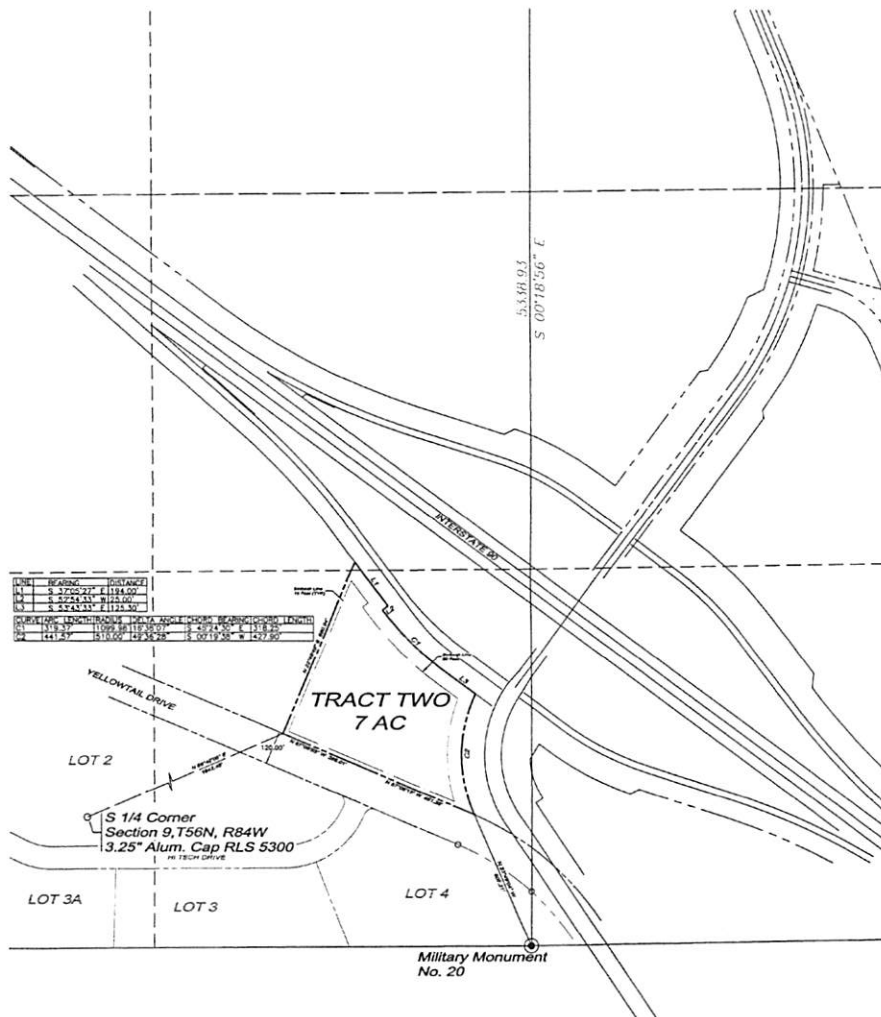


NOTICE
This plat is an image, or reproduction of the original as it is recorded in the
Sheridan County Clerk's Office. It is NOT a certified, complete or
authoritative depiction of current property lines, easements or right-of-
ways. Dimensions, measurement or representations may have occurred
since the original plat was recorded.

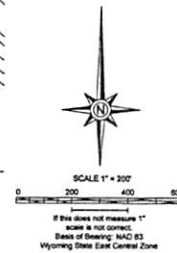
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FINAL PLAT
WRENCH RANCH, PHASE TWO
TRACT ONE and TRACT TWO
 LOCATED IN A PORTION OF
 NE1/4NE1/4, and SE1/4SE1/4, SECTION 9,
 TOWNSHIP 56 NORTH, RANGE 84 WEST,
 6TH P.M., SHERIDAN WYOMING

NOTICE
 This plat is an image, or reproduction of the original as it is recorded in the
 Standard County Clerk's Office. It is not a further complete or
 authoritative description of current property lines, easements or rights.
 No. Discrepancies, 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

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