

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 part of W $\frac{1}{2}$, 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 2319.44 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 00°20'09" East 106.14 feet;

Thence South 89°39'51" East 60.00 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 1030.00 feet, a delta angle of 71°38'45", a chord bearing of North 51°18'32" East and a chord length of 1205.68 feet;

Thence with a reverse curve to the left with an arc length of 358.43 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 62.52 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 33°55'46" 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 592.90 feet;

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 64°27'22" East 217.23 feet;

Thence South 58°44'18" East 153.78 feet;

Thence South 78°04'17" East 86.48 feet;

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

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

Thence South 30°31'53" 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;

Thence South 13°52'17" West 93.52 feet;

Thence North 19°26'21" West 559.82 feet;

Thence North 42°09'56" West 252.66 feet;

Thence North 87°02'04" West 165.64 feet;

Thence North 57°15'04" West 69.12 feet;

Thence South 89°29'31" West 286.90 feet;

Thence South 00°45'50" West 394.13 feet;

Thence with a non-tangent curve to the left with an arc length of 126.82 feet, a radius of 1023.40 feet, a delta angle of 07°06'01", a chord bearing of North 59°55'06" West and a chord length of 126.74 feet;

Thence South 00°20'07" West 49.31 feet;

Thence with a non-tangent curve to the left with an arc length of 368.06 feet, a radius of 979.40 feet, a delta angle of 21°31'55", a chord bearing of North 72°57'39" West and a chord length of 365.90 feet;

Thence North 83°12'24" West 513.04 feet to a point on the West line of Section 15;

Thence along Said West line North 00°20'09" East 1115.21 feet;

Thence continuing along said West line North 00°20'09" East 241.50 to the point of BEGINNING, having an area of 94.99 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 does (do) hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the 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 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 areas 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 reserved by John E. Rice and Sons, Inc. 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 licensees for private use, to accommodate the 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,

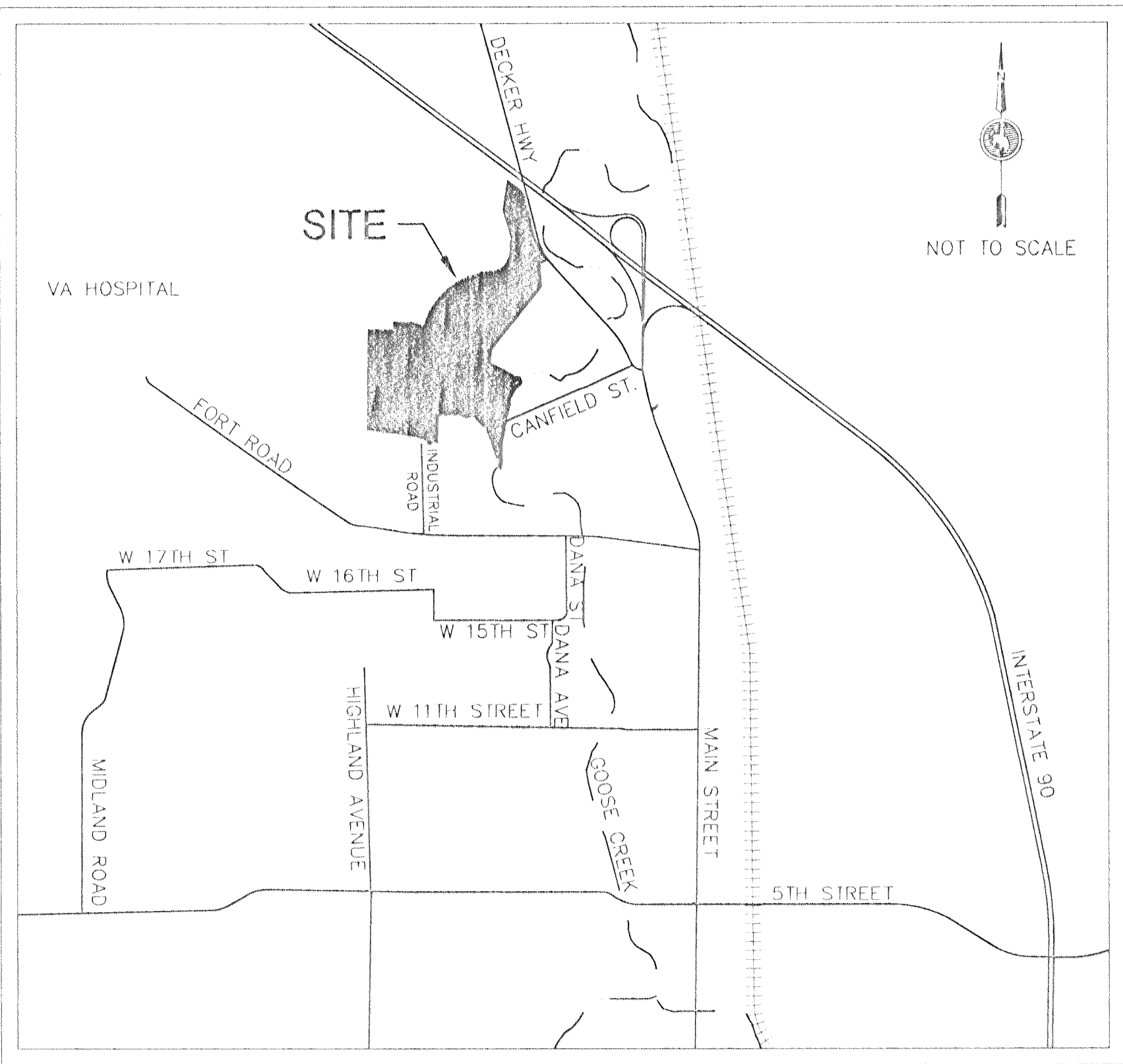
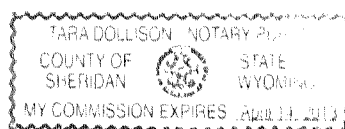
by: Neltje
Neltje, President

STATE OF WYOMING)
SHERIDAN COUNTY) ss.

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

Neltje
Witness my hand and official seal.

Anna Dellison
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 Feb., 2009, by the Director of Public Works of Sheridan, Wyoming.

Nancy J. Lila
Director of Public Works

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

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

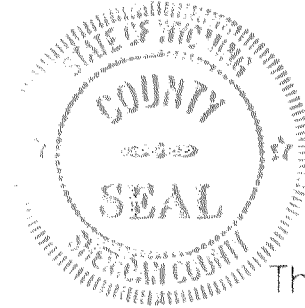
Nancy J. Lila
Attest Vice-Chairman

Alvin J. Lila
Chairman

**CITY OF SHERIDAN
CERTIFICATE OF APPROVAL**

Approved by the City of Sheridan, Wyoming, this 18 day of February, 2009.

Scott Bala John Biglow For
Attest: City Clerk Mayor



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, 2010, Page No. 64.

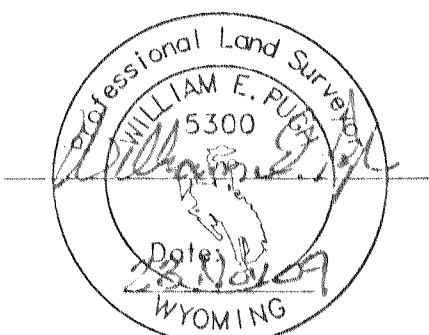
Quincy Hedrick
County Clerk

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, that this plat is a true, correct and complete plat of Wrench Ranch Hills ~ 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.



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

FINAL PLAT
FOR
WRENCH RANCH HILLS ~ PHASE 1

LOCATED IN A PORTION OF THE W1/2, SECTION 15,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN

SHERIDAN SHERIDAN COUNTY WYOMING

X:\2009\Sheridan\508060 - Wrench Ranch Commercial Subdivision\508060 - FINAL PLAT.dwg

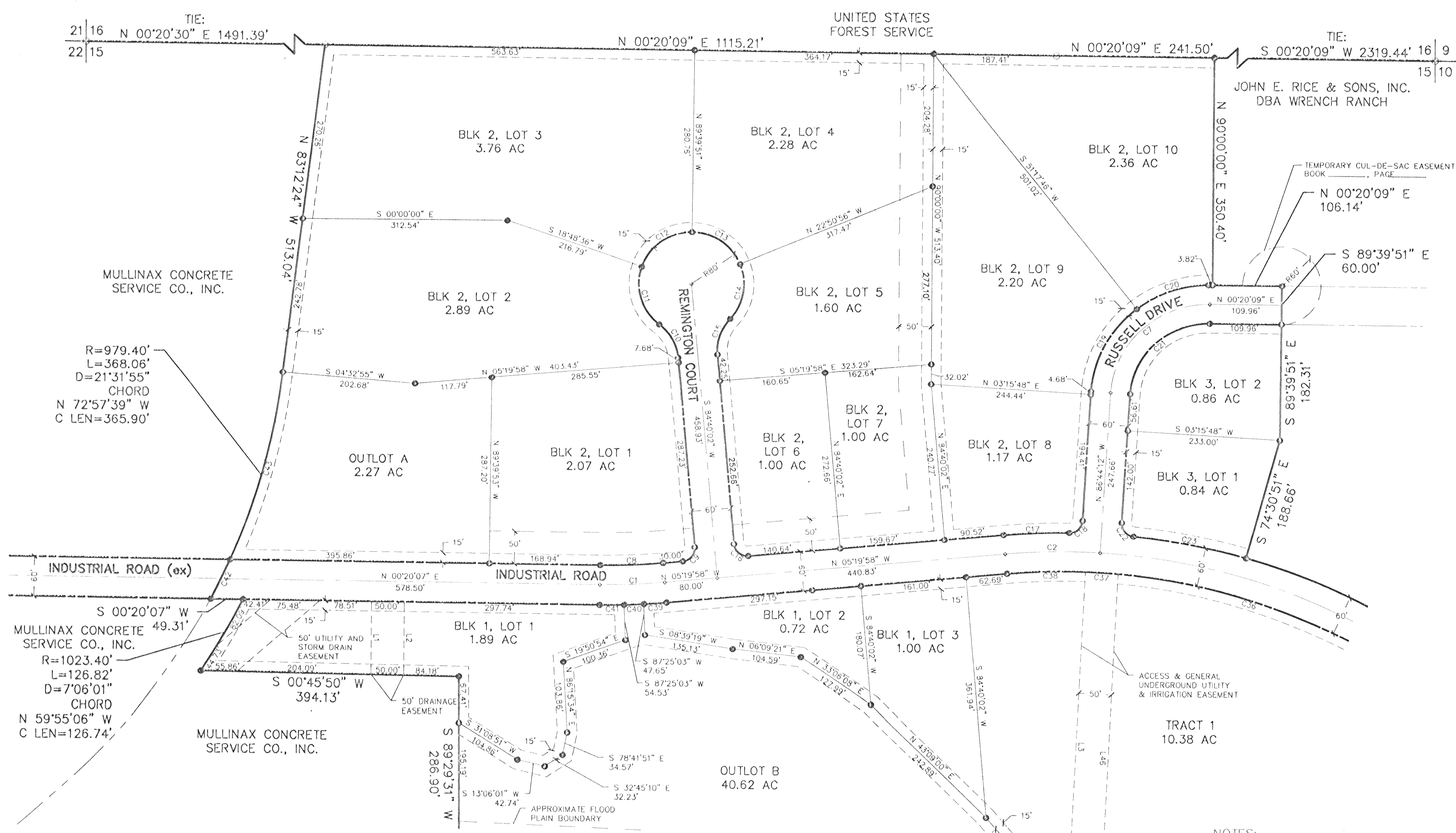
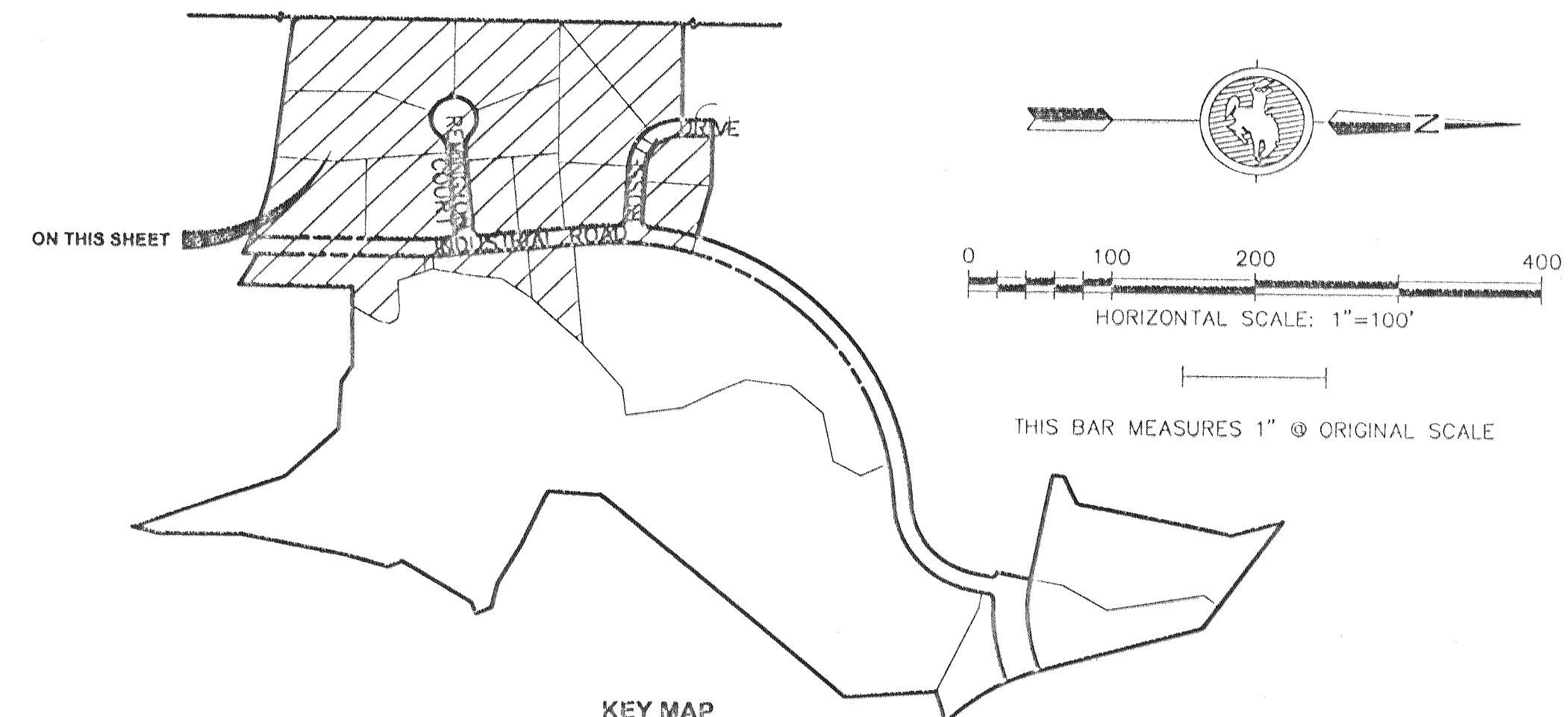


ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. • Sheridan, WY 82801 • (307) 932-1711
Fax: (307) 932-1712 • www.centennialcollaborative.com

DATE
11/23/09
12:12 pm

SHEET
1
OF
1

W-64
1-4

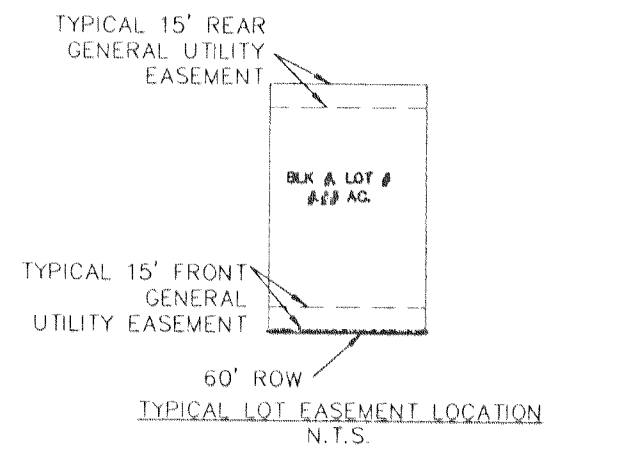


R=979.40'
L=368.06'
D=21°31'55"
CHORD
N 72°57'39" W
C LEN=365.90'

R=1023.40'
L=126.82'
D=7°06'01"
CHORD
N 59°55'06" W
C LEN=126.74'

NOTES:
ALL BUILDING SETBACK REQUIREMENTS
PER WRENCH RANCH MASTER PLAN ~ PHASE 1

GENERAL UTILITY EASEMENT AS FOLLOWS:
15 FEET PARALLEL TO ALL RIGHTS OF WAY
15 FEET PARALLEL TO ALL REAR LOT LINES



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TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN

SHERIDAN SHERIDAN COUNTY WYOMING

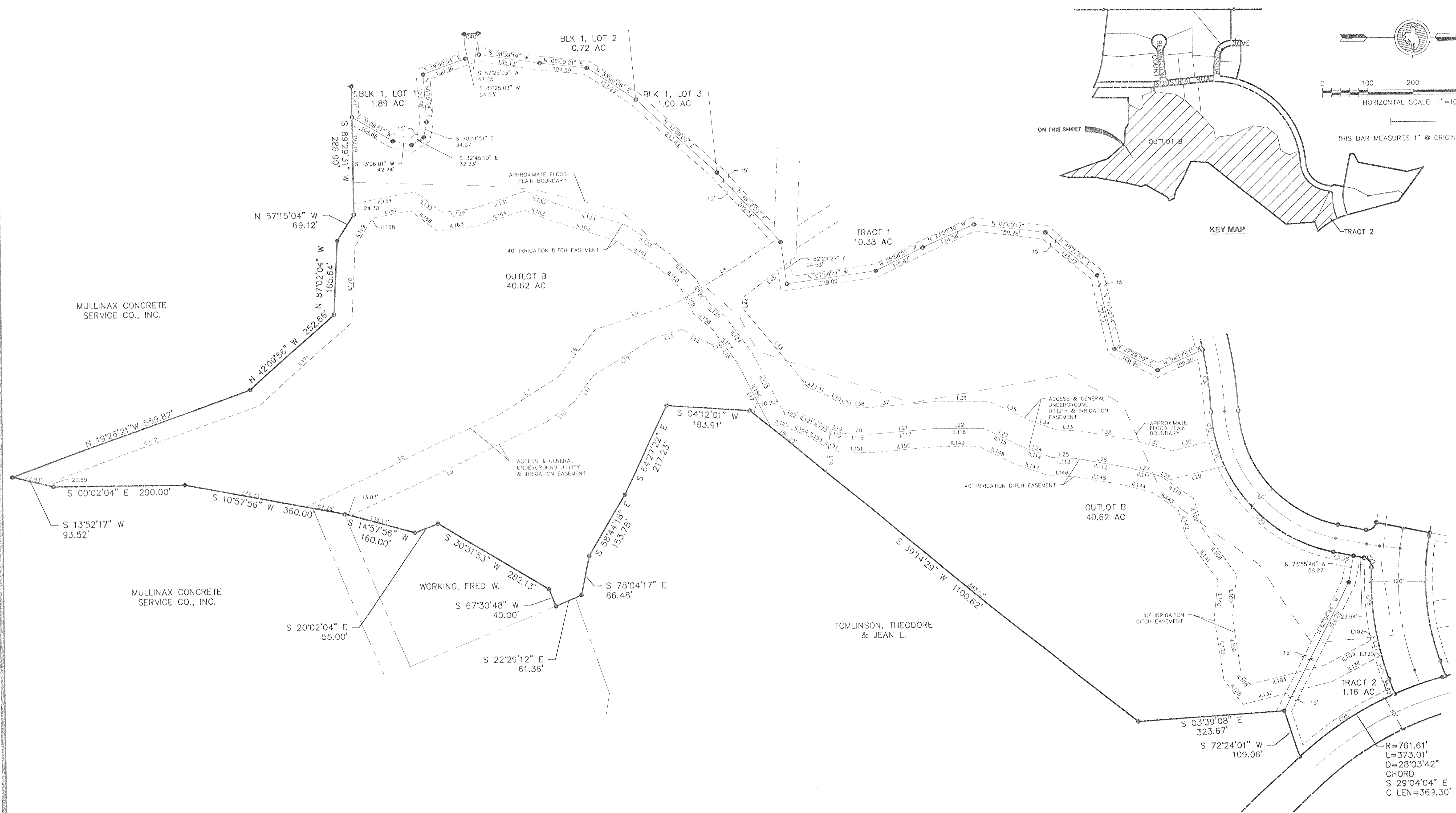
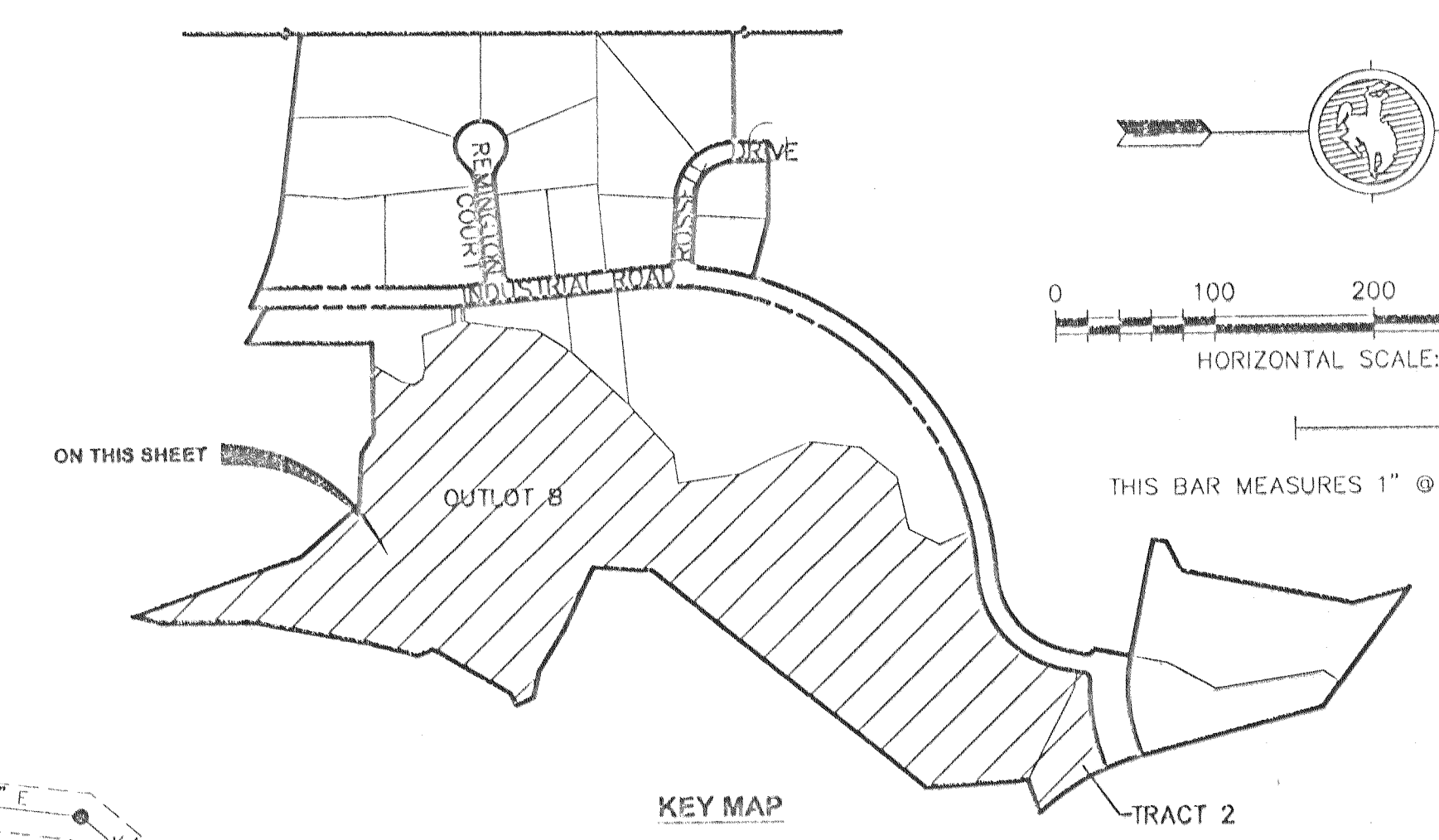
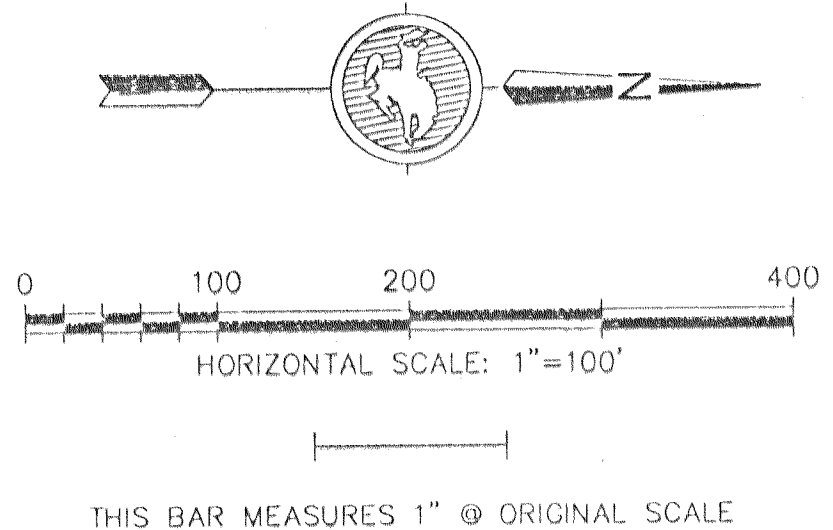
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SHEET 2
OF 4

ARCHITECTS • ENGINEERS • SURVEYORS

237 North Main St. • Sheridan, WY 83301 • (307) 932-1711
400 South Miller Ave. • Gillette, WY 82716 • (307) 682-1141

W-64
2-4



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - - - EASEMENT
 - - - INDUSTRIAL USE SETBACK
 - EXISTING MONUMENT
 - REBAR WITH ALUMINUM CAP RLS 5300
 - CENTERLINE POINT OF CURVATURE (PC)
 - POINT OF TANGENCY (PT) OR
 - POINT OF INTERSECTION (PI)

FINAL PLAT
FOR
WRENCH RANCH HILLS ~ PHASE 1

LOCATED IN A PORTION OF THE W1/2, SECTION 15,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN

SHERIDAN SHERIDAN COUNTY WYOMING

DATE 11/23/09 11:11 am

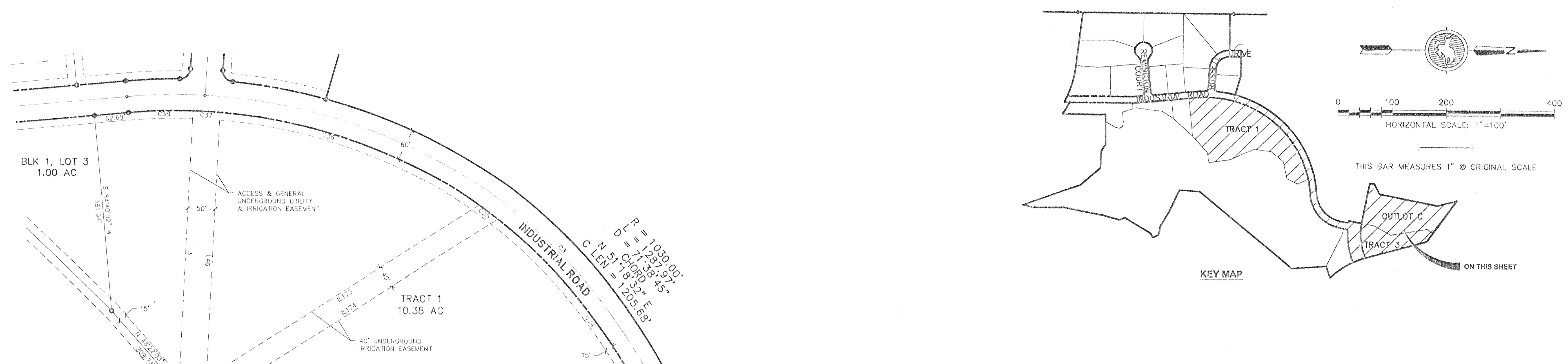
SHEET 3 OF 4

CENTENNIAL COLLABORATIVE

ARCHITECTS • ENGINEERS • SURVEYORS

237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
400 South Miller Ave. • Gillette, WY 82716 • (307) 682-1141

Handwritten notes: "C-1-4-1" and "P-1-4-1"



IRRIGATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
IL100	642.79	S09°14'17"E
IL101	581.61	S09°14'17"E
IL102	23.64	S40°05'08"E
IL103	109.11	S27°27'51"E
IL104	171.60	S14°11'00"E
IL105	33.08	S53°52'28"W
IL106	126.25	S82°01'53"W
IL107	94.57	N84°09'30"W
IL108	124.51	S53°55'52"W
IL109	66.73	S73°21'15"W
IL110	88.54	S14°55'02"W
IL111	76.90	S15°55'08"W
IL112	114.29	S10°06'26"W
IL113	53.01	S02°40'07"W
IL114	74.87	S19°43'31"W
IL115	90.03	S26°16'04"W
IL116	107.79	S00°39'55"W
IL117	141.05	S04°40'46"E
IL118	63.45	S01°58'09"W
IL119	51.00	S22°06'12"W
IL120	58.07	S32°07'14"W
IL121	57.17	S23°21'12"W
IL122	42.62	S16°38'00"W
IL123	137.76	S63°11'23"W
IL124	103.90	S55°12'30"W
IL125	49.37	S40°46'35"W
IL126	58.76	S64°22'40"W
IL127	78.26	S45°34'09"W
IL128	124.02	S33°13'04"W
IL129	158.39	S17°53'35"W
IL130	71.51	S23°34'18"W
IL131	121.73	S18°21'25"E
IL132	69.28	S06°20'55"E
IL133	76.32	S38°17'18"W
IL134	138.45	S10°33'46"E
IL135	6.87	S40°05'08"E
IL136	118.19	S47°47'51"E
IL137	203.39	S14°11'00"E
IL138	70.12	S35°52'28"W
IL139	141.18	S82°01'53"W
IL140	83.75	N84°09'30"W
IL141	116.12	S53°55'52"W
IL142	59.74	S73°21'15"W
IL143	67.61	S35°55'08"W
IL144	68.19	S15°55'08"W
IL145	109.78	S10°06'26"W
IL146	56.41	S02°40'07"W
IL147	83.15	S19°43'31"W
IL148	83.23	S26°16'04"W
IL149	96.84	S00°39'55"W
IL150	141.51	S04°40'46"E
IL151	72.88	S01°58'09"W
IL152	41.61	S22°06'12"W
IL153	38.51	S32°07'14"W
IL154	31.75	S23°21'12"W
IL155	57.48	S16°38'00"W
IL156	152.18	S63°11'23"W
IL157	96.04	S55°12'30"W
IL158	52.66	S40°46'35"W
IL159	60.49	S64°22'40"W
IL160	67.31	S45°34'09"W
IL161	114.31	S33°13'04"W
IL162	154.99	S17°53'35"W
IL163	58.16	S23°34'18"W
IL164	110.81	S18°21'25"E
IL165	89.91	S06°20'55"E
IL166	74.57	S38°17'18"W
IL167	86.75	S10°33'46"E
IL168	2.72	N89°29'31"E
IL169	70.43	S71°55'07"W
IL170	171.52	S87°02'04"E
IL171	277.21	S42°09'56"E
IL172	506.99	S19°26'21"E
IL173	593.05	S32°12'34"E
IL174	636.53	S32°12'34"E

GENERAL UTILITY, ACCESS AND DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	111.99	N90°00'00"E
L2	112.36	N90°00'00"E
L3	525.81	N87°21'59"W
L4	256.49	S32°12'34"E
L5	188.37	S17°53'38"E
L6	134.07	S52°40'02"E
L7	155.61	S32°12'34"E
L8	474.65	S24°54'18"E
L9	478.97	S24°54'18"E
L10	74.65	S35°55'31"E
L11	72.36	S52°40'02"E
L12	159.19	S32°12'34"E
L13	65.34	S17°58'38"E
L14	74.47	S29°06'32"W
L15	23.38	S14°23'53"E
L16	57.80	S55°12'30"W
L17	163.10	S63°11'23"W
L18	94.95	N85°50'45"W
L19	29.59	S22°06'12"W
L20	63.45	S01°58'09"W
L21	141.05	S04°40'46"E
L22	107.79	S00°39'55"W
L23	90.03	S26°16'04"W
L24	74.87	S19°43'31"W
L25	53.01	S02°40'07"W
L26	114.29	S10°06'26"W
L27	76.90	S15°55'08"W
L28	16.84	S34°55'02"W
L29	130.88	N13°37'47"W
L30	98.32	S13°37'47"E
L31	89.99	S15°55'08"W
L32	121.06	S10°06'26"W
L33	47.92	S02°40'07"W
L34	62.44	S19°43'31"W
L35	100.24	S26°16'04"W
L36	124.22	S00°39'55"W
L37	140.37	S04°40'46"E
L38	49.31	S01°58'09"W
L39	15.00	S32°07'14"W
L40	37.41	S32°07'14"W
L41	45.29	S23°21'12"W
L42	1.24	S16°38'00"W
L43	234.57	S51°55'07"W
L44	21.67	N81°04'53"W
L45	150.16	N38°04'53"W
L46	555.79	N87°21'59"W
L47	122.23	N82°16'26"E
L48	118.23	N82°16'26"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°40'06"	1000.00	98.93	N02°29'55"W	98.89
C2	8°18'35"	1000.00	145.03	S01°10'41"E	144.90
C3	84°09'18"	1000.00	1468.78	S45°03'16"W	1340.27
C4	76°03'40"	300.00	398.26	N49°06'04"E	369.65
C5	4°10'17"	400.00	29.12	N08°59'08"E	29.11
C6	30°19'43"	600.00	317.60	N85°54'23"E	313.91
C7	87°04'21"	150.00	227.96	S43°12'02"E	206.64
C8	5°40'06"	970.00	95.96	N02°29'55"W	95.92
C9	90°00'00"	20.00	31.42	N50°19'58"W	28.28
C10	47°27'28"	75.00	61.99	N30°53'35"E	60.24
C11	71°30'02"	80.00	99.83	N33°25'38"E	93.51
C12	71°31'33"	80.00	99.87	S35°25'38"E	93.51
C13	66°48'55"	80.00	93.29	S33°44'36"W	88.09
C14	64°52'26"	80.00	90.58	N80°24'43"W	85.82
C15	47°21'28"	75.00	61.99	S71°59'14"E	60.24
C16	90°00'00"	20.00	31.42	N50°19'58"W	28.28
C17	53°53'17"	1030.00	100.55	S02°32'10"E	100.51
C18	86°59'51"	20.00	30.37	N43°14'17"W	27.53
C19	48°46'10"	180.00	153.21	S62°21'07"E	148.63
C20	38°18'11"	180.00	120.33	S18°48'57"E	118.10
C21	87°04'21"	120.00	182.36	S43°12'02"E	165.32
C22	87°32'37"	20.00	30.56	N49°29'29"E	27.67
C23	94°55'58"	1030.00	175.57	S10°36'10"W	175.35
C24	85°15'27"	118.29	118.29	S19°29'12"E	118.17
C25	19°09'45"	761.61	254.72	S33°10'02"E	253.53
C26	45°51'55"	660.00	57.45	N73°14'09"E	57.43
C27	35°55'32"	660.00	45.22	N77°41'32"E	45.21
C28	130°74'44"	660.00	151.23	N86°15'10"E	150.90
C29	81°42'47"	20.00	28.52	S51°55'38"W	26.17
C30	54°49'26"	330.00	315.76	N38°28'57"E	303.85
C31	102°8'52"	330.00	60.34	N71°07'57"E	60.25
C32	10°45'42"	330.00	61.98	N81°45'04"E	61.89
C33	87°19'16"	970.00	140.88	S82°58'16"W	140.75
C34	41°05'55"	970.00	695.79	S58°15'41"W	680.96
C35	23°21'31"	970.00	42.95	S36°26'57"W	42.95
C36	30°28'05"	970.00	515.82	S19°56'28"W	509.76
C37	25°71'41"	970.00	50.01	S03°17'48"W	50.00
C38	17°05'09"	970.00	119.96	S01°47'23"E	119.89
C39	15°45'57"	1030.00	34.44	N04°22'50"W	34.44
C40	14°05'08"	1030.00	30.00	N02°34'57"W	30.00
C41	2°05'00"	1030.00	37.45	N00°42'23"W	37.45
C42	35°32'26"	979.40	66.50	N64°08'25"W	66.49
C43	17°58'20"	979.40	301.56	N74°54'22"W	300.57
C44	7°53'03"	540.00	74.31	N74°44'03"E	74.25
C45	6°50'22"	540.00	61.32	N81°52'45"E	61.28
C46	15°56'18"	540.00	150.22	S86°53'55"E	149.73

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - INDUSTRIAL USE SETBACK
 - EXISTING MONUMENT
 - REBAR WITH ALUMINUM CAP RLS 5300
 - CENTERLINE POINT OF CURVATURE (PC)
 - POINT OF TANGENCY (PT) OR POINT OF INTERSECTION (PI)

FINAL PLAT FOR WRENCH RANCH HILLS ~ PHASE 1

LOCATED IN A PORTION OF THE W1/2, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN

SHERIDAN SHERIDAN COUNTY WYOMING

ARCHITECTS • ENGINEERS • SURVEYORS

237 North Main St. • Sheridan, WY 82801 • (307) 672-1711
401 South Miller Ave. • Gillette, WY 82716 • (307) 682-1141

DATE 11/23/09 11:11 am
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