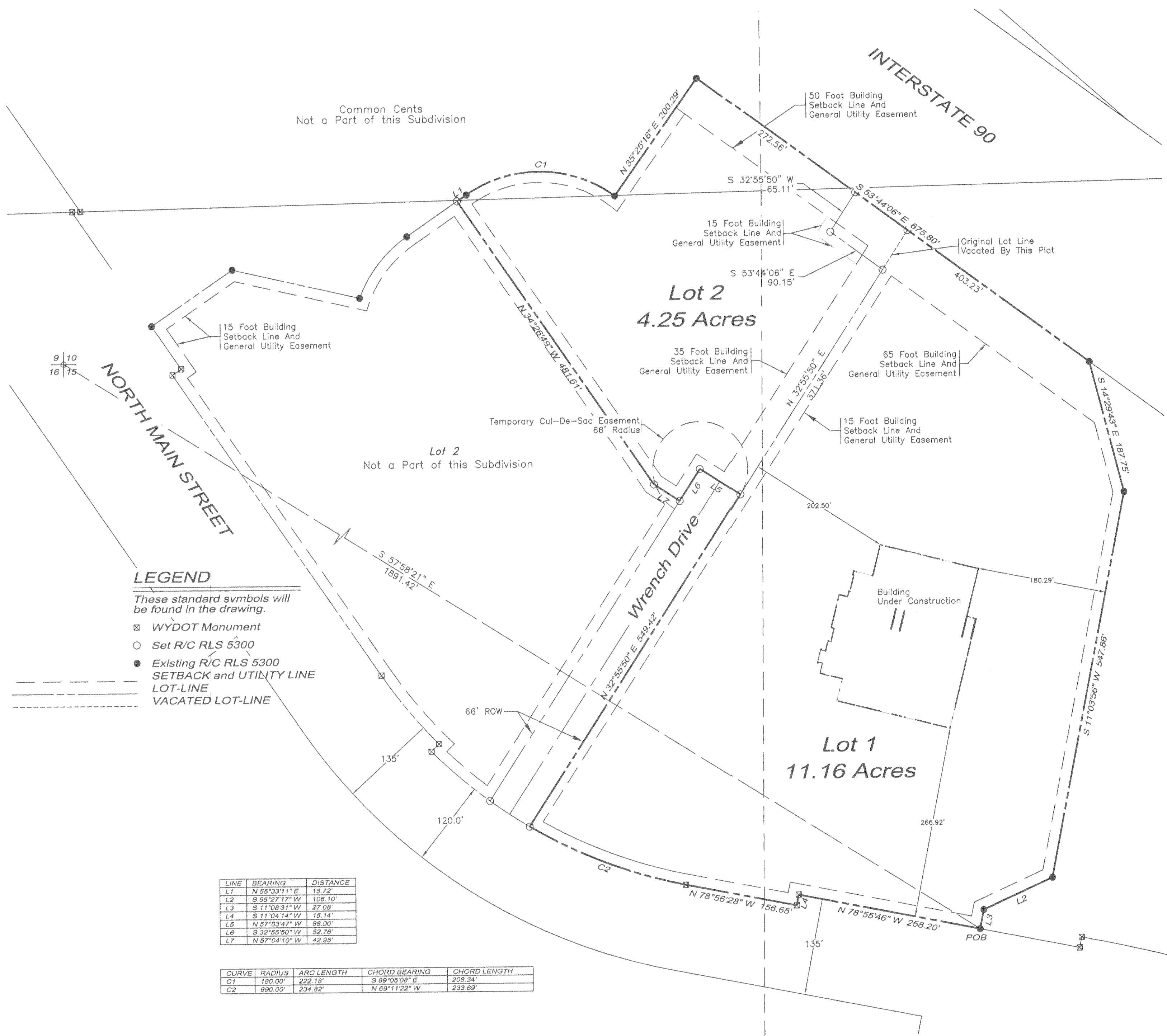


FINAL PLAT
THE MARKET PLACE - REV. 1

LOCATED IN A PART OF THE
S1/2SW1/4, Section 10, And The N1/2NW1/4 Section 15
Township 56 North, Range 84 West
6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LINE	BEARING	DISTANCE
L1	N 55°32'11\"	15.72'
L2	S 65°27'17\"	108.10'
L3	S 11°08'31\"	27.08'
L4	S 11°04'14\"	18.14'
L5	N 57°03'47\"	68.00'
L6	S 32°56'50\"	52.78'
L7	N 57°04'10\"	42.95'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	252.18'	S 89°05'08\"	208.34'
C2	690.00'	234.62'	N 69°11'22\"	233.69'

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, Wyoming, and certified this 8th day of July, 2022, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 12th day of July, 2022.

Attest: City Clerk Mayor

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Lot 1 and Lot 3 of THE MARKET PLACE subdivision, as recorded as Plat M-7 on 7 May, 2021, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 10:50 o'clock A.M. This 14 day of July, 2022. And is duly recorded in Book M-81 Page No. 2022-170130 as Plat

County Clerk

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 THE MARKETPLACE - REV.1

A TRACT OF LAND LOCATED IN A PART OF THE S1/2SW1/4, SECTION 10, AND THE N1/2NW1/4 SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Lot 1 and Lot 3, The Market Place, Recorded As Plat M-7

Beginning At A Point Which Is Located South 57°58'21\"

Thence With Said Right Of Way North 78°55'48\"

Thence Continuing With Said Right Of Way South 11°04'14\"

Thence Continuing With Said Right Of Way North 78°56'28\"

Thence With A Curve Turning To The Right With An Arc Length Of 234.82 Feet, A Radius Of 690.00 Feet, A Chord Bearing Of North 69°11'22\"

Thence With Said East Right Of Way North 32°55'50\"

Thence North 57°03'47\"

Thence With Said West Right Of Way South 32°55'50\"

Thence With A Line Of Lot 2 North 57°04'10\"

Thence Continuing With A Line Of Lot 2 North 34°26'49\"

Thence Continuing With A Line Of Lot 2 North 55°33'11\"

Thence Continuing With A Line Of Lot 2 With A Curve Turning To The Right With An Arc Length Of 222.18 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of South 89°05'08\"

Thence Continuing With A Line Of Lot 2 North 35°25'16\"

Thence With Said West Right Of Way South 53°44'06\"

Thence Leaving Said West Right Of Way South 14°29'43\"

Thence South 11°03'56\"

Thence South 65°27'17\"

Thence South 11°08'31\"

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 UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS 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 DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THIS PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

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, REINSTALLING, REPLACING AND MAINTAINING SEWER, 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.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 1st DAY OF July, 2022 BY,

OWNER LOT 1

STATE OF WYOMING)
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF July, 2022, BY

OWNER LOT 2

STATE OF WYOMING)
SHERIDAN COUNTY)

EXECUTED THIS 1st DAY OF July, 2022 BY,

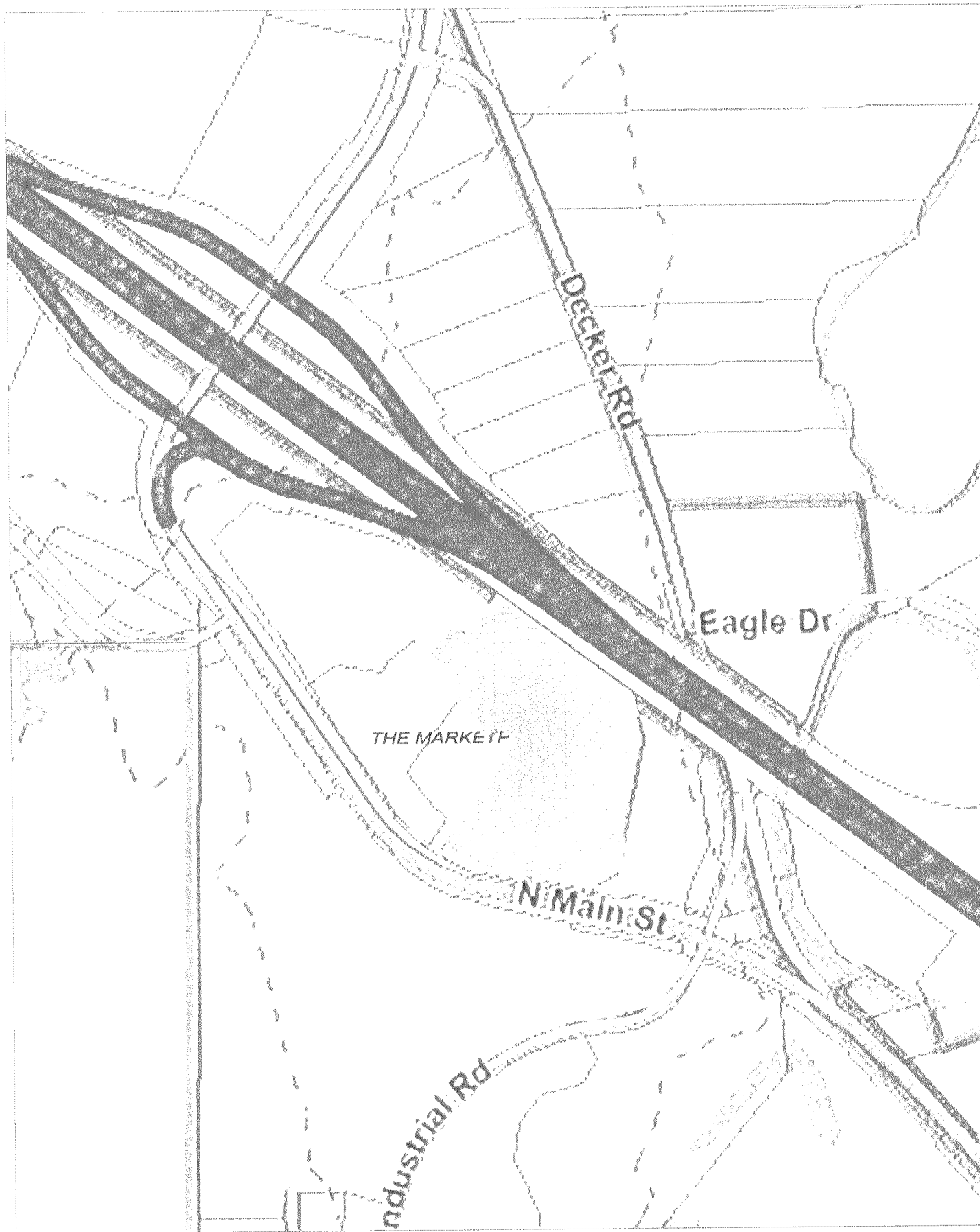
OWNER LOT 1

STATE OF WYOMING)
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1st DAY OF July, 2022, BY

OWNER LOT 2

STATE OF WYOMING)
SHERIDAN COUNTY)



LOCATION MAP
NTS

OWNER LOT 2
JOHN E. RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

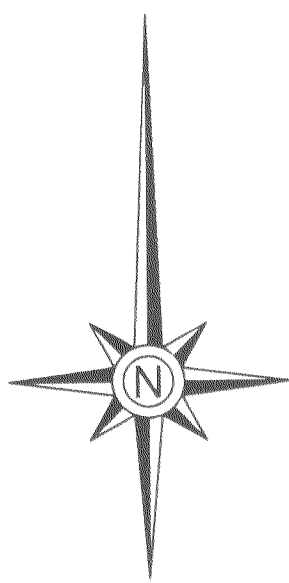
OWNER LOT 1
GONE FISHING LLC
PO BOX 725
BIG HORN, WYOMING 82833-0725

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 THE MARKETPLACE - REV. 1, 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.

WILLIAM E. PUGH
5300
Date: 10/10/22
WYOMING

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



SCALE 1" = 100'
0 100 200 300
If this does not measure 1" scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone

Client:

JOHN E RICE & SONS, INC.
DBA WRENCH RANCH
PO BOX 4039
SHERIDAN, WY 82801

Prepared By:

wood.

2615 Aviation Dr. Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request

M-81

Client PM: WEP

P741376

Drawn: WEP

Checked:

Approval: WEP

Date: 24 MAY, 2022

Sheet: 1 OF 1

Rev: 1