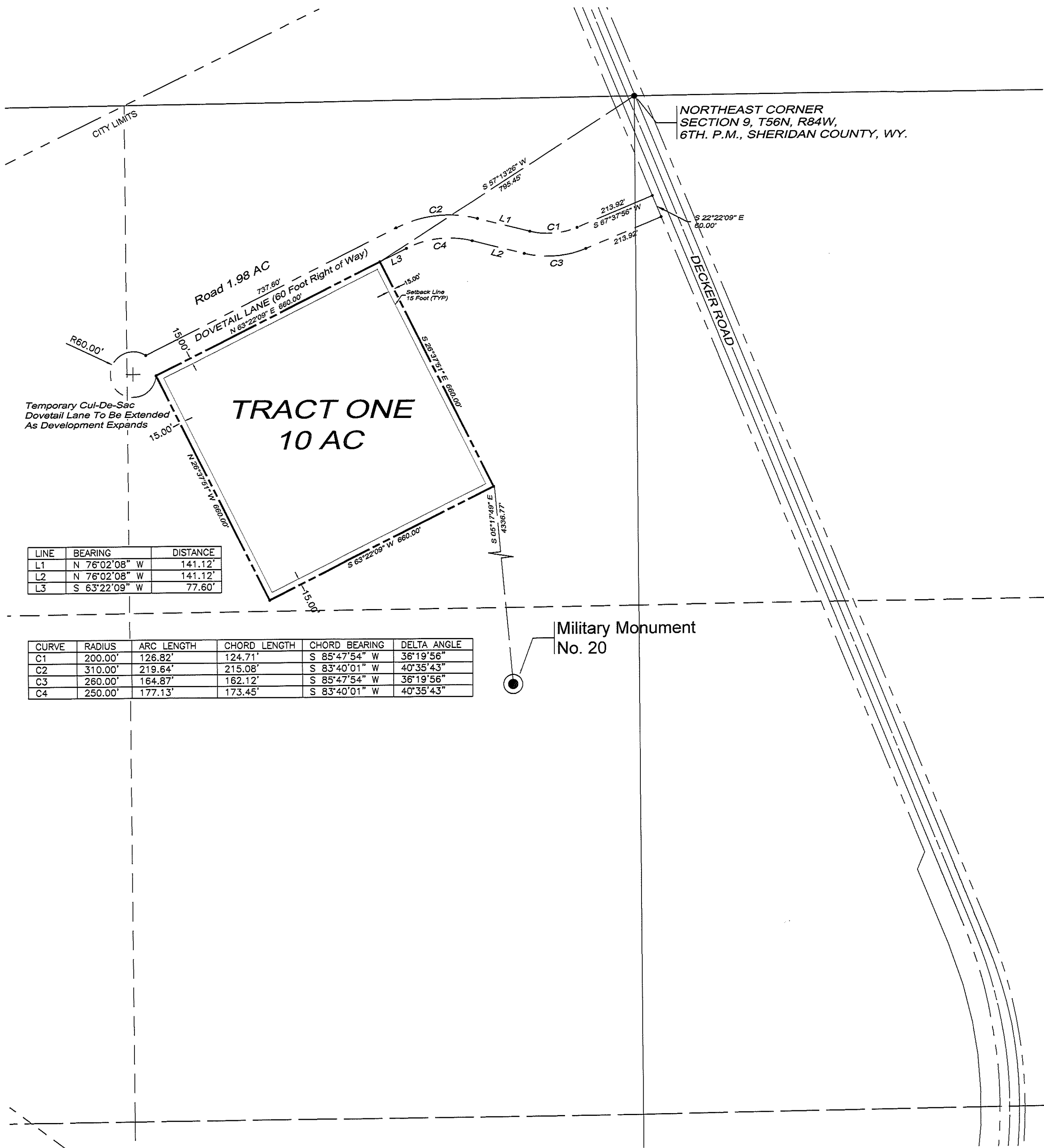


FINAL PLAT  
WRENCH RANCH, PHASE TWO  
TRACT ONE and TRACT TWO  
LOCATED IN A PORTION OF  
NE1/4NE1/4, and SE1/4SE1/4, SECTION 9,  
TOWNSHIP 56 NORTH, RANGE 84 WEST,  
6TH P.M., SHERIDAN WYOMING

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authoritative depiction of current property lines, easements or rights-of-  
way. Delineations, measurement or representations may have occurred  
since the original plat was recorded.



CERTIFICATE OF OWNER

Know all men by these presents that the undersigned John E. Rice and Sons, Inc, DBA Wrench Ranch, 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 PHASE TWO, TRACT ONE AND TRACT TWO, is located in Section 9, Township 56 North, Range 84 West, 6th Principal Meridian, City of Sheridan, Sheridan County, Wyoming, and more particularly described as follows:

**TRACT ONE BEGINNING** At A Point Which Is Located South 57°13'26" West, A Distance Of 795.45 Feet From The Northeast Corner Of Section 9, Township 56 North, Range 84 West, Sixth Principal Meridian, Sheridan County, Wyoming;  
Thence South 26°37'51" East, A Distance Of 660.00 Feet To A Point;  
Thence South 63°22'09" West, A Distance Of 660.00 Feet To A Point;  
Thence North 26°37'51" West, A Distance Of 660.00 Feet To A Point;  
Thence North 63°22'09" East, A Distance Of 660.00 Feet To A Point;  
To The Point Of BEGINNING, Having An Area Of 10.00 Acres more or less.

**TRACT TWO BEGINNING** At A Point Which Is Located North 23°49'04" West, A Distance Of 507.21 Feet From The Southeast Corner Of Section 9, Township 56 North, Range 84 West, Sixth Principal Meridian, Sheridan County, Wyoming, Said Point Being On The North Right Of Way Of Yellowtail Drive;  
Thence With Said Right Of Way North 67°08'13" West, A Distance Of 451.35 Feet To A Point;  
Thence Continuing With Said Right Of Way North 67°08'53" West, A Distance Of 285.01 Feet To A Point;  
Thence Leaving Said Right Of Way North 22°48'49" East, A Distance Of 660.94 Feet To A Point On The South Bound Exit Ramp Of Interstate 90;  
Thence Continuing With Said Right Of Way South 37°05'27" East, A Distance Of 194.00 Feet To A Point;  
Thence South 52°54'33" West, A Distance Of 25.00 Feet To A Point;  
Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 319.37 Feet, A Radius Of 1099.98 Feet, A Chord Bearing Of South 45°24'30" East, A Chord Length Of 318.25 Feet;  
Thence Continuing With Said Right Of Way South 53°43'33" East, A Distance Of 125.30 Feet To A Point;  
Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 441.57 Feet, A Radius Of 510.00 Feet, A Chord Bearing Of South 00°19'38" West, A Chord Length Of 427.90 Feet To The Point Of BEGINNING, Having An Area Of 7.00 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 15 day of June, 2015 by,  
James L. Jellis V.P.  
Owner.

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

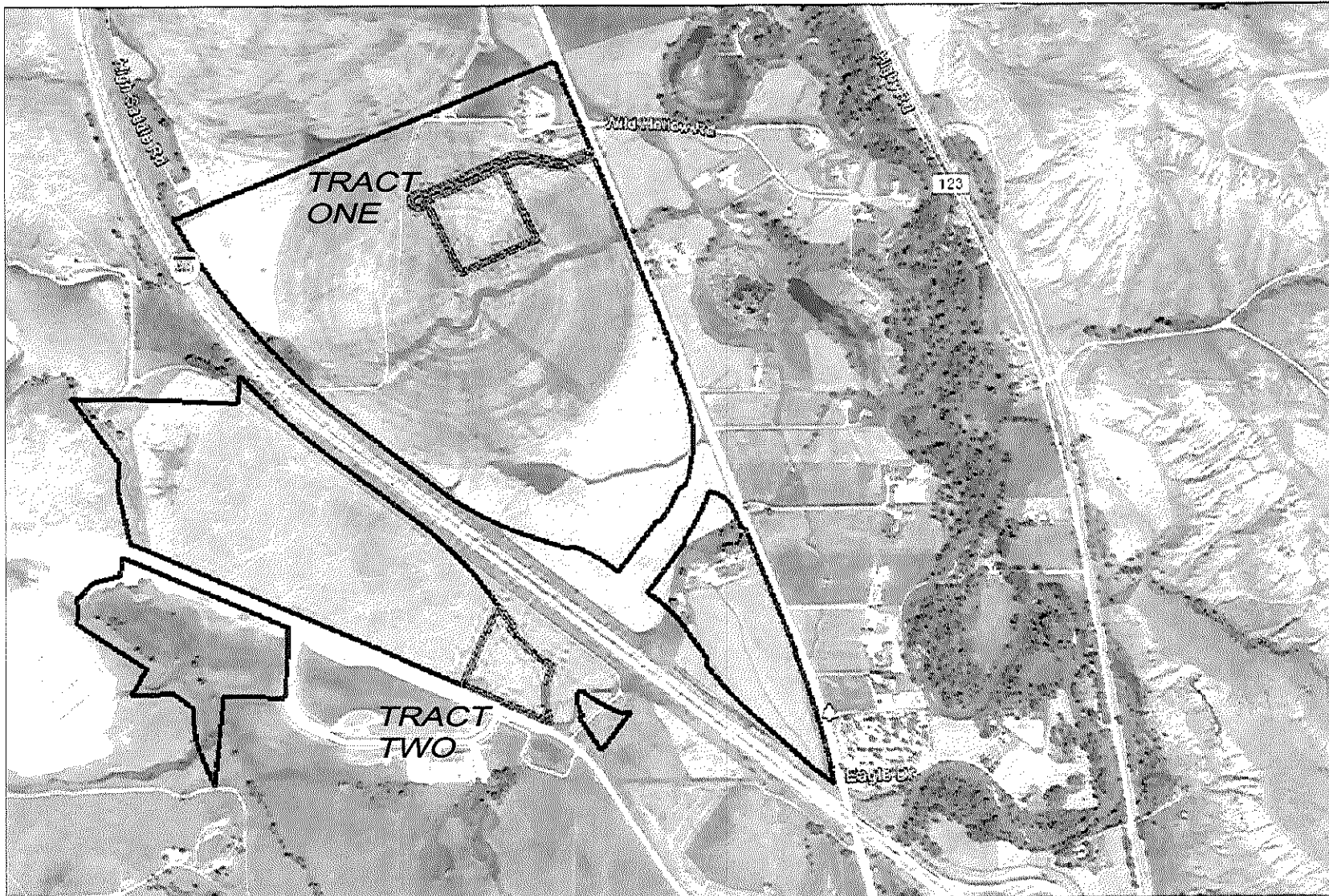
The Foregoing Instrument Was Acknowledged Before Me On This 15th Day Of June, 2015, By

James L. Jellis  
Witness My Hand And Official Seal  
Lois Eychaner  
Notary Public

NOTES:

- PRESENT ZONING - GATEWAY
- DEVELOPMENT OF THESE TRACTS WILL BE REQUIRED TO COMPLY WITH ALL GATEWAY ZONING REQUIREMENTS.
- PROPOSED USE FOR TRACT ONE IS A NEW SHERIDAN SCHOOL DISTRICT 2 SCHOOL
- PROPOSED USE FOR TRACT TWO IS COMMERCIAL.
- PRESENT FLOOD CLASSIFICATION - ZONE X
- ALL PUBLIC UTILITIES WILL BE EXTENDED TO TRACT ONE AND WILL BE MAINTAINED BY THE UTILITY OWNER.
- ALL UTILITIES AND IMPROVEMENTS ARE EXISTING FOR TRACT TWO.
- ALL ROADS AND STREETS ARE OR WILL BE DEDICATED TO PUBLIC USE.

LOCATION MAP



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 24 day of June, 2015, by the Director of Public Works of Sheridan, Wyoming.

Attest: [Signature]  
Director of Public Works

CITY OF SHERIDAN  
PLANNING COMMISSION  
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 24 day of June, 2015.

Attest: [Signature] Vice-Chairman  
[Signature] Chairman

CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL

Approved by the City of Sheridan, Wyoming, this 24th day of June, 2015.

Attest: [Signature] City Clerk  
[Signature] Mayor

CERTIFICATE OF RECORDER

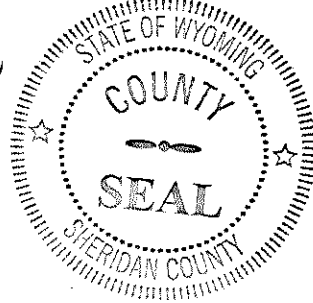
This plat was filed for record in the Office of the Clerk and Recorder at 10:21 o'clock A.M., This 25 day of June, 2015. And is duly recorded in Book W, Page 69, #2015-780229

Ela Jhunke Thompson  
County Clerk

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, that this plat is a true, correct and complete plat of WRENCH RANCH PHASE TWO, TRACT ONE AND TRACT TWO, as laid out, platted, dedicated and shown hereon, that this 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.

Attest: [Signature] Land Surveyor  
No. 5300



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

FINAL PLAT  
WRENCH RANCH PHASE TWO,  
TRACT ONE AND TRACT TWO

Prepared By: **WOOD GROUP PSN**  
Wood Group PSN - Northern Business Unit  
2615 Aviation Drive, Sheridan, WY 82801  
(307) 675-6400 www.woodgroup.com

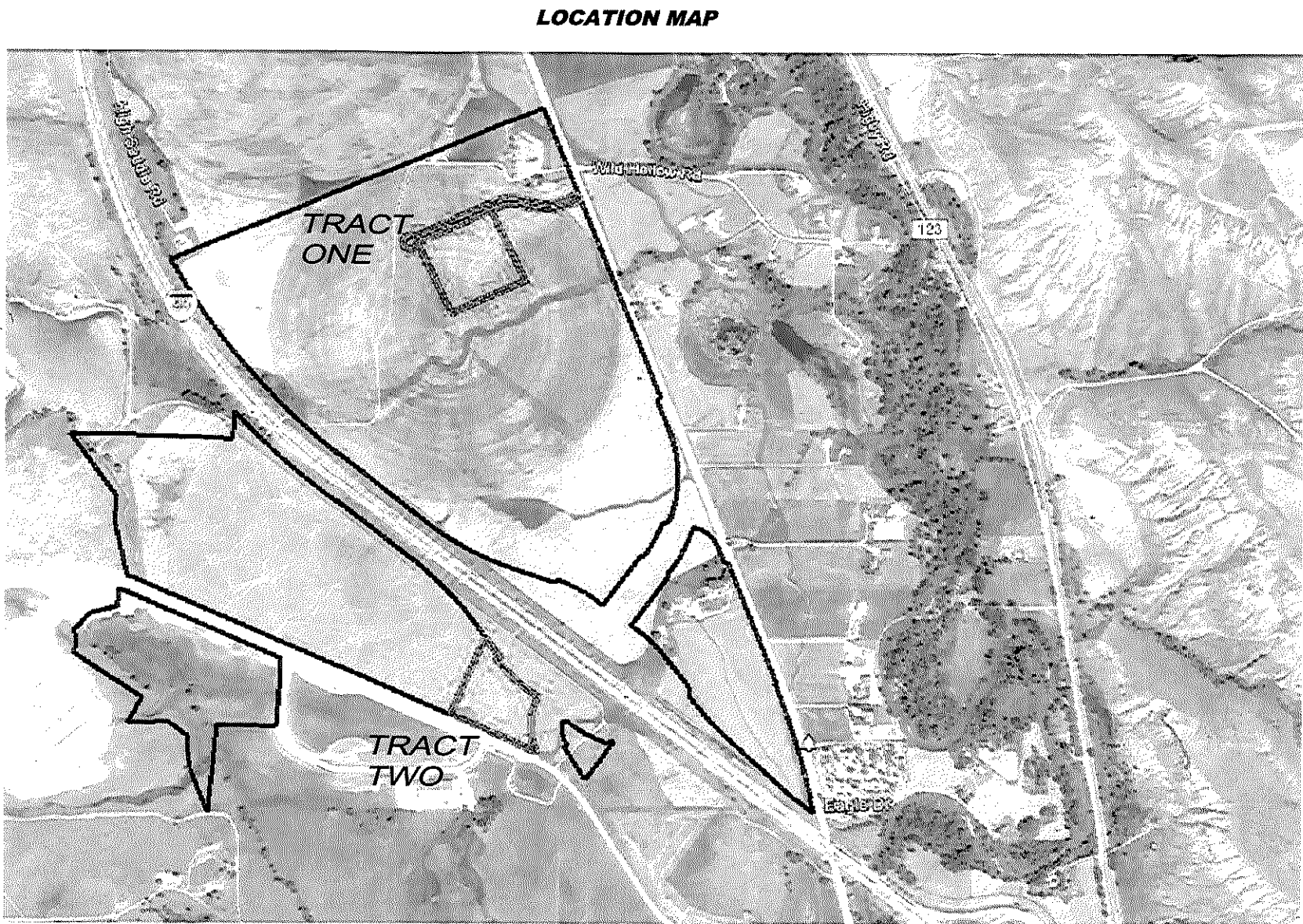
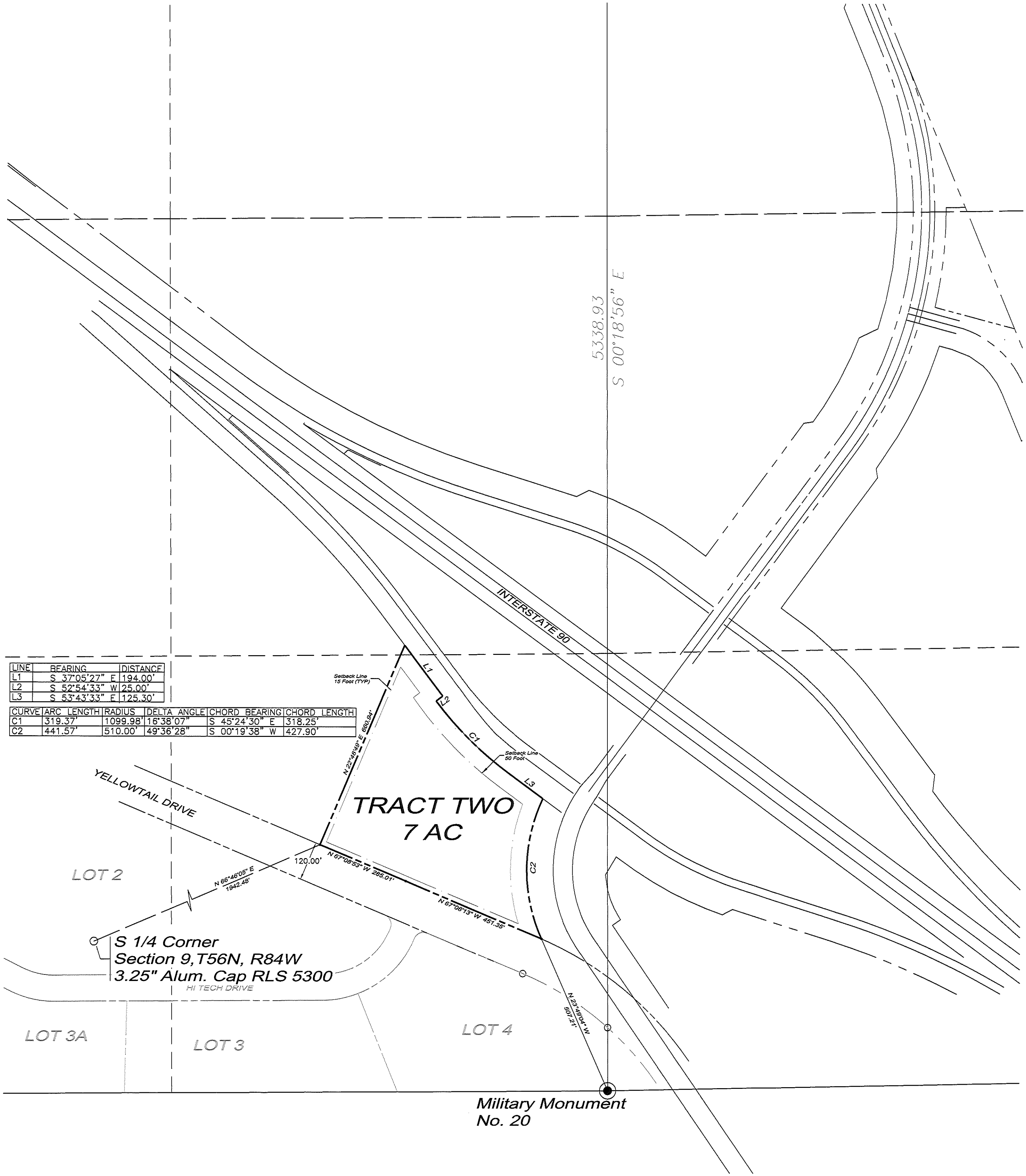
Client: JOHN E. RICE & SONS, INC DBA WRENCH RANCH 247 DECKER ROAD SHERIDAN, WYOMING 82801		WRENCH RANCH PROPERTIES MASTER PLAN - PHASE TWO SUBDIVISION PLAT SHERIDAN, WYOMING	
Drawn: DLH	Design: DLH	Checked: WEP	Survey: WEP
Client Contact: ---	Date: 27 APR 2015	Scale: As Shown	Project No.: 741376
		Task No.: OFFICE LABOR	Sheet: ONE of TWO
			Rev.: 0

W-69 page 1 of 2

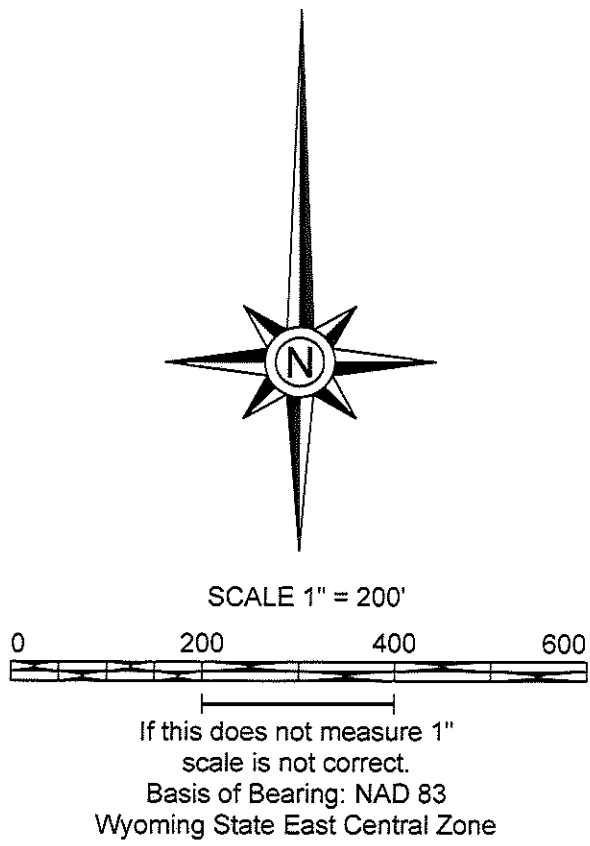


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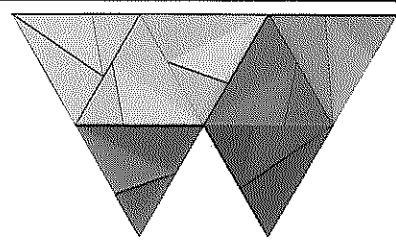


- NOTES:
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FINAL PLAT  
WRENCH RANCH PHASE TWO,  
TRACT ONE AND TRACT TWO

W-69 page 2 of 2

Prepared By:		 <b>WOOD GROUP PSN</b>		Client:		<b>JOHN E. RICE &amp; SONS, INC</b> <b>DBA WRENCH RANCH</b> <b>247 DECKER ROAD</b> <b>SHERIDAN, WYOMING 82801</b>		<b>WRENCH RANCH PROPERTIES</b> <b>PHASE TWO</b> <b>SUBDIVISION PLAT</b> <b>SHERIDAN, WYOMING</b>	
Client Contact:		Date:		Scale:		Project No.:		Task No.:	
---		27 APR 2015		As Shown		741376		OFFICE LABOR	
Drawn:		Design:		Checked:		Survey:		Sheet:	
DLH		DLH		WEP		WEP		TWO of TWO	
Rev.:		0							