FINAL PLAT
The Headquarters
LOCATED IN A PART OF THE
NW1/4 Section 15, Township 56 North, Range 84 West 6 TH. P.M., SHERIDAN COUNTY, WYOMING

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 HEADQUARTERS

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, WYOMING and more particularly described as follows;

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 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" East, A Chord Length Of 132.54 Feet To The Intersection Of 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;

Thence Continuing With Said South Right Of Way North 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;

Thence Continuing With Said South Right Of Way South 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;

Thence Continuing With Said South Right Of Way With A Curve Turning To The Right With An Arc Length Of 236.08 Feet, A 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;

Thence With Said West Right Of Way South 11°04'14" West, A 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" West, A Chord Length Of 332.68 Feet;

Thence Continuing With Said West Right Of Way With A 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, Wrench Ranch Hills-Phase 1;

Thence With The North Line Of Said Lot 1, Block 3 North 74°30'51" West, A Distance Of 188.66 Feet To The North West Corner Of Said Lot 1, Block 3;

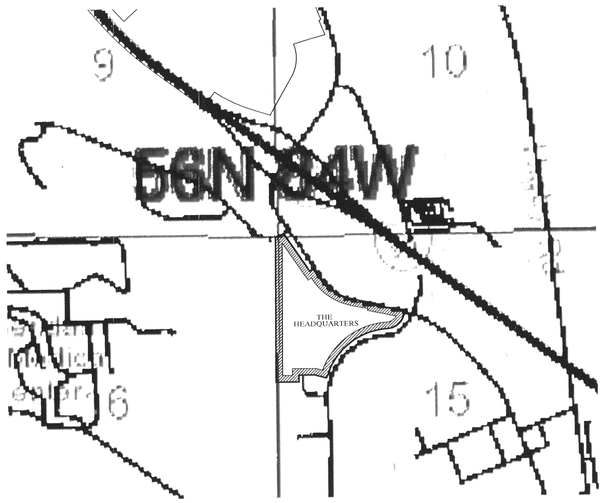
Thence With The North Line Of Lot 2, Block 3, Wrench Ranch Hills-Phase 1 North 89°39'51" West, A Distance Of 182.31 Feet To The Northwest Corner Of Said Lot 2, Block 3, Also Being On The East Right Of Way Of Russell Drive;

Thence North 89°39'51" West, A Distance Of 60.00 Feet To A Point On The West Right Of Way Of Said Russell Drive;

Thence With Said West Right Of Way South 00°20'09" West, A Distance Of 106.14 Feet To A Point To The Northeast Corner Of Lot 9, Block 2, Wrench Ranch Hills-1;

Thence With The North Line Of Said Lot 9, Block 2 WEST A Distance Of 351.65 Feet To The Northwest Corner Of Said Lot 9, Block 2, Also Being On The West Line Of Section 15;

Thence With Said West Line North 00°22'00" East, A Distance Of 2224.45 Feet To o The Point Of **Beginning**, Having An Area Of 48.56 Acres more or less.



LOCATION MAP
NTS

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 3 DAY OF Oct., 2022 BY,
James Z Jelks V.P.
OWNER

STATE OF WYOMING)
) SS.
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF October, 2022, BY
Josh Cox
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC JOSHUA BARAN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167068
MY COMMISSION EXPIRES: 05/18/2028

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, measurements, or representations may have occurred since the original plat was recorded.

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 21 day of February, 2023 by the Director of Public Works of Sheridan, Wyoming.
James Mercer
Director of Public Works

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 26th day of September 2022.
Attest: Vice-Chairman
Chairman

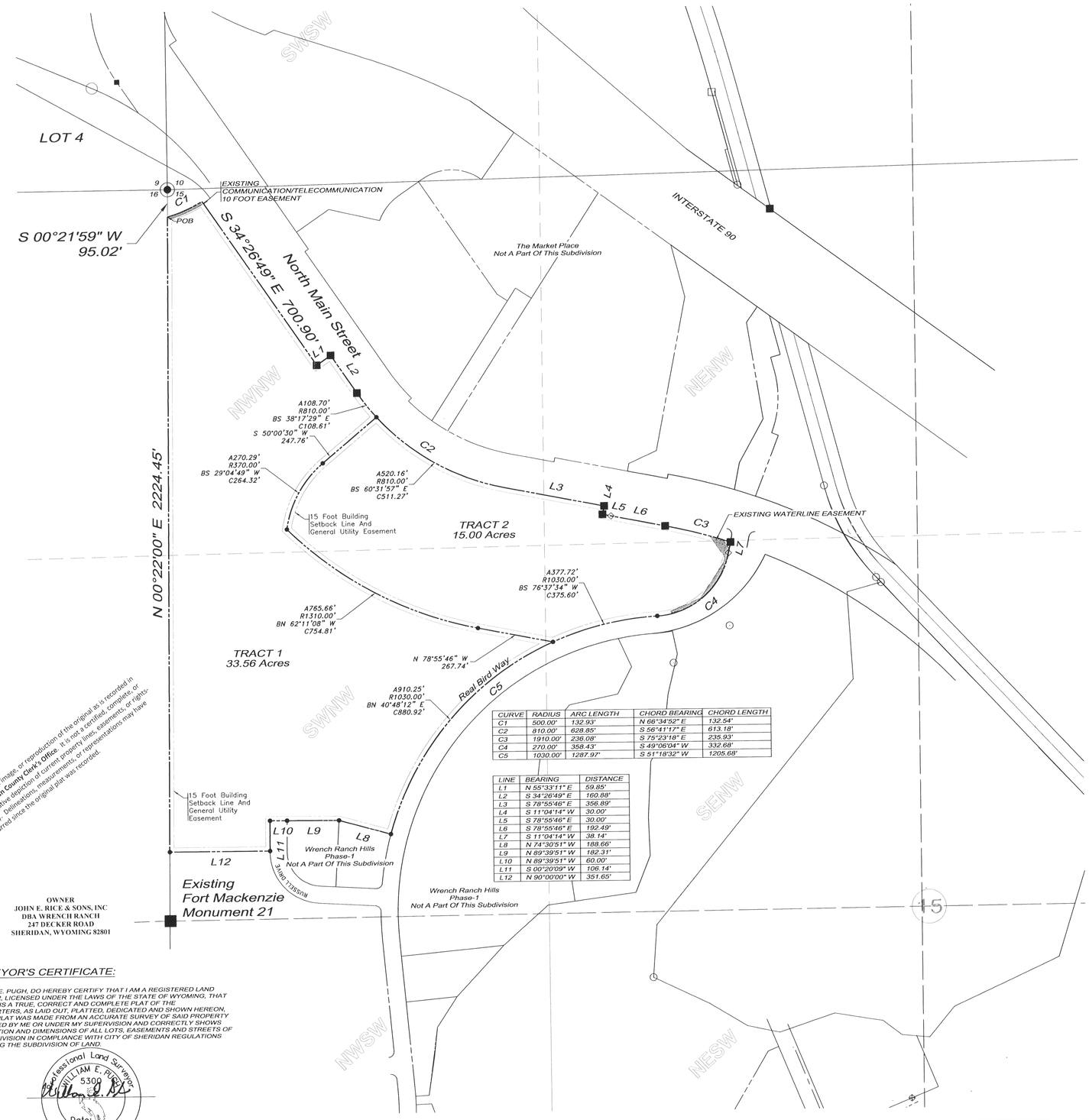
CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 3rd day of October 2022.
Attest: City Clerk
Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 1:19 o'clock P m., This 24 day of February, 2023 And is duly recorded in Book Plat H Page No. 68 (H-68) Rec #784157
Eda Schunk Thompson
County Clerk

SCALE 1" = 200'
0 200 400 600
If this does not measure 1" scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	132.93'	N 66°34'52" E	132.54'
C2	810.00'	628.85'	S 56°41'17" E	613.18'
C3	1910.00'	236.08'	S 75°23'18" E	235.93'
C4	270.00'	358.43'	S 49°06'04" W	332.68'
C5	1030.00'	1287.97'	S 51°18'32" W	1205.68'

LINE	BEARING	DISTANCE
L1	N 55°33'11" E	59.85'
L2	S 34°26'49" E	160.88'
L3	S 78°55'46" E	356.89'
L4	S 11°04'14" W	30.00'
L5	S 78°55'46" E	30.00'
L6	S 78°55'46" E	192.49'
L7	S 11°04'14" W	38.14'
L8	N 74°30'51" W	188.66'
L9	N 89°39'51" W	182.31'
L10	N 89°39'51" W	60.00'
L11	S 00°20'09" W	106.14'
L12	N 90°00'00" W	351.65'

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

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 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.

Professional Land Surveyor
WILLIAM E. PUGH
5300
Date: 10/3/22
WYOMING

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

H-68

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

Client: JOHN E RICE & SONS, INC.
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WY 82801

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

Client PM: WEP	P741376	Drawn: WEP	Checked:	Approval: WEP	Date: 7/22/2022	Sheet: 1 OF 1	Rev: 0

ng\City Of Sheridan\WRENCH RANCH PHASE TWO\The Headquarters\The Headquarters Final Plat.dwg, 10/4/2022 9:53:06 AM, Canon TX-4000 (temporary).pc3