

FINAL PLAT
WRENCH RANCH HILLS ~ PHASE 1
LOCATED IN A PORTION OF THE W1/2, SECTION 15, T56N, R84W,
6TH P.M., SHERIDAN WYOMING

CERTIFICATE OF OWNER
Know by all men by these presents that the undersigned John E. Rice & Sons, Inc., being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Wrench Ranch Hills ~ Phase One, is located in a portion of W1/2, Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

BEGINNING at a point which is located South 00°20'09" West a distance of 2319.44 feet from the Southeast Corner of Section 9, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;

Thence North 90°00'00" East 350.40 feet; Thence North 89°59'51" East 60.00 feet; Thence South 89°59'51" East 182.31 feet; Thence South 74°40'51" East 188.66 feet; Thence with a non-tangent curve to the right with an arc length of 1287.97 feet, a radius of 1030.00 feet, a delta angle of 71°58'45", a chord bearing of North 51°18'52" East and a chord length of 1205.68 feet;

Thence with a reverse curve to the left with an arc length of 165.18 feet, a radius of 165.18 feet, a delta angle of 76°02'40", a chord bearing of North 49°06'04" East and a chord length of 332.68 feet;

Thence North 11°04'14" East 62.52 feet; Thence with a curve to the left with an arc length of 31.42 feet, a radius of 20.00 feet, a delta angle of 90°00'00", a chord bearing of 28°28'35" West and a chord length of 35.55 feet;

Thence North 11°04'14" East 120.00 feet; Thence North 78°55'46" West 379.72 feet; Thence North 11°04'14" West 42.17 feet; Thence North 65°23'02" East 106.12 feet; Thence North 11°04'14" East 547.86 feet; Thence North 14°29'43" West 187.12 feet to a point on the South Right-of-Way of Interstate 90;

Thence along said Right-of-Way South 53°43'27" East 484.48 feet to a Point on the West Right-of-Way of State Highway 338 (aka Decker Highway);

Thence along said Right-of-Way South 14°56'04" East 592.92 feet to a Point on the South Right-of-Way of Interstate 90;

Thence continuing along said Right-of-Way with a curve to the left with an arc length of 573.01 feet, a radius of 761.61 feet, a delta angle of 28°03'42", a chord bearing of South 29°04'04" East and a chord length of 369.30 feet;

Thence leaving said Right-of-Way South 72°24'01" West 109.06 feet;

Thence South 03°39'08" East 323.67 feet; Thence South 39°14'29" West 1100.62 feet; Thence South 04°12'01" West 183.93 feet; Thence South 64°27'72" East 217.53 feet; Thence South 78°04'17" East 189.48 feet; Thence South 27°29'12" East 61.46 feet; Thence South 20°31'53" West 40.00 feet; Thence South 20°02'04" East 55.00 feet; Thence South 14°57'56" West 160.00 feet; Thence South 10°57'56" West 360.00 feet; Thence South 00°02'04" East 290.00 feet;

Thence South 13°52'17" West 93.52 feet; Thence North 19°26'21" West 259.82 feet; Thence North 42°09'56" West 252.66 feet; Thence North 87°02'04" West 165.84 feet; Thence North 57°15'04" West 69.12 feet; Thence South 89°29'51" West 286.30 feet; Thence South 10°45'50" West 394.13 feet; Thence with a non-tangent curve to the left with an arc length of 126.82 feet, a radius of 1023.40 feet, a delta angle of 07°06'01", a chord bearing of North 59°55'06" West and a chord length of 126.74 feet;

Thence South 00°20'09" West 49.31 feet; Thence with a non-tangent curve to the left with an arc length of 365.06 feet, a radius of 374.00 feet, a delta angle of 21°51'55", a chord bearing of North 72°57'39" West and a chord length of 385.50 feet;

Thence North 83°12'24" West 513.04 feet to a point on the West line of Section 15;

Thence along said West line North 00°20'09" East 1115.21 feet;

Thence continuing along said West line North 00°20'09" East 1115.21 feet;

Thence along said West line North 00°20'09" East 1115.21 feet, a distance of 94.99 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 owner, proprietor or parties of interest in the land shown on this plat, and that this 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 does (do) hereby dedicate to the City of Sheridan and its successors in interest, for the purpose of installing, repairing, maintaining, replacing and maintaining sewers, 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.

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, maintaining, replacing and maintaining sewers, 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.

Drainage easements, as designated on this plat and portions of Outlot A, Outlot B, and Outlot C are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the drainage facilities, surface flow, and/or storage of storm waters. Drainage areas shall be kept free of all structures or other impediments not related to drainage.

Outlot A, Outlot B, and Outlot C, as designated on this plat, are hereby dedicated to the City of Sheridan as open space.

Tracts 2 and 3, as designated on this plat, are hereby dedicated to the City of Sheridan as future open space and/or public right-of-way. Maintenance and interim use of said tracts by John E. Rice and Sons, Inc. per Wrench Ranch Phase I Master Plan.

