

FINAL PLAT  
EAGLE VIEW SUBDIVISION

LOCATED IN A PART OF THE  
Section 9  
Township 56 North, Range 84 West  
6 TH. PRINCIPAL MERIDIAN, 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 EAGLE VIEW SUBDIVISION.

A TRACT OF LAND LOCATED IN A PART OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Beginning At A Point Which Is Located South 67°29'47" East, A Distance Of 2904.18 Feet From The West Quarter Corner Of Said Section 9, Said Point Being On The North Right Of Way Of Yellowtail Drive, Also Being The Southwest Of Lot 13, OF WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With Said North Right Of Way, North 67°10'04" West, A Distance Of 688.03 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 422.73 Feet, A Radius Of 1060.00 Feet, A Chord Bearing Of North 78°34'53" West, A Chord Length Of 419.93 Feet;

Thence Continuing With Said Right Of Way South 89°59'38" West, A Distance Of 1193.69 Feet To The P.C. Of A With A Curve Turning To The Left With An Arc Length Of 437.86 Feet, A Radius Of 1060.00 Feet, A Chord Bearing Of South 85°05'38" West, A Chord Length Of 437.33 Feet To A Point On The West Section Line Of Said Section 9;

Thence Leaving Said Right Of Way And With Said West Section Line North 00°33'59" West, A Distance Of 342.58 Feet To A Point;

Thence Leaving Said Section Line EAST A Distance Of 271.08 Feet To A Point;

Thence North 59°16'05" East, A Distance Of 1071.87 Feet To A Point;

Thence South 72°35'17" East, A Distance Of 263.00 Feet To A Point;

Thence North 52°08'43" East, A Distance Of 223.77 Feet To A Point;

Thence North 64°49'25" East, A Distance Of 386.65 Feet To A Point;

Thence EAST A Distance Of 697.79 Feet To A Point;

Thence North 00°25'56" West, A Distance Of 227.78 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 1050.69 Feet, A Radius Of 5830.69 Feet, A Chord Bearing Of South 49°07'34" East, A Chord Length Of 1049.26 Feet;

Thence Continuing With Said West Right Of Way South 53°43'46" East, A Distance Of 880.29 Feet To A Point;

Thence Continuing With Said West Right Of Way South 48°43'33" East, A Distance Of 198.87 Feet To A Point;

Thence Continuing With Said West Right Of Way With A Curve Turning To The Right With An Arc Length Of 492.44 Feet, A Radius Of 2425.00 Feet, A Chord Bearing Of South 42°54'30" East, A Chord Length Of 491.59 Feet;

Thence Continuing With Said West Right Of Way South 37°04'35" East, A Distance Of 120.33 Feet To A Point;

Thence Leaving Said Right Of Way And With The West Line Of Lot 5, OF WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE, South 22°08'49" West, A Distance Of 465.31 Feet To Northeast Corner Of Lot 6, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 478.13 Feet To The Northwest Corner Of Lot 7, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 7, South 22°51'47" West, A Distance Of 172.10 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 45.78 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 20°51'24" East, A Chord Length Of 41.47 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way, North 66°09'04" West, A Distance Of 118.66 Feet To A Point;

Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 47.11 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 67°50'45" East, A Chord Length Of 42.41 Feet;

Thence North 22°51'47" East, A Distance Of 170.01 Feet To The Northeast Corner Of Lot 8, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 727.02 Feet To The Northwest Corner Of Lot 10, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence South 22°51'13" West, A Distance Of 170.07 Feet To The P.C. Of A Curve

Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 22°08'38" East, A Chord Length Of 42.43 Feet To A Point On The North Right Of Way Of Yellowtail Drive;

Thence With Said North Right Of Way North 67°08'36" West, A Distance Of 120.00 Feet To A Point;

Thence Leaving Said North Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 47.12 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 67°51'22" East, A Chord Length Of 42.43 Feet;

Thence North 22°51'20" East, A Distance Of 170.07 Feet To The Northeast Corner Of Lot 11, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence North 67°08'47" West, A Distance Of 708.02 Feet To The Northwest Corner Of Lot 13, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT PHASE ONE;

Thence With The West Line Of Said Lot 13, South 00°25'57" East, A Distance Of 217.78 Feet To The Point Of Beginning, Having An Area Of 4258333.03 Square Feet, 97.76 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 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 4<sup>th</sup> DAY OF Nov., 2023 BY,

James Jellis V.P.

STATE OF WYOMING )  
SHERIDAN COUNTY ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4<sup>th</sup> DAY OF November, 2023, BY

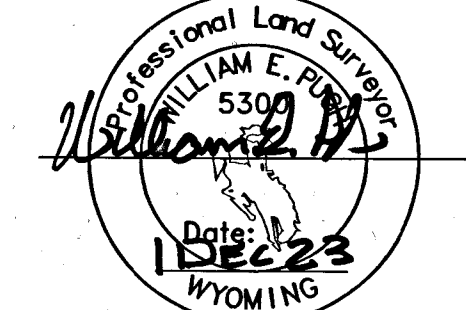
James Jellis LOUIS EYCHNER - NOTARY PUBLIC  
WITNESS MY HAND AND OFFICIAL SEAL  
LOUIS EYCHER NOTARY PUBLIC  
My Commission Expires 12/31/24

EXECUTED THIS 4<sup>th</sup> DAY OF November, 2023 BY,

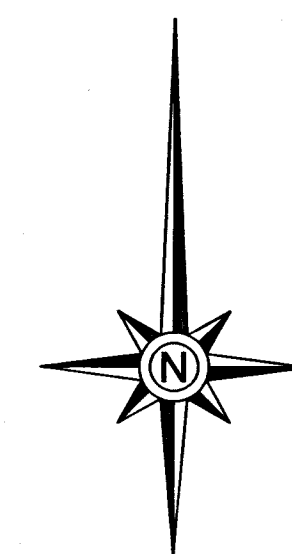
OWNER  
JOHN E. RICE AND SONS INC  
DBA WRENCH RANCH  
P.O. Box 4039, Sheridan, WY 82801

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. RICE, 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 EAGLE VIEW SUBDIVISION, AS LAID OUT, PLATTED, DELINEATED 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.



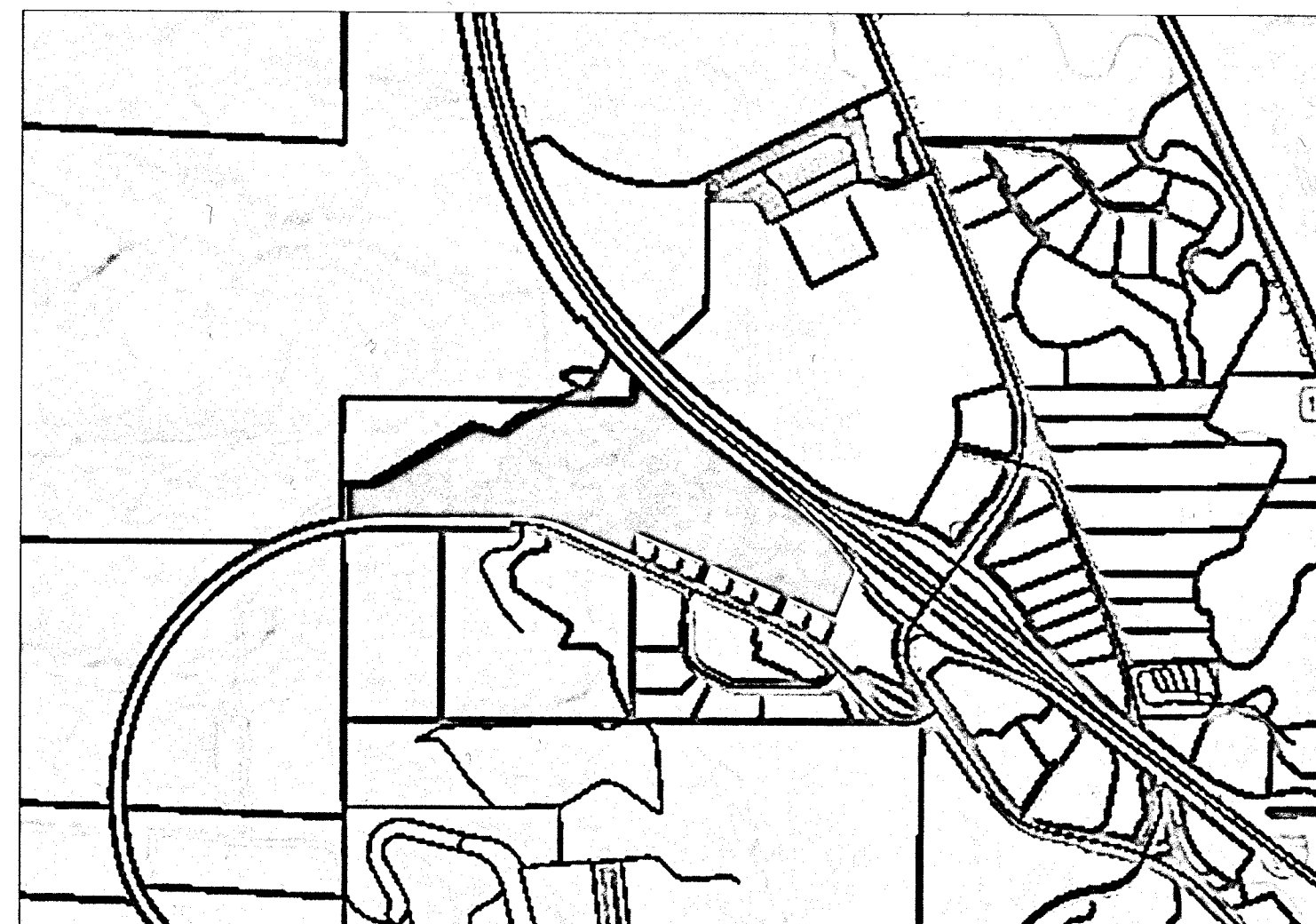
UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.



SCALE 1" = 300'  
0 300 600 900  
If this does not measure 1" scale is not correct.  
Basis of Bearing: NAD 83 Wyoming State East Central Zone

NOTICE:  
This plat is an image, or reproduction of the original as it is recorded in the official records of the County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements or rights-of-way. Deliberations, measurements, representations or reproductions may have occurred since the original plat was recorded.

LOCATION MAP  
NTS



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 8<sup>th</sup> day of January 2023, by the Director of Public Works of Sheridan, Wyoming.

Anna Mercer  
Director of Public Works

CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 2<sup>nd</sup> day of October, 2023.

Attest: City Clerk  
Mayor

CITY OF SHERIDAN  
PLANNING COMMISSION  
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 25<sup>th</sup> day of September, 2023.

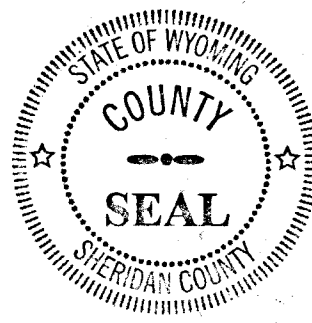
Pat Schuchman  
Vice-Chairman

Mike Windon  
Chairman

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 3:01 o'clock P.M., this 11 day of January, 2024. And is duly recorded in Book E-29, Page No. 2094-1. As PLAT

Ella Schuchman Thompson  
County Clerk



|      |         |                              |     |             |       |
|------|---------|------------------------------|-----|-------------|-------|
| 1    | 8/23/23 | Add Future Right of Way Note | WEP | WEP         | City  |
| Rev. | Date    | Description                  | By  | Proj. Engr. | Check |

Client PM: WEP

P741376

Drawn: WEP

Checked:

Approval: WEP

Date: 8 AUG, 2023

Sheet: 1 OF 1

Rev: 1

Client:

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

Prepared By:

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