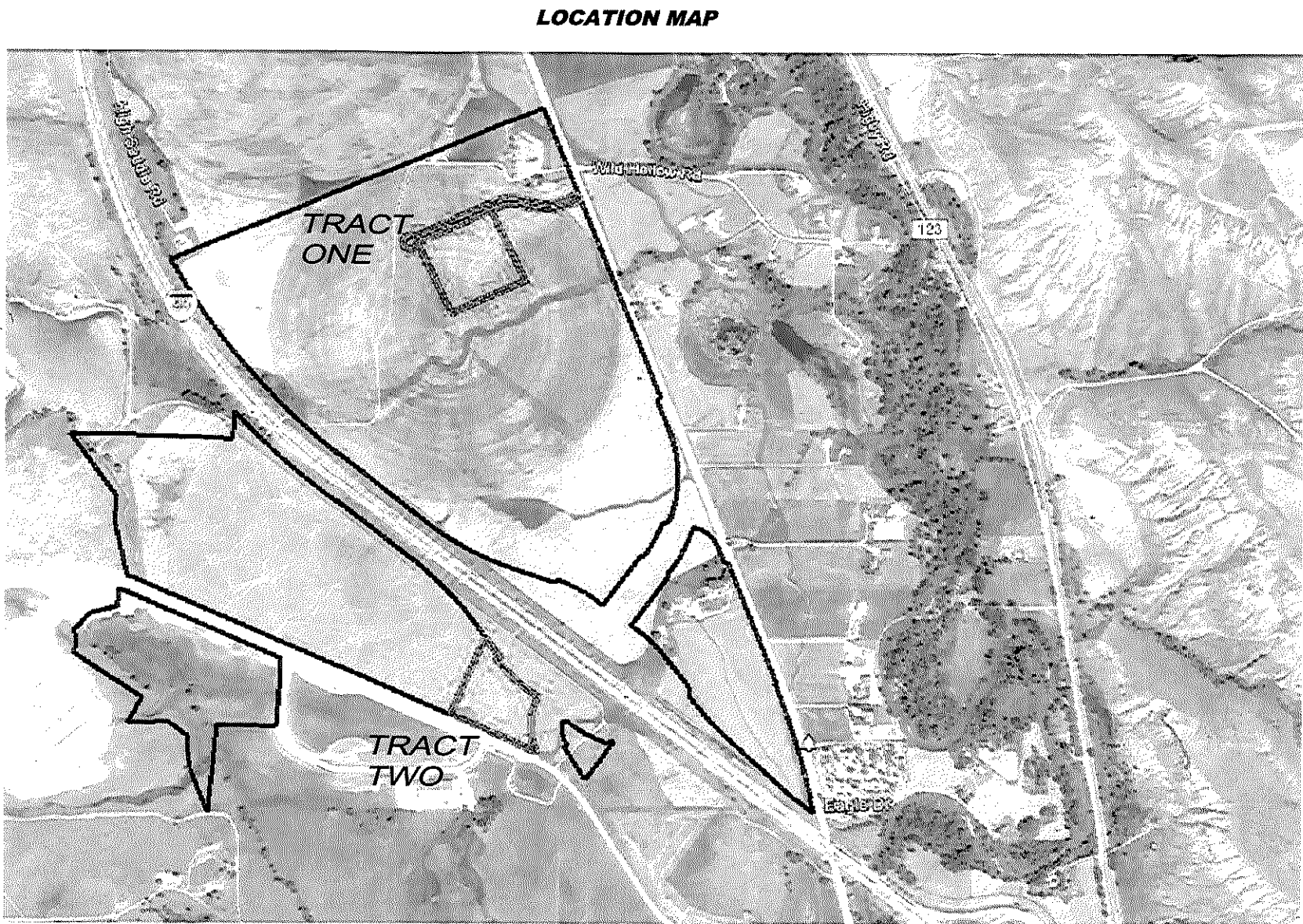
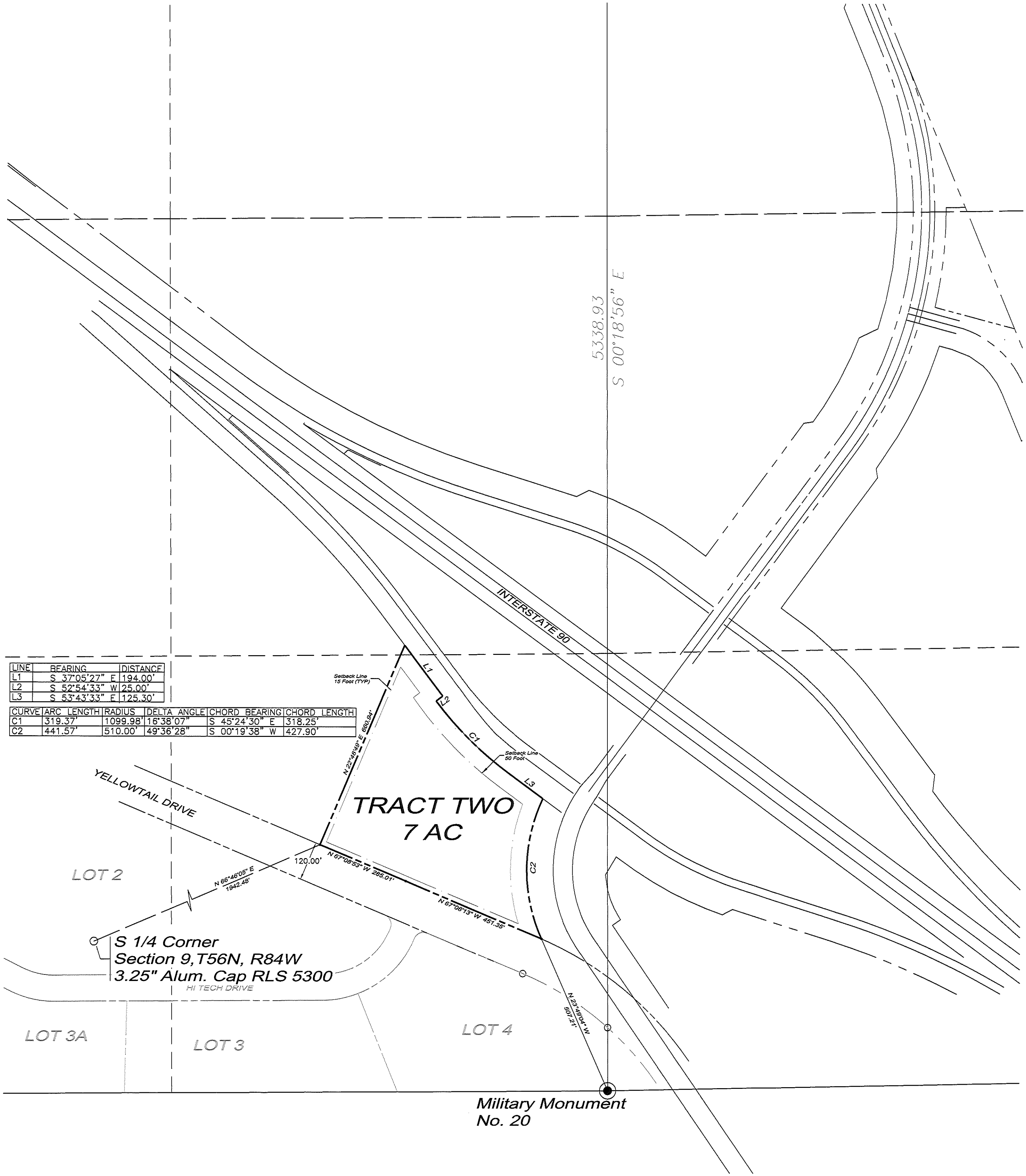
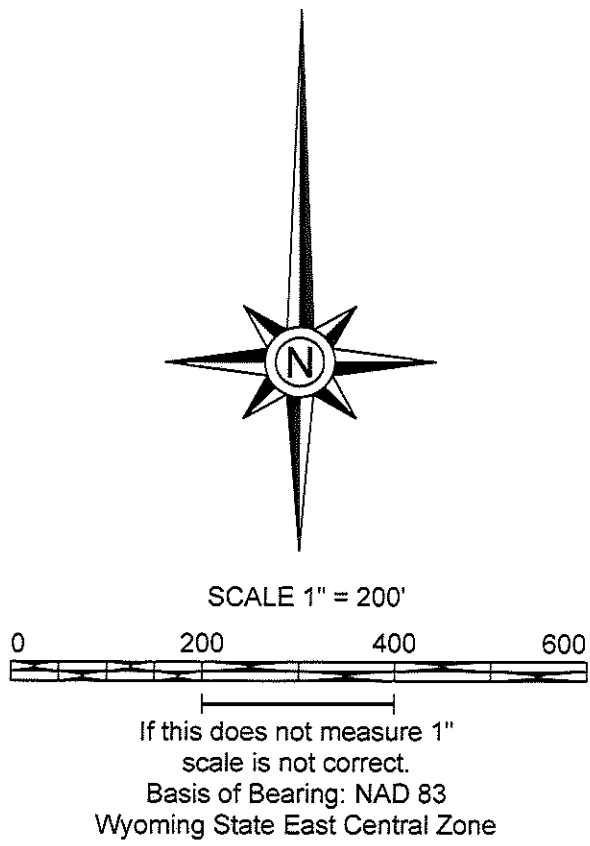


FINAL PLAT  
WRENCH RANCH, PHASE TWO  
TRACT ONE and TRACT TWO  
LOCATED IN A PORTION OF  
NE1/4NE1/4, and SE1/4SE1/4, SECTION 9,  
TOWNSHIP 56 NORTH, RANGE 84 WEST,  
6TH P.M., SHERIDAN WYOMING

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.



- NOTES:
1. PRESENT ZONING - GATEWAY
  2. DEVELOPMENT OF THESE TRACTS WILL BE REQUIRED TO COMPLY WITH ALL GATEWAY ZONING REQUIREMENTS.
  3. PROPOSED USE FOR TRACT ONE IS A NEW SHERIDAN SCHOOL DISTRICT 2 SCHOOL
  4. PROPOSED USE FOR TRACT TWO IS COMMERCIAL.
  5. PRESENT FLOOD CLASSIFICATION - ZONE X
  6. ALL PUBLIC UTILITIES WILL BE EXTENDED TO TRACT ONE AND WILL BE MAINTAINED BY THE UTILITY OWNER.
  7. ALL UTILITIES AND IMPROVEMENTS ARE EXISTING FOR TRACT TWO.
  8. ALL ROADS AND STREETS ARE OR WILL BE DEDICATED TO PUBLIC USE.



FINAL PLAT  
WRENCH RANCH PHASE TWO,  
TRACT ONE AND TRACT TWO

W-69 page 2 of 2

Prepared By:		WOOD GROUP PSN		Client:		JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801		WRENCH RANCH PROPERTIES PHASE TWO SUBDIVISION PLAT SHERIDAN, WYOMING	
Wood Group PSN - Northern Business Unit 2615 Aviation Drive, Sheridan, WY 82801 (307) 675-6400 www.woodgroup.com		Drawn: DLH		Design: DLH		Checked: WEP		Survey: WEP	
Client Contact: ---		Date: 27 APR 2015		Scale: As Shown		Project No.: 741376		Task No.: OFFICE LABOR	
						Sheet: TWO of TWO		Rev.: 0	