

FINAL PLAT

WRENCH RANCH HILLS ~ PHASE 1

LOCATED IN A PORTION OF THE W1/2, SECTION 15, T56N, R84W, 6TH P.M., SHERIDAN WYOMING

CERTIFICATE OF OWNER
Know by all men by these presents that the undersigned John E. Rice & Sons, Inc., being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Wrench Ranch Hills ~ Phase One, is located in a portion of W1/2, Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

BEGINNING at a point which is located South 00°20'09" West a distance of 2,319.44 feet from the Southeast Corner of Section 9, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;

Thence North 90°00'00" East 350.40 feet;

Thence North 89°39'51" East 80.00 feet;

Thence South 89°39'51" East 182.31 feet;

Thence South 74°30'51" East 188.66 feet;

Thence with a non-tangent curve to the right with an arc length of 1287.97 feet, a radius of 10,300.00 feet, a delta angle of 71°38'45", a chord bearing of North 51°18'52" East and a chord length of 12,055.68 feet;

Thence with a reverse curve to the left with an arc length of 584.10 feet, a radius of 270.00 feet, a delta angle of 76°03'40", a chord bearing of North 49°06'04" East and a chord length of 332.68 feet;

Thence North 11°04'14" East 62.92 feet;

Thence with a curve to the left with an arc length of 31.42 feet, a radius of 20.00 feet, a delta angle of 90°00'00", a chord bearing of North 3°05'46" West and a chord length of 28.28 feet;

Thence North 11°04'14" East 120.00 feet;

Thence North 78°55'46" West 379.72 feet;

Thence North 11°04'14" East 42.17 feet;

Thence North 65°23'00" East 106.12 feet;

Thence North 11°04'14" East 547.86 feet;

Thence North 14°29'43" West 187.12 feet to a point on the South Right-of-Way of Interstate 90;

Thence along said Right-of-Way South 53°43'27" East 464.48 feet to a Point on the West Right-of-Way of State Highway 338 (aka Decker Highway);

Thence along said Right-of-Way South 14°56'04" East 599.00 feet to a Point on the South Right-of-Way of Interstate 90;

Thence continuing along said Right-of-Way with a curve to the left with an arc length of 373.01 feet, a radius of 761.61 feet, a delta angle of 28°03'42", a chord bearing of South 29°04'04" East and a chord length of 369.30 feet;

Thence leaving said Right-of-Way South 72°24'01" West 109.06 feet;

Thence South 03°39'08" East 323.67 feet;

Thence South 39°14'29" West 1100.62 feet;

Thence South 04°12'01" West 183.91 feet;

Thence South 58°27'22" East 427.23 feet;

Thence South 78°54'17" East 86.48 feet;

Thence South 22°29'12" West 61.36 feet;

Thence South 67°30'48" West 40.00 feet;

Thence South 30°21'53" West 282.13 feet;

Thence South 20°02'04" East 55.00 feet;

Thence South 14°57'56" West 160.00 feet;

Thence South 10°57'56" West 360.00 feet;

Thence South 00°02'04" East 290.00 feet;

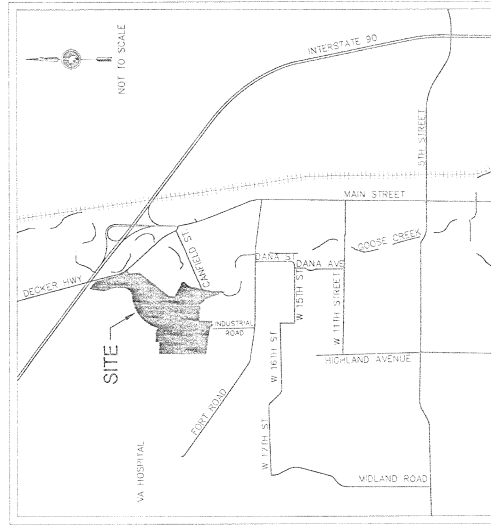
That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Sheridan and its successors and assigns all rights, title and interest in and to the land shown and described on this plat, for the purpose of installing, repairing, maintaining, replacing and maintaining sewers, 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.

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, maintaining, replacing and maintaining sewers, 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.

Drainage easements, as designated on this plat and portions of Outlot A, Outlot B, and Outlot C are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the drainage facilities, surface flow, and/or storage of storm waters, drainage easements shall be kept free of all structures or other impediments not related to drainage.

Outlot A, Outlot B, and Outlot C, as designated on this plat, are hereby dedicated to the City of Sheridan as open space.

Tracts 2 and 3, as designated on this plat, are hereby dedicated to the City of Sheridan as future open space and/or public right-of-way. Maintenance and interim use of said tracts by John E. Rice and Sons, Inc. per Wrench Ranch Phase I Master Plan.



Irrigation easements, both underground and ditch, as designated on this plat are hereby reserved by John E. Rice & Sons, Inc. and its successors and assigns. No structures or other flow or storage of irrigation waters and shall be kept free of all structures or other impediments not related to irrigation.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 23 day of November, 2009,

by John E. Rice
Nellye, President

STATE OF WYOMING }
SHERIDAN COUNTY } ss.

The foregoing instrument was acknowledged before me on this 23 day of November, 2009, by

Nellye
Witness my hand and official seal.

COMMISSIONER
Notary Public

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 17 day of November, 2009, by the Director of Public Works of Sheridan, Wyoming.

Sublet
Director of Public Works

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 9 day of November, 2009.

Robert J. Willis
Chairman

CITY OF SHERIDAN CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 4.00 o'clock P.m., this 18 day of February, 2009. And is duly recorded in Book W 5995, Page No. 64.

Angela Johnson
County Clerk

DECLARATION VACATING PREVIOUS PLATTING
This plat is the re-subdivision of a part of Block 1, SUBURBAN HOMES COMPANY ADDITION, as recorded in Book "A" of Plats, Page 36, Plat S-36, 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 SURVEY

I, William E. Pugh, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, licensed under the a true, correct and complete plat of Wrench Ranch Hills ~ Phase One, as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property made in accordance with the laws of the State of Wyoming, and that the plat 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.

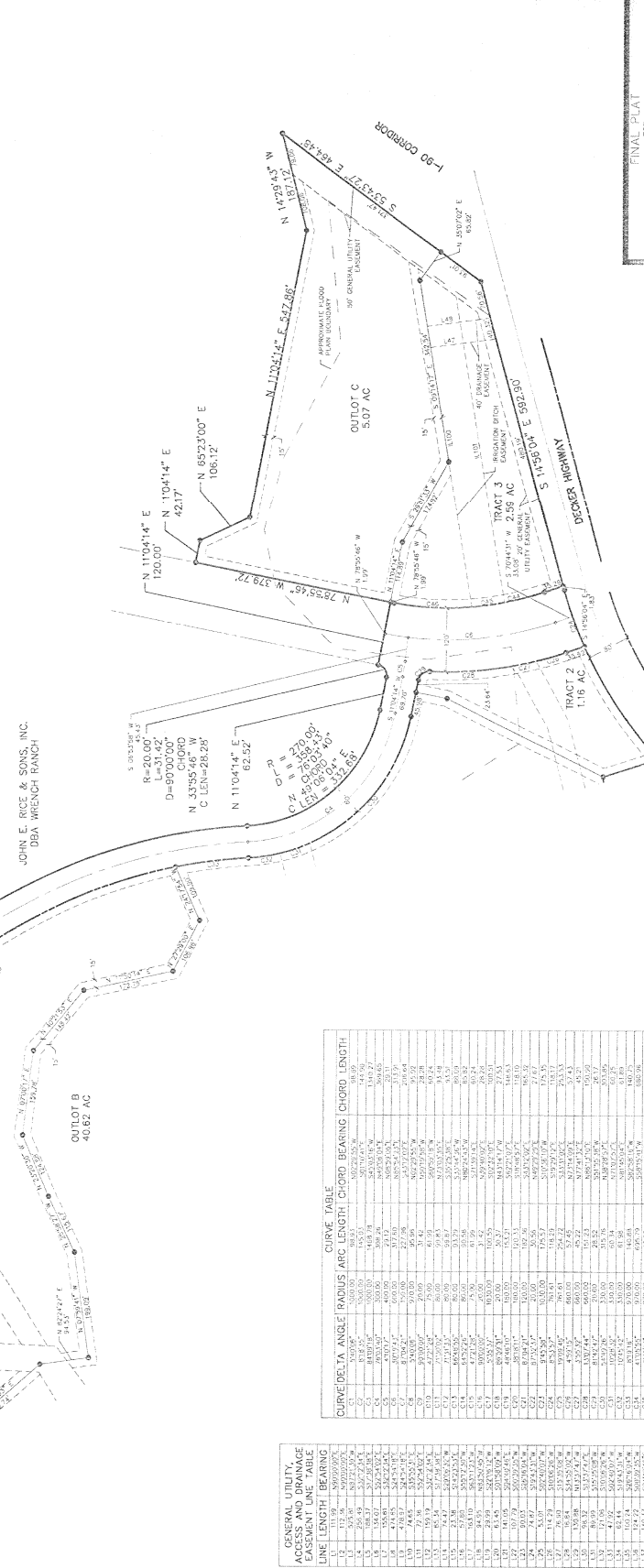
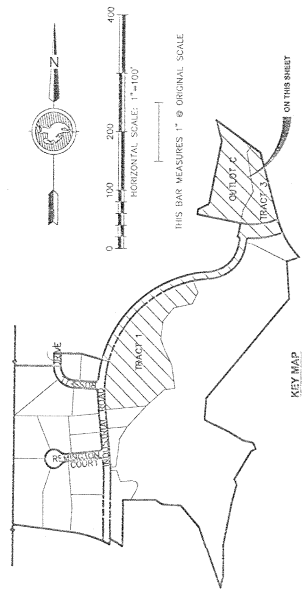


UNLESS SIGNED, SEALED AND DATED THIS IS AN UNLAWFUL PLAT.

FINAL PLAT
WRENCH RANCH HILLS ~ PHASE 1
LOCATED IN A PORTION OF THE W1/2, SECTION 15, T56N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

DATE: 11/23/09
TIME: 12:12 pm
SHEET: 1
OF: 1
CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
277 East Main St., Sheridan, WY 82801-1000
PHONE: (307) 933-1111
FAX: (307) 933-1112

W-64
1-4



WRENCH RANCH HILLS - PHASE 1

LOCATED IN A PORTION OF THE W/2 SECTION 15,
TOWNSHIP 36N, RANGE 12E, SHERIDAN COUNTY,
WYOMING

SHERIDAN
SHERIDAN COUNTY

CENTENNIAL COLLABORATIVE
ARCHITECTS-ENGINEERS-SURVEYORS
227 North Main - Sheridan, WY 82801
407 North Main - Cody, WY 82401

DATE: 11/22/09
SHEET: 4
OF: 4

LEGEND

SUBDIVISION BOUNDARY LINE
UTL LINE
EASEMENT
PROPERTY USE: AGRICULTURE
ROAD W/ AGRICULTURE CAP N.E. 2000
CONTINUING POINT OF CURVATURE (P.C.)
POINT OF INTERSECTION (P.I.)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C2	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C3	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C4	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C5	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C6	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C7	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C8	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C9	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C10	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C11	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C12	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C13	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C14	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C15	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C16	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C17	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C18	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C19	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C20	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C21	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C22	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C23	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C24	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C25	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C26	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C27	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C28	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C29	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C30	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C31	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C32	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C33	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C34	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C35	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C36	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C37	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C38	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C39	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C40	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C41	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C42	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C43	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C44	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C45	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C46	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C47	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C48	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C49	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00
C50	75.00°	1000.00	1000.00	N 00°00'00" E	1000.00

GENERAL UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
U1	11.19	S 89°00'00" E
U2	11.19	S 89°00'00" E
U3	11.19	S 89°00'00" E
U4	11.19	S 89°00'00" E
U5	11.19	S 89°00'00" E
U6	11.19	S 89°00'00" E
U7	11.19	S 89°00'00" E
U8	11.19	S 89°00'00" E
U9	11.19	S 89°00'00" E
U10	11.19	S 89°00'00" E
U11	11.19	S 89°00'00" E
U12	11.19	S 89°00'00" E
U13	11.19	S 89°00'00" E
U14	11.19	S 89°00'00" E
U15	11.19	S 89°00'00" E
U16	11.19	S 89°00'00" E
U17	11.19	S 89°00'00" E
U18	11.19	S 89°00'00" E
U19	11.19	S 89°00'00" E
U20	11.19	S 89°00'00" E
U21	11.19	S 89°00'00" E
U22	11.19	S 89°00'00" E
U23	11.19	S 89°00'00" E
U24	11.19	S 89°00'00" E
U25	11.19	S 89°00'00" E
U26	11.19	S 89°00'00" E
U27	11.19	S 89°00'00" E
U28	11.19	S 89°00'00" E
U29	11.19	S 89°00'00" E
U30	11.19	S 89°00'00" E
U31	11.19	S 89°00'00" E
U32	11.19	S 89°00'00" E
U33	11.19	S 89°00'00" E
U34	11.19	S 89°00'00" E
U35	11.19	S 89°00'00" E
U36	11.19	S 89°00'00" E
U37	11.19	S 89°00'00" E
U38	11.19	S 89°00'00" E
U39	11.19	S 89°00'00" E
U40	11.19	S 89°00'00" E
U41	11.19	S 89°00'00" E
U42	11.19	S 89°00'00" E
U43	11.19	S 89°00'00" E
U44	11.19	S 89°00'00" E
U45	11.19	S 89°00'00" E
U46	11.19	S 89°00'00" E
U47	11.19	S 89°00'00" E
U48	11.19	S 89°00'00" E
U49	11.19	S 89°00'00" E
U50	11.19	S 89°00'00" E

IRRIGATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
I1	11.19	S 89°00'00" E
I2	11.19	S 89°00'00" E
I3	11.19	S 89°00'00" E
I4	11.19	S 89°00'00" E
I5	11.19	S 89°00'00" E
I6	11.19	S 89°00'00" E
I7	11.19	S 89°00'00" E
I8	11.19	S 89°00'00" E
I9	11.19	S 89°00'00" E
I10	11.19	S 89°00'00" E
I11	11.19	S 89°00'00" E
I12	11.19	S 89°00'00" E
I13	11.19	S 89°00'00" E
I14	11.19	S 89°00'00" E
I15	11.19	S 89°00'00" E
I16	11.19	S 89°00'00" E
I17	11.19	S 89°00'00" E
I18	11.19	S 89°00'00" E
I19	11.19	S 89°00'00" E
I20	11.19	S 89°00'00" E
I21	11.19	S 89°00'00" E
I22	11.19	S 89°00'00" E
I23	11.19	S 89°00'00" E
I24	11.19	S 89°00'00" E
I25	11.19	S 89°00'00" E
I26	11.19	S 89°00'00" E
I27	11.19	S 89°00'00" E
I28	11.19	S 89°00'00" E
I29	11.19	S 89°00'00" E
I30	11.19	S 89°00'00" E
I31	11.19	S 89°00'00" E
I32	11.19	S 89°00'00" E
I33	11.19	S 89°00'00" E
I34	11.19	S 89°00'00" E
I35	11.19	S 89°00'00" E
I36	11.19	S 89°00'00" E
I37	11.19	S 89°00'00" E
I38	11.19	S 89°00'00" E
I39	11.19	S 89°00'00" E
I40	11.19	S 89°00'00" E
I41	11.19	S 89°00'00" E
I42	11.19	S 89°00'00" E
I43	11.19	S 89°00'00" E
I44	11.19	S 89°00'00" E
I45	11.19	S 89°00'00" E
I46	11.19	S 89°00'00" E
I47	11.19	S 89°00'00" E
I48	11.19	S 89°00'00" E
I49	11.19	S 89°00'00" E
I50	11.19	S 89°00'00" E

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