

CERTIFICATE OF OWNER

LOT 1 AND LOT 2
BEGINNING At A Point Which Is Located North 10°36'51" East, A Distance Of 1652.23 Feet From The Southwest Corner Of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;
 Thence North 53°43'33" West, A Distance Of 89.50 Feet;
 Thence With A Curve Turning To The Left With An Arc Length Of 319.23 Feet, A Radius Of 1130.00 Feet, A Chord Bearing Of North 61°49'08" West, A Chord Length Of 318.17 Feet;
 Thence North 71°08'57" West, A Distance Of 48.80 Feet;
 Thence North 29°46'10" East, A Distance Of 686.75 Feet;
 Thence With A Curve Turning To The Left With An Arc Length Of 129.33 Feet, A Radius Of 600.00 Feet, A Chord Bearing Of North 23°35'39" East, A Chord Length Of 129.08 Feet;
 Thence With A Compound Curve Turning To The Left With An Arc Length Of 516.66 Feet, A Radius Of 600.00 Feet, A Chord Bearing Of North 02°28'30" West, A Chord Length Of 408.34 Feet;
 Thence North 73°59'41" East, A Distance Of 528.25 Feet;
 Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 437.44 Feet, A Radius Of 1125.00 Feet, A Chord Bearing Of South 11°13'47" East, A Chord Length Of 434.69 Feet;
 Thence With A Compound Curve Turning To The Right With An Arc Length Of 255.85 Feet, A Radius Of 1125.00 Feet, A Chord Bearing Of South 06°25'29" West, A Chord Length Of 255.30 Feet;
 Thence With A Compound Curve Turning To The Right With An Arc Length Of 105.75 Feet, A Radius Of 1125.00 Feet, A Chord Bearing Of South 15°37'58" West, A Chord Length Of 105.71 Feet;
 Thence North 71°40'27" West, A Distance Of 24.70 Feet;
 Thence South 19°59'15" West, A Distance Of 26.29 Feet;
 Thence With A Curve Turning To The Right With An Arc Length Of 318.31 Feet, A Radius Of 1094.67 Feet, A Chord Bearing Of South 27°59'04" West, A Chord Length Of 317.19 Feet;
 Thence North 53°43'33" West, A Distance Of 25.00 Feet;
 Thence South 36°16'27" West, A Distance Of 524.49 Feet;
 To The Point Of **BEGINNING**, Having An Area Of 17.23 Acres more or less.

LOT 3
BEGINNING At A Point Which Is Located North 26°23'11" East, A Distance Of 1501.50 Feet From The Southwest Corner Of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;
 Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 165.49 Feet, A Radius Of 1140.00 Feet, A Chord Bearing Of North 49°34'01" West, A Chord Length Of 165.34 Feet;
 Thence North 53°43'33" West, A Distance Of 94.50 Feet;
 Thence North 36°16'27" East, A Distance Of 514.49 Feet;
 Thence North 54°14'33" West, A Distance Of 25.00 Feet;
 Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 416.71 Feet, A Radius Of 1300.00 Feet, A Chord Bearing Of North 27°06'04" East, A Chord Length Of 414.93 Feet;
 Thence South 75°11'30" East, A Distance Of 59.58 Feet;
 Thence With A Curve Turning To The Right With An Arc Length Of 211.92 Feet, A Radius Of 230.00 Feet, A Chord Bearing Of South 48°47'44" East, A Chord Length Of 204.50 Feet;
 Thence South 22°23'58" East, A Distance Of 156.75 Feet;
 Thence North 67°36'02" East, A Distance Of 29.74 Feet;
 Thence South 22°22'04" East, A Distance Of 189.89 Feet;
 Thence South 62°47'01" West, A Distance Of 92.16 Feet;
 Thence With A Curve Turning To The Right With An Arc Length Of 57.00 Feet, A Radius Of 120.00 Feet, A Chord Bearing Of South 76°23'31" West, A Chord Length Of 56.47 Feet;
 Thence With A Reverse Curve Turning To The Left With An Arc Length Of 282.79 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of South 44°59'35" West, A Chord Length Of 254.59 Feet;
 Thence South 77°07'28" West, A Distance Of 127.13 Feet;
 Thence South 40°06'28" West, A Distance Of 312.43 Feet To The Point Of **BEGINNING**, Having An Area Of 7.61 Acres more or less.

LOT 5 THRU 13
BEGINNING At A Point Which Is Located North 20°10'03" West, A Distance Of 287.14 Feet From The Southwest Corner Of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;
 Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 185.08 Feet, A Radius Of 940.00 Feet, A Chord Bearing Of North 61°30'14" West, A Chord Length Of 184.78 Feet;
 Thence North 67°08'13" West, A Distance Of 317.19 Feet;
 Thence 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 South 86°51'52" West, A Chord Length Of 42.42 Feet;
 Thence South 22°52'21" West, A Distance Of 65.95 Feet;
 Thence North 43°00'21" West, A Distance Of 81.48 Feet;
 Thence With A Curve Turning To The Left With An Arc Length Of 322.54 Feet, A Radius Of 2060.00 Feet, A Chord Bearing Of North 47°18'47" West, A Chord Length Of 322.21 Feet;
 Thence With A Compound Curve Turning To The Left With An Arc Length Of 244.26 Feet, A Radius Of 2060.14 Feet, A Chord Bearing Of North 55°11'44" West, A Chord Length Of 244.12 Feet;
 Thence With A Compound Curve Turning To The Left With An Arc Length Of 215.16 Feet, A Radius Of 2060.14 Feet, A Chord Bearing Of North 61°35'03" West, A Chord Length Of 215.06 Feet;
 Thence North 66°09'04" West, A Distance Of 118.66 Feet;
 Thence North 67°10'17" West, A Distance Of 202.57 Feet;
 Thence North 67°08'36" West, A Distance Of 1176.36 Feet;
 Thence North 00°25'57" West, A Distance Of 217.78 Feet;
 Thence South 67°08'47" East, A Distance Of 233.17 Feet;
 Thence North 22°08'49" East, A Distance Of 465.31 Feet;
 Thence South 37°05'27" East, A Distance Of 202.94 Feet;
 Thence South 52°54'33" West, A Distance Of 25.00 Feet;
 Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 319.37 Feet, A Radius Of 1100.00 Feet, A Chord Bearing Of South 45°24'30" East, A Chord Length Of 318.25 Feet;
 Thence South 53°43'33" East, A Distance Of 110.02 Feet;
 Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 548.87 Feet, A Radius Of 525.00 Feet, A Chord Bearing Of South 04°29'48" East, A Chord Length Of 524.21 Feet;
 Thence South 34°26'49" East, A Distance Of 131.92 Feet To The Point Of **BEGINNING**, Having An Area Of 18.72 Acres more or less.

LOT 4
BEGINNING At A Point Which Is Located South 79°40'13" East, A Distance Of 402.70 Feet From The Southwest Corner Of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;
 Thence North 34°26'49" West, A Distance Of 96.69 Feet;
 Thence North 89°44'23" East, A Distance Of 11.95 Feet;
 Thence North 34°26'49" West, A Distance Of 514.47 Feet;
 Thence North 47°55'00" East, A Distance Of 228.95 Feet;
 Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 149.57 Feet, A Radius Of 1109.96 Feet, A Chord Bearing Of South 68°31'36" East, A Chord Length Of 149.45 Feet;
 Thence North 17°36'48" East, A Distance Of 25.00 Feet;
 Thence South 72°23'12" East, A Distance Of 317.23 Feet;
 Thence With A Curve Turning To The Right With An Arc Length Of 333.65 Feet, A Radius Of 2415.00 Feet, A Chord Bearing Of South 68°25'44" East, A Chord Length Of 333.40 Feet;
 Thence South 55°33'11" West, A Distance Of 721.76 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 12 day of December, 2016 by,

Owner, John E. Rice & Sons, Inc.

STATE OF WYOMING)
) ss.
 SHERIDAN COUNTY)

The Foregoing Instrument Was Acknowledged Before Me On This 12 Day Of December, 2016, By

John E. Rice
 Witness My Hand And Official Seal
 Notary Public
 My Commission Expires JUNE, 14 2020

Executed this 16 day of December, 2016 by,
John E. Rice
 Attest: City Clerk

STATE OF WYOMING)
) ss.
 SHERIDAN COUNTY)

The Foregoing Instrument Was Acknowledged Before Me On This 16 Day Of December, 2016, By

John E. Rice
 Witness My Hand And Official Seal
 Notary Public
 My Commission Expires June 14, 2018

**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 15 day of December, 2016, by the Director of Public Works of Sheridan, Wyoming.

Michael J. Rice
 Director of Public Works

**CITY OF SHERIDAN
 CERTIFICATE OF APPROVAL**

Approved by the City of Sheridan, Wyoming, this 5th day of December, 2016.

John E. Rice
 Attest: City Clerk

**CITY OF SHERIDAN
 PLANNING COMMISSION
 CERTIFICATE OF REVIEW**

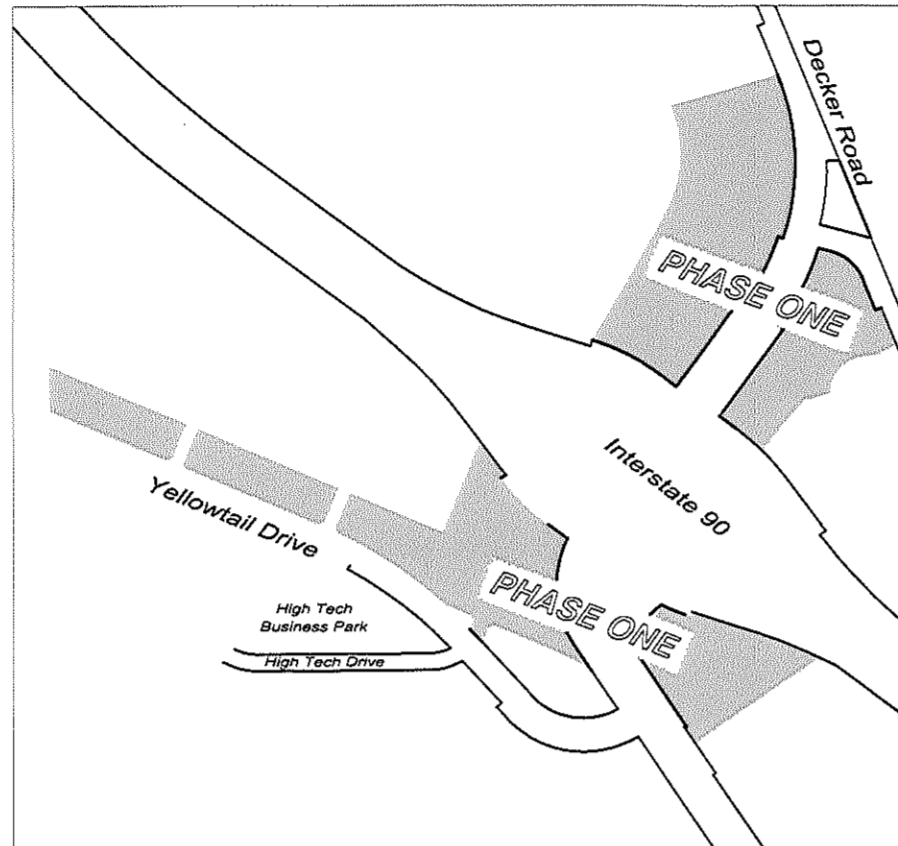
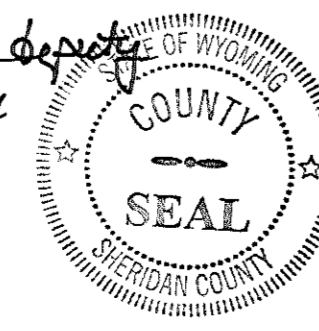
Reviewed by the City of Sheridan Planning Commission this 28 day of November, 2016.

Pat M. W.
 Attest: Vice-Chairman

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 9:35 o'clock a. m., this 31 day of December, 2016. And is duly recorded in Book W, Page No. 72.

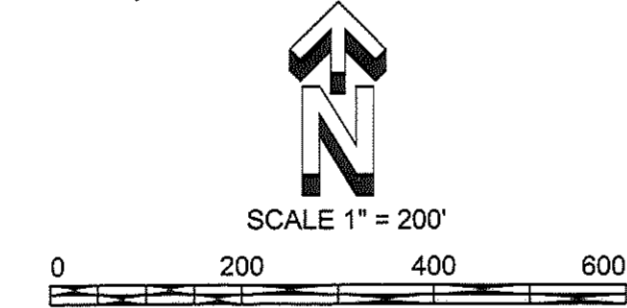
Kimberly Hein
 County Clerk



**LOCATION MAP
 Scale 1"=1000'**

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of TRACT TWO, Wrench Ranch, Phase Two as recorded in Book W of Plats, Page No. 69, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.



If this does not measure 1" scale is not correct.
 Basis of Bearing: NAD 83
 Wyoming State East Central Zone

LEGEND

These standard symbols will be found in the drawing.

- 3.25" Aluminum Cap RLS 5300
- Military Mon. Section Corner
- 2" Alum Cap PLS 6812
- WYDOT Monument
- Lot Line
- Setback Line
- Section Line
- 1/4 Section Line
- 1/16 Section Line
- Utility/Drainage Easement Line
- Irrigation Easement Centerline
- Storm Water Easement Centerline
- Sewer Easement Centerline
- Utility Easement Centerline
- Public Right Of Way

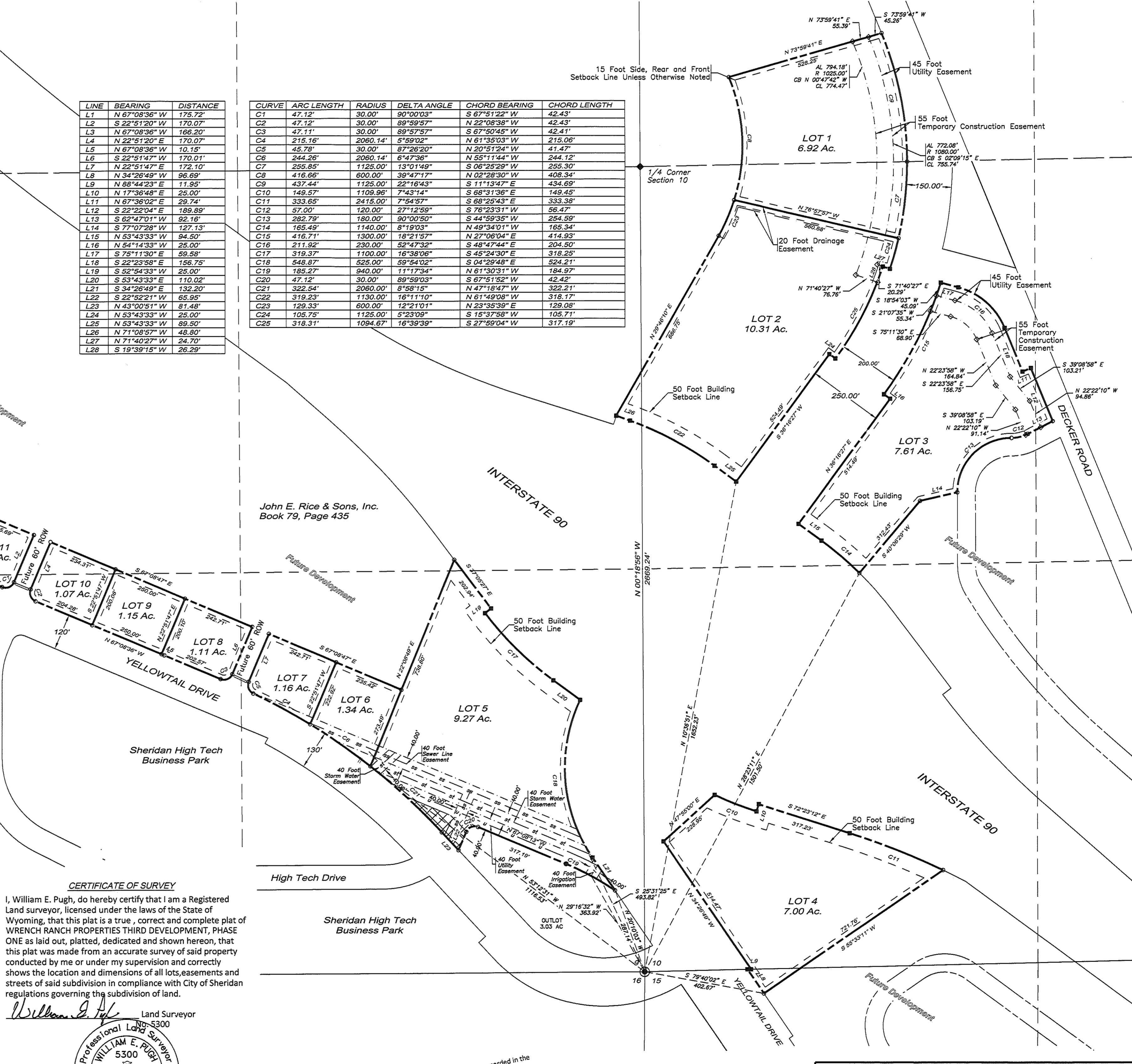
NOTE

All Lots In WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE Will Require A Site Specific Geotech And Drainage Study Prior To The Start Of Any Construction.

FINAL PLAT

Wrench Ranch Properties Third Development Phase One

LOCATED IN A PART OF THE SE1/4 Section 9, W1/2 Section 10 And The NW1/4 Section 15 Township 55 North, Range 84 West 6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



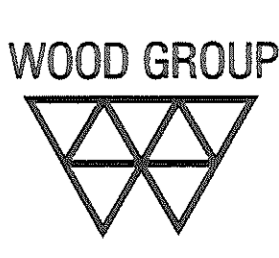
CERTIFICATE OF SURVEY
 I, William E. Pugh, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE as laid out, platted, dedicated and shown hereon, 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.

William E. Pugh
 Land Surveyor
 Professional Land Surveyor
 5300
 WYOMING

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

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

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 Project & Asset Management
 2615 Aviation Dr., Sheridan, WY
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 (307) 675-6400
 www.woodgroup.com



W-72