FINAL PLAT CERTIFICATE OF OWNER Know by all men by these presents that the undersigned The Headquarters 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 HEADQUARTERS LOCATED IN A PART OF THE A TRACT OF LAND LOCATED IN A PART OF THE NW1/4, SECTION 15. TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, NW1/4 Section 15, Township 56 North, Range 84 West WYOMING and more particularly described as follows; 6 TH. P.M., SHERIDAN COUNTY, WYOMING BEGINNING At A Point Which Is Located S 00°21'59" W, 95.02 Feet From The Northwest Corner Of Said Section 15, Said Point LOT 4 Being On The South Right Of Way Of Yellowtail Drive; Thence With Said South Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 132.93 Feet, A Radius Of 500.00 Feet, A Chord Bearing Of North 66°34'52" EXISTING COMMUNICATION/TELECOMMUNICATION East, A Chord Length Of 132.54 Feet To The Intersection Of 10 FOOT EASEMENT Yellowtail Drive And North Main Street; Thence With The South Right Of North Main Street South 34°26'49" East, A Distance Of 700.90 Feet To A Point; S 00°21′59" W The Market Place Thence Continuing With Said South Right Of Way North 95.02' Not A Part Of This Subdivision 55°33'11" East, A Distance Of 59.85 Feet To A Point; Thence Continuing With Said South Right Of Way South 34°26'49" East. A Distance Of 160.88 Feet To A Point; Thence Continuing With Said South Right Of Way With A Curve Turning To The Left With An Arc Length Of 628.85 Feet, A Radius Of 810.00 Feet, A Chord Bearing Of South 56°41'17" East, A Chord Length Of 613.18 Feet; Thence Continuing With Said South Right Of Way South 78°55'46" East, A Distance Of 356.89 Feet To A Point; Thence Continuing With Said South Right Of Way South 11°04'14" West, A Distance Of 30.00 Feet To A Point; A108.70' R810.00' Thence Continuing With Said South Right Of Way South BS 38°17'29" E 78°55'46" East, A Distance Of 30.00 Feet To A Point; Thence Continuing With Said South Right Of Way South 78°55'46" East, A Distance Of 192.49 Feet To A Point; A270.29' R370.00' Thence Continuing With Said South Right Of Way With A Curve BS 29'04'49" W Turning To The Right With An Arc Length Of 236.08 Feet, A R810.00' BS 60'31'57" E C511.27' Radius Of 1910.00 Feet, A Chord Bearing Of South 75°23'18" East, A Chord Length Of 235.93 Feet To The Intersection Of The West Right Of Way Of Real Bird Way; CEXISTING WATERLINE EASEMENT √15 Foot Building Thence With Said West Right Of Way South 11°04'14" West, A Setback Line And TRACT 2 |General Utility Easement 15.00 Acres Distance Of 38.14 Feet To A Point; Thence Continuing With Said West Right Of Way With A Curve Turning To The Right With An Arc Length Of 358.43 Feet, A Radius Of 270.00 Feet, A Chord Bearing Of South 49°06'04" R1030.00' West, A Chord Length Of 332.68 Feet; Thence Continuing With Said West Right Of Way With A LOCATION MAP A765.66' Reverse Curve Turning To The Left With An Arc Length Of 1287.97 Feet, A Radius Of 1030.00 Feet, A Chord Bearing Of South 51°18'32" West, A Chord Length Of 1205.68 Feet To The Northeast Corner Of Lot 1, Block 3, ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD TRACT 1 AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED 33.56 Acres EXEMPTION LAWS OF THE STATE OF WYOMING ARE AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE Thence With The North Line Of Said Lot 1, Block 3 North FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES 74°30'51" West, A Distance Of 188.66 Feet To The North West OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); Corner Of Said Lot 1, Block 3; A910.25' R1030.00' AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS BN 40°48'12" E DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, Thence With The North Line Of Lot 2, Block 3, Wrench Ranch C880.92' CURVE RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH Hills-Phase 1 North 89°39'51" West, A Distance Of 182.31 Feet AND THAT THE UNDERSIGNED OWNER(S) OF THE LAND N 66°34'52" E 500.00' To The Northwest Corner Of Said Lot 2, Block 3, Also Being On 810.00' 628.85' 235.93' 332 SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY The East Right Of Way Of Russell Drive; 1910.00' 236.08' 270.00' 358.43' S 75°23'18" E STATE OF WYOMING DEDICATE TO THE CITY OF SHERIDAN AND ITS S 49°06'04" W LICENSEES FOR PUBLIC USE THE INDICATED PURPOSES, Thence North 89°39'51" West, A Distance Of 60.00 Feet To A 1030.00' 1287.97' S 51°18'32" W SHERIDAN COUNTY ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC Point On The West Right Of Way Of Said Russell Drive; LANDS WITHIN THE BOUNDARY LINES OF THIS PLAT, AS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE DISTANCE INDICATED, AND NOT ALREADY OTHERWISE DEDICATED Thence With Said West Right Of Way South 00°20'09" West, A N 55°33'11" E 59.85' BEFORE ME ON THIS 3rd, DAY OF Distance Of 106.14 Feet To A Point To The Northeast Corner Of FOR PUBLIC USE. S 34°26'49" E | 160.88' 415 Foot Building October, 2022, BY Lot 9, Block 2, Wrench Ranch Hills-1; Setback Line And S 78°55'46" E UTILITY EASEMENTS, AS DESIGNATED ON THIS General Utility S 11°04'14" W Easement Thence With The North Line Of Said Lot 9, Block 2 WEST A PLAT, ARE HEREBY DEDICATED TO THE CITY OF WITNESS MY HAND AND OFFICIAL SEAL S 78°55'46" E 192.49' SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE Distance Of 351.65 Feet To The Northwest Corner Of Said Lot L10 L9 S 11°04'14" W | 38.14' PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, 9, Block 2, Also Being On The West Line Of Section 15; L8 N 74°30'51" W 188.66' REPLACING AND MAINTAINING SEWER, WATER LINES, Wrench Ranch Hills JOSHUA BARAN L9 N 89°39'51" W 182.31' GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE Phase-1 Thence With Said West Line North 00°22'00" East, A Distance L10 N 89°39'51" W 60.00' L12 Not A Part Of This Subdivision TV LINES AND OTHER FORMS AND TYPES OF PUBLIC STATE OF WYOMING L11 S 00°20'09" W 106.14' Of 2224.45 Feet To o The Point Of Beginning, Having An Area COMMISSION ID: 167068 UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY L12 N 90°00'00" W 351.65' Of 48.56 Acres more or less. MY COMMISSION EXPIRES: 05/18/2028 \ Existing THE PUBLIC. Wrench Ranch Hills Fort Mackenzie Phase-1 Not A Part Of This Subdivision OWNER JOHN E. RICE & SONS, INC Monument 21 DBA WRENCH RANCH CITY OF SHERIDAN DIRECTOR OF PUBLIC WORKS 247 DECKER ROAD CERTIFICATE OF APPROVAL SHERIDAN, WYOMING 82801 CERTIFICATE OF APPROVAL Approved by the City Council of the City of Sheridan, Wyoming, this 2rd day of October, 2022. 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 SURVEYOR'S CERTIFICATE: 2/ day of February, 2023 by the Director of Public Works of Sheridan, Wyoming. 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 HEADQUARTERS, 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 CITY OF SHERIDAN CERTIFICATE OF RECORDER PLANNING COMMISSION CERTIFICATE OF REVIEW This plat was filed for record in the Office of the Clerk and Reviewed by the City of Sheridan Planning Commission this Recorder at 1:19 o'clock P.m., This 44 day of 2023 And is duly recorded in Book Rage No. 48 (H-68) Rec # 784157 dayof September 2022. SCALE 1" = 200' Prepared By: If this does not measure 1' Client: 1000 D scale is not correct. UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT. JOHN E RICE & SONS, INC. Basis of Bearing: NAD 83 Wyoming State East Central Zone DBA WRENCH RANCH 247 DECKER ROAD 2615 Aviation Dr. Sheridan, WY 82801 SHERIDAN, WY 82801 (307) 675-6400 www.woodplc.com Sheet: 1 OF 1 Rev: 0 Approval: WEP Date: 7/22/2022 Drawn: WEP Checked: P741376 Client PM: WEP Check Request Engr. Description Date