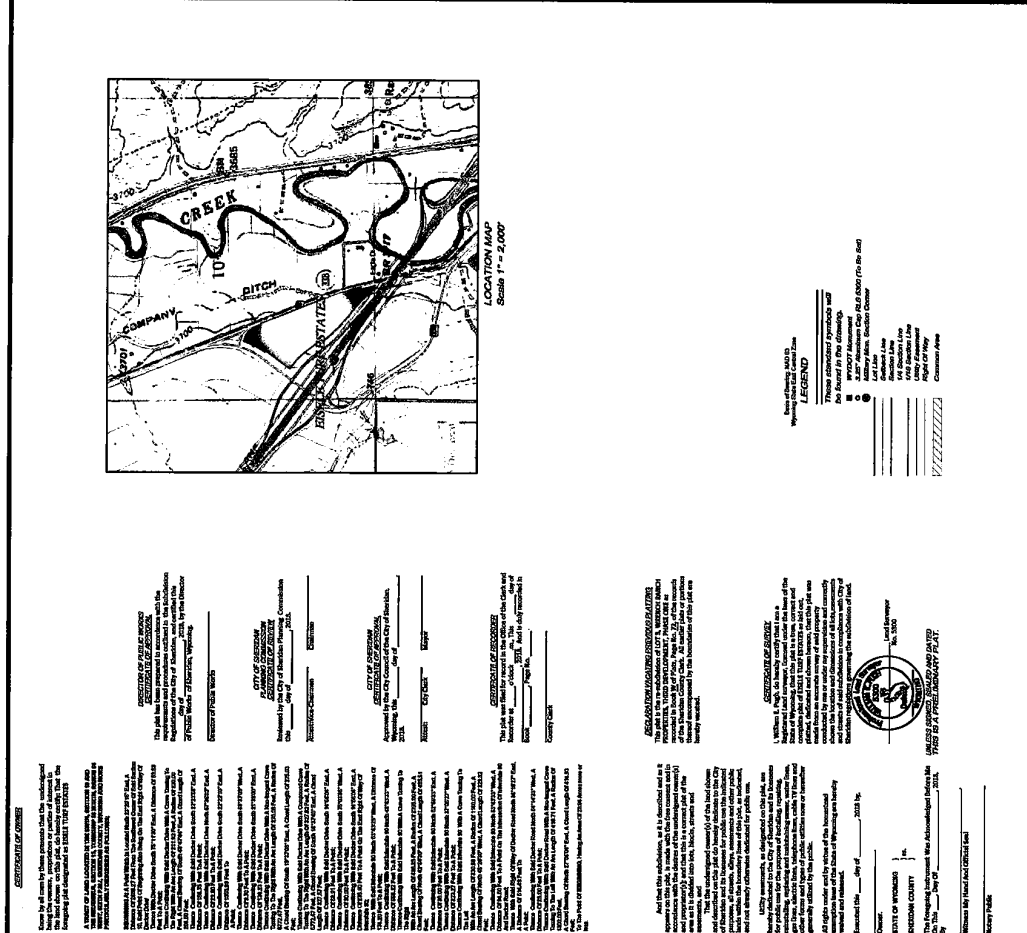
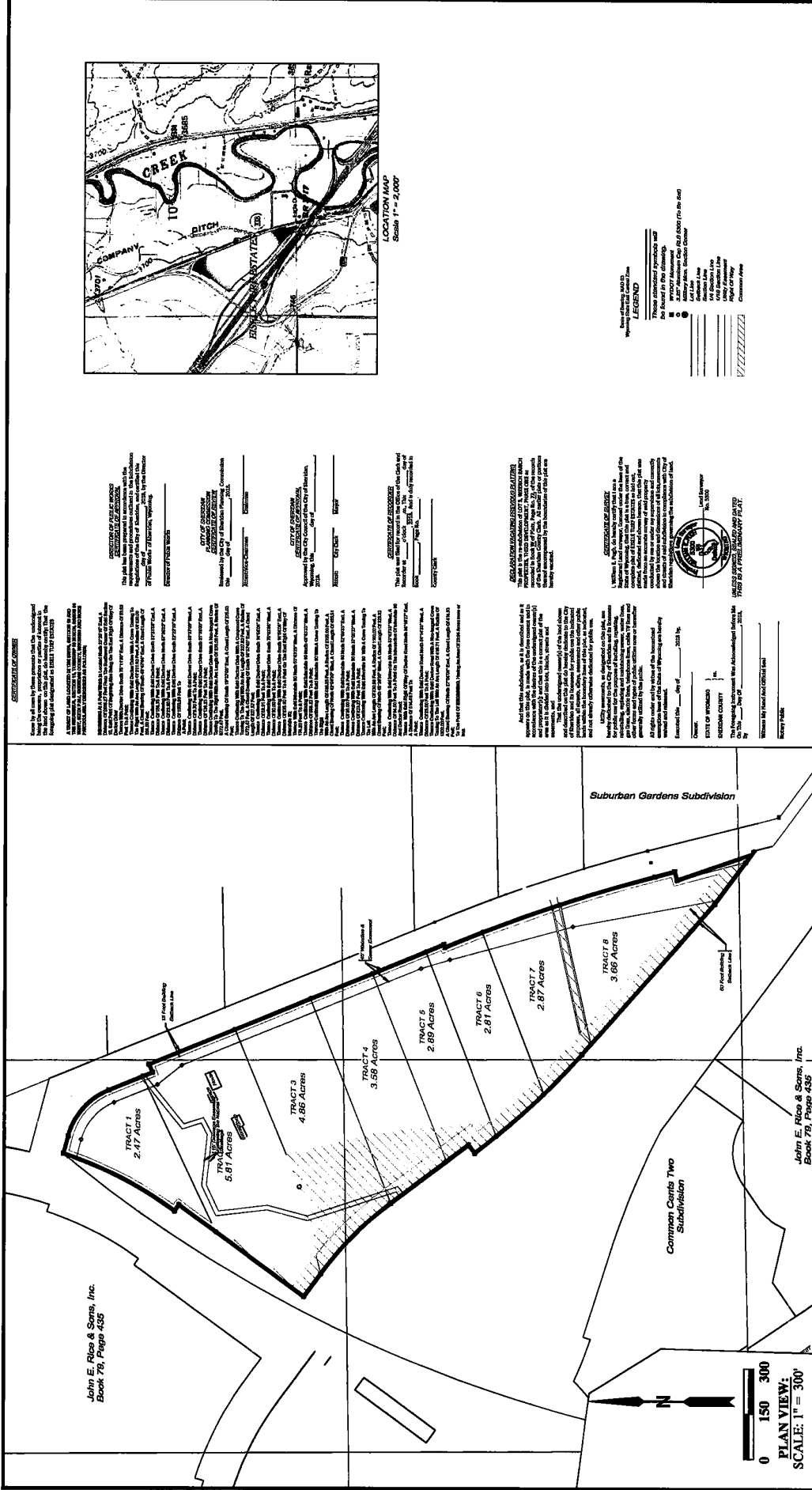
LEGEND

5' CONTOURS	SECTION LINE
1' CONTOURS	QUARTER LINE
PARCEL TWO BOUNDARY	SIXTH LINE
PARCEL TWO BOUNDARY	



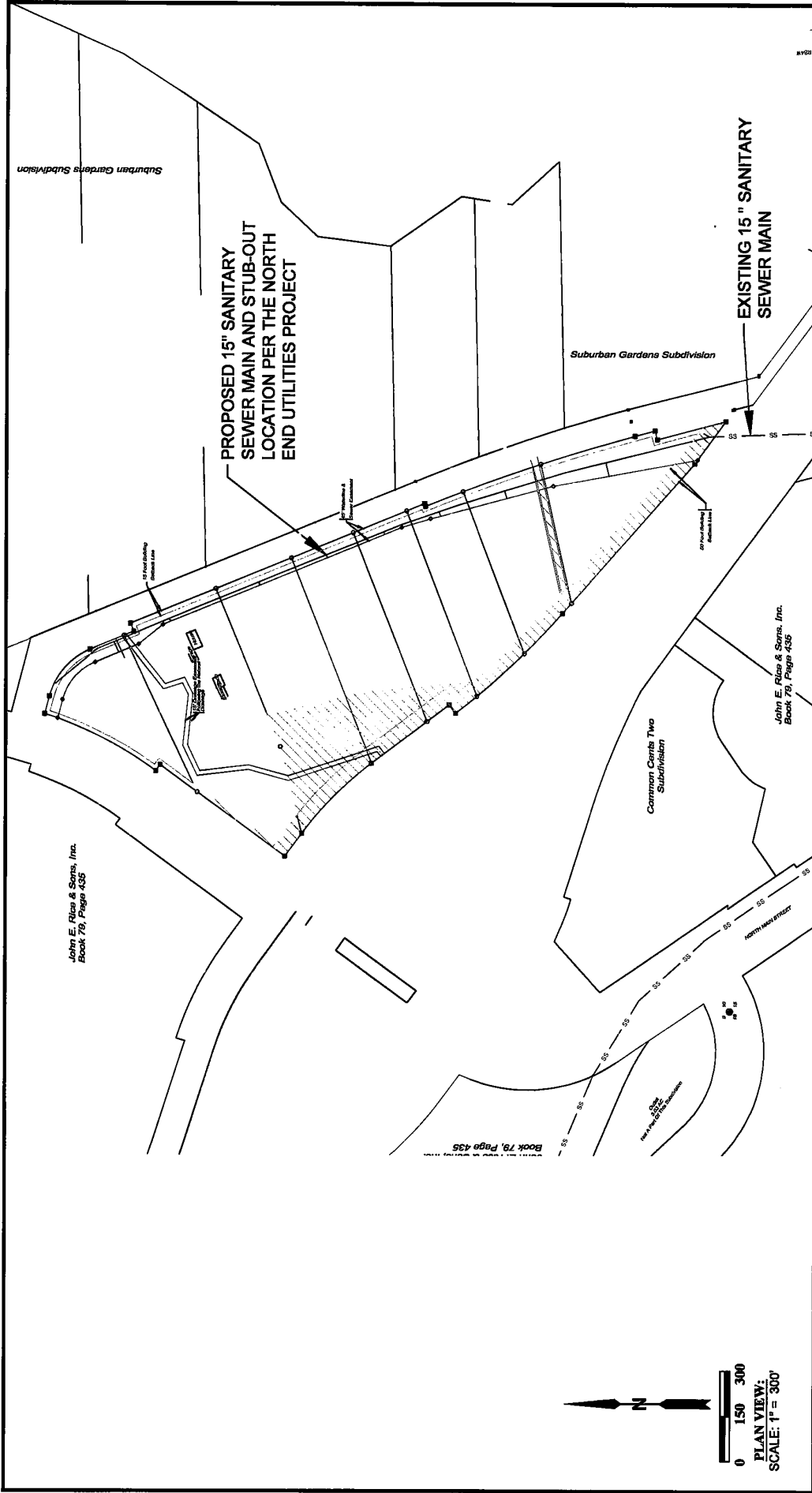
wood. Wood Group USA 2615 Aviation Drive, (307) 675-6400 www.woodplc.com Sheridan, WY 82801		Client: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801		WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO EXISTING CONDITIONS SHERIDAN, WYOMING	
Prepared By: JLI Client Contact: JLI Date: 6/29/2018 Scale: As Shown	Drawn: JRM Design: JRM Checked: WEP Survey: X	Project No.: P741376 Task No.: OFFICE LABOR	Sheet: EC-1 Row: 1		
REVISED MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS					
Rev.	Date	Description	By	App.	Notes
1	6/29/2018	Revised and returned for client and City review	JRM	WEP	JLI
2	5/25/2018	Revised for client and City review	JRM	WEP	JLI

2019-749811 5/9/2019 10:46 AM PAGE: 10 OF 15
 BOOK: 580 PAGE: 500 FEES: \$54.00 MFP DECLARATION OF CO'
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



WOOD. Wood Group USA 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodpile.com		Client: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801	Project No.: P741376 Task No.: OFFICE LABOR Scale: As Shown Date: 6/29/2018	Drawn: JRM Design: JRM Check: WEP Survey: X	WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO SUBDIVISION PLAN SHERIDAN, WYOMING
Prepared By:	Client Contact: JLI Date: 6/29/2018 As Shown	Project No.: P741376 Task No.: OFFICE LABOR Scale: As Shown Date: 6/29/2018	Drawn: JRM Design: JRM Check: WEP Survey: X	WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO SUBDIVISION PLAN SHERIDAN, WYOMING	Sheet: SP-1 Rev.: 1

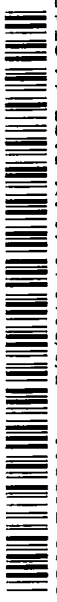
2019-749811 5/9/2019 10:46 AM PAGE: 12 OF 15
 BOOK: 580 PAGE: 502 FEES: \$54.00 MFP DECLARATION OF CO'
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



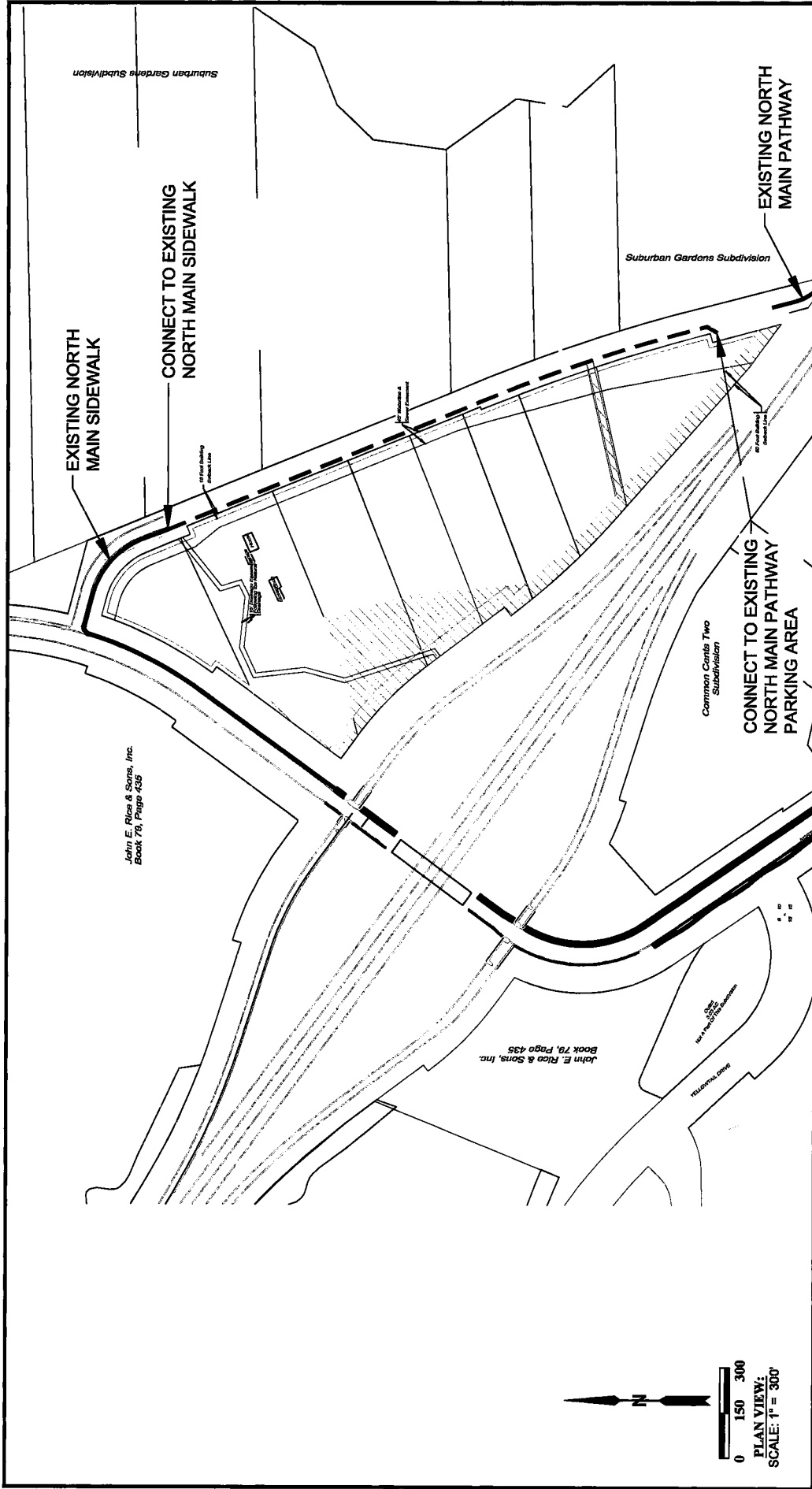
wood. Wood Group USA 2615 Aviation Drive, (307) 675-6400 www.woodgroup.com Sheridan, WY 82801		Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801		WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO PROPOSED SEWER ALIGN. SHERIDAN, WYOMING	
Prepared By: J.L.J.	Date: 6/29/2018	Scale: As Shown	Drawn: JRM	Design: JRM	Checked: WEP
Client Contact: J.L.J.	Project No.: P741376	Task No.: OFFICE LABOR	Survey: X	Sheet: U-2	Rev.: 1

REVISED MASTER PLAN
 PHASE TWO
 WRENCH RANCH PROPERTIES
 PARCEL TWO AMENDMENTS

Rev.	Date	Description	By	Appr.	Rev.
1	6/29/2018	Revised and returned for client and City review	JRM	WEP	J.L.J.
0	5/29/2018	Issued for client and City review	JRM	WEP	J.L.J.



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 BOOK: 580 PAGE: 504 FEES: \$54.00 MFP DECLARATION OF CO
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



wood. Wood Group USA 2615 Aviation Drive, (307) 675-6400 www.woodplc.com Sheridan, WY 82801		Client: JOHN E. RICE & SONS, INC. DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801		WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO PROPOSED PATH	
Client Contact: JLI	Date: 6/29/2018	Scale: As Shown	Project No.: P741376	Task No.: OFFICE LABOR	Survey: X
Prepared By:					
REVISED MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS					
1	6/29/2018	Revised and returned for owner and City review	JRM	WZP	JLI
0	5/25/2018	Issued for client and City review	JRM	WZP	JLI
Rev.	Date	Description	By	App.	Notes

NO. 2019-749811 DECLARATION OF COVENANTS
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801

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 BOOK: 580 PAGE: 505 FEES: \$54.00 MFP DECLARATION OF CO'
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK