

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 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.J., 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 275.05 Feet, A Radius Of 5772.47 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 52°43'23" West, A Distance Of 174.20 Feet To A Point;  
Thence Continuing With Said Interstate 90 North 48°43'33" West, A Distance Of 665.32 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°43'33" 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 22°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.

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 17 day of September, 2018, by the Director of Public Works of Sheridan, Wyoming.  
*John E. Rice*  
Director of Public Works

CITY OF SHERIDAN  
PLANNING COMMISSION  
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 9th day of July, 2018.  
*Michael Gierga*  
Chairman  
Attest: Vice-Chairman

CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL

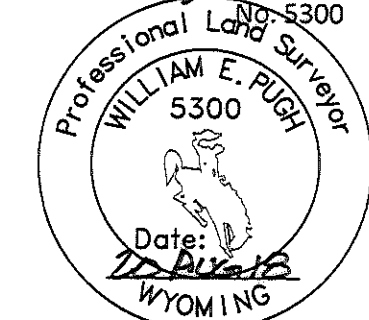
Approved by the City Council of the City of Sheridan, Wyoming, this 6th day of August, 2018.  
*Eda Chunks Thompson*  
Attest: City Clerk Mayor

CERTIFICATE OF RECORDER

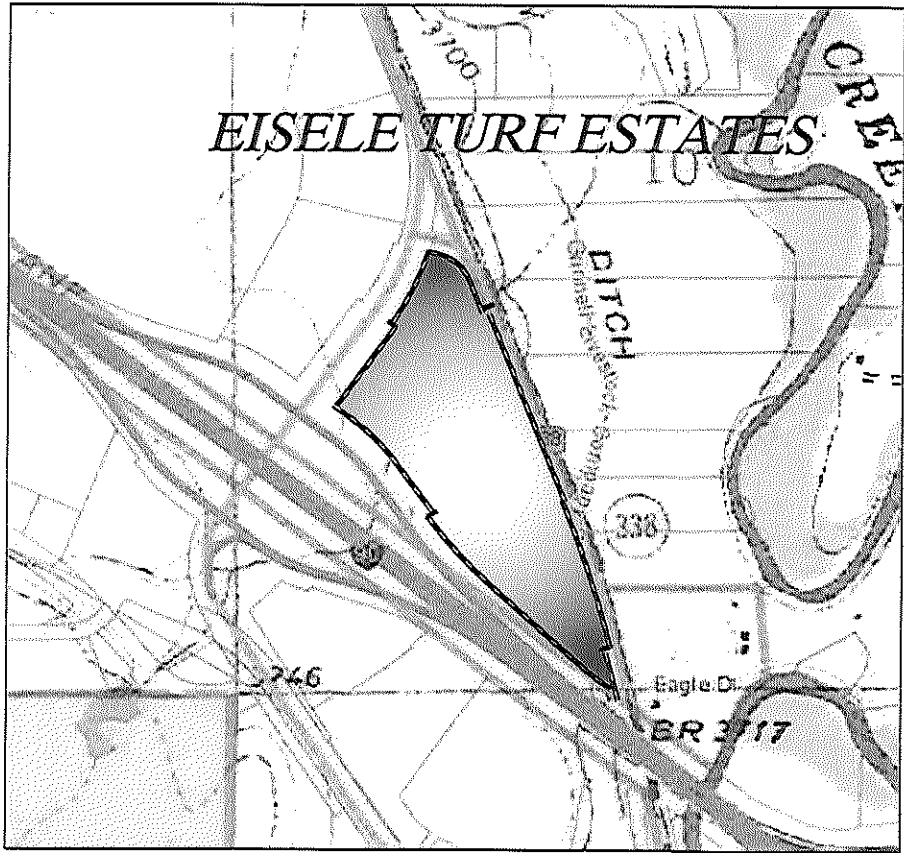
This plat was filed for record in the Office of the Clerk and Recorder at 3:31 o'clock P.M., This 9th day of October, 2018. And is duly recorded in Book E, Page No. 25.  
*Eda Chunks Thompson*  
County Clerk

CERTIFICATE OF SURVEY

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 EISELE TURF ESTATES 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 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.  
*William E. Pugh*  
Land Surveyor



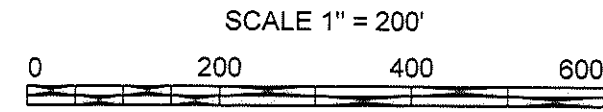
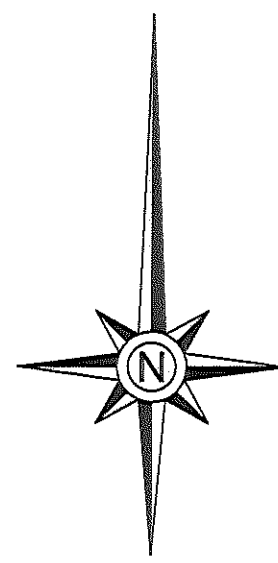
UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT.



LOCATION MAP  
Scale 1"=1000'

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of LOT 3, WRENCH RANCH PROPERTIES, THIRD DEVELOPMENT, PHASE ONE as recorded in Book W of Plats, Page No. 72, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.



If this does not measure 1" scale is not correct.  
Basis of Bearing: NAD 83  
Wyoming State East Central Zone

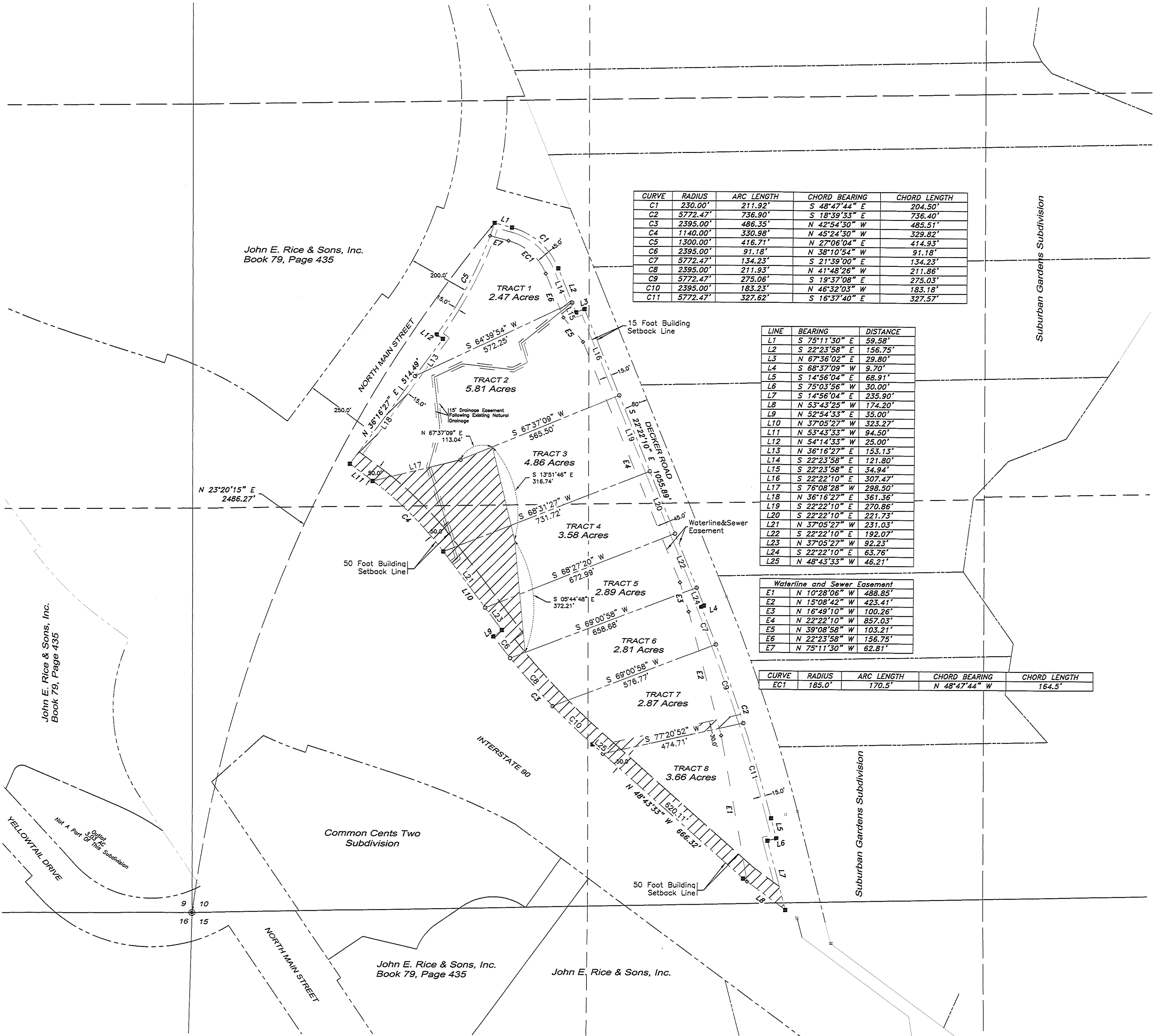
LEGEND

These standard symbols will be found in the drawing.

- WYDOT Monument
- 3.25" Aluminum Cap RLS 5300 (To Be Set)
- ⊙ Military Mon. Section Corner
- Lot Line
- Setback Line
- Section Line
- 1/4 Section Line
- 1/16 Section Line
- Utility Easement
- Right Of Way
- /// Common Area

# FINAL PLAT EISELE TURF ESTATES

LOCATED IN A PART OF THE  
SW1/4 Section 10, and NE1/4NW1/4 Section 15  
Township 56 North, Range 84 West



| CURVE | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1    | 230.00'  | 211.92'    | S 48°47'44" E | 204.50'      |
| C2    | 5772.47' | 736.90'    | S 18°39'33" E | 736.40'      |
| C3    | 2395.00' | 486.35'    | N 42°54'30" W | 485.51'      |
| C4    | 1140.00' | 330.98'    | N 45°24'30" W | 329.82'      |
| C5    | 1300.00' | 416.71'    | N 27°06'04" E | 414.93'      |
| C6    | 2395.00' | 91.18'     | N 38°10'54" W | 91.18'       |
| C7    | 5772.47' | 134.23'    | S 21°33'00" E | 134.23'      |
| C8    | 2395.00' | 211.93'    | N 41°48'26" W | 211.86'      |
| C9    | 5772.47' | 275.05'    | S 19°37'08" E | 275.03'      |
| C10   | 2395.00' | 183.23'    | N 46°32'03" W | 183.18'      |
| C11   | 5772.47' | 327.62'    | S 16°37'40" E | 327.57'      |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 75°11'30" E | 59.58'   |
| L2   | S 22°23'58" E | 156.75'  |
| L3   | N 67°36'02" E | 29.80'   |
| L4   | S 68°37'09" W | 9.70'    |
| L5   | S 14°56'04" E | 68.91'   |
| L6   | S 75°03'56" W | 30.00'   |
| L7   | S 14°56'04" E | 235.90'  |
| L8   | N 53°43'23" W | 174.20'  |
| L9   | N 52°54'33" E | 35.00'   |
| L10  | N 37°05'27" W | 323.27'  |
| L11  | N 52°43'33" W | 94.50'   |
| L12  | N 54°14'33" W | 25.00'   |
| L13  | N 36°16'27" E | 153.13'  |
| L14  | S 22°23'58" E | 121.80'  |
| L15  | S 22°23'58" E | 34.94'   |
| L16  | S 22°22'10" E | 307.47'  |
| L17  | S 76°08'28" W | 298.50'  |
| L18  | N 36°16'27" E | 361.36'  |
| L19  | S 22°22'10" E | 270.86'  |
| L20  | S 22°22'10" E | 221.73'  |
| L21  | N 37°05'27" W | 231.03'  |
| L22  | S 22°22'10" E | 192.07'  |
| L23  | N 37°05'27" W | 92.23'   |
| L24  | S 22°22'10" E | 63.76'   |
| L25  | N 48°43'33" W | 46.21'   |

| Waterline and Sewer Easement |
|------------------------------|
| E1 N 10°28'06" W 488.85'     |
| E2 N 15°08'42" W 423.41'     |
| E3 N 16°49'10" W 100.26'     |
| E4 N 22°22'10" W 857.03'     |
| E5 N 39°08'58" W 103.21'     |
| E6 N 22°23'58" W 156.75'     |
| E7 N 75°11'30" W 62.81'      |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|---------------|--------------|
| EC1   | 185.0' | 170.5'     | N 48°47'44" W | 164.5'       |

NOTE:  
NO PART OF EISELE TURF ESTATES  
HAS ACCESS TO IRRIGATION WATER

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.

John E. Rice & Sons, Inc. Owner  
247 Decker Road 82801  
307-672-5513

wood.  
Wood Group USA  
2615 Aviation Drive, Sheridan, WY 82801  
(307) 675-6400 www.woodplc.com