HIGH TECH BUSINESS PARK PHASE II SUBDIVISION
FINAL PLAT

A RESUBDIVISION OF LOT 2 OF THE EAGLE VIEW SUBDIVISION
LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOT 2 OF THE EAGLE VIEW SUBDIVISION, AS RECORDED PLAT E-29, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

OWNER

SHERIDAN ECONOMIC & EDUCATIONAL DEVELOPMENT AUTHORITY JOINT POWERS BOARD

1 WHITNEY WAY

SHERIDAN, WYOMING, 82801

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SHERIDAN ECONOMIC & EDUCATIONAL DEVELOPMENT AUTHORITY JOINT POWERS BOARD, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS SHERIDAN HIGH TECH BUSINESS PARK II, IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 OF EAGLE VIEW SUBDIVISION, AS RECORDED PLAT E-29 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.

CONTAINING 45.29 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 UTILITIES 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 WATER LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

AND THAT ALL DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, MAINTAINING STORM WATER INFRASTRUCTURE, AND/OR MAINTAINING EXISTING STORMWATER FLOW PATHS. SAID DRAINAGE EASEMENTS ARE FOR STORM WATER CONVEYANCE AND/OR STORAGE.

AND THAT ALL OPEN SPACE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE RESPECTIVE LOT OWNERS FOR THE PURPOSE OF PRESERVING AND ENHANCING THE NATURAL LANDSCAPE. NO BUILDINGS OR STRUCTURES ARE TO BE PLACED OR INSTALLED ON SAID OPEN SPACE EASEMENTS. SAID OPEN SPACE EASEMENTS SHALL NOT BE USED FOR STORAGE OR PARKING. PATHWAYS, SIDEWALKS, AND NATURAL LANDSCAPING MAY OCCUR IN SAID OPEN SPACE EASEMENTS.

AND THAT ALL OUTLOTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, MAINTAINING STORM WATER INFRASTRUCTURE, AND/OR MAINTAINING EXISTING STORMWATER FLOW PATHS. SAID OUTLOTS ARE FOR STORM WATER CONVEYANCE AND/OR STORAGE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____, 2025. BY:

SEEDA

_____

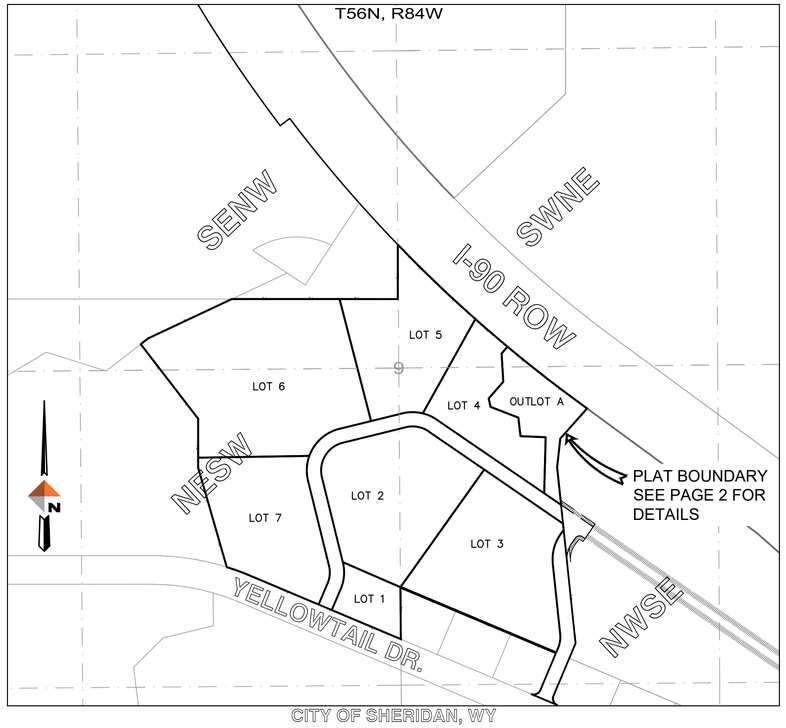
By: WALTER A. TRIBLEY, CHAIRMAN

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



LOCATION MAP

300 0 300

SCALE IN FEET

BASIS OF BEARING

NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE, PAF 1.000235

ZONING

GATEWAY DISTRICT, LIGHT INDUSTRIAL LAND USE

WATER RIGHTS

THERE ARE NO WATER RIGHTS ASSOCIATED WITH THIS PROPERTY

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 _____ DAY OF _____, 2025.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE
CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2025.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___.M., THIS _____ DAY OF _____, 2025

AND IS DULY RECORDED AS PLAT _____, NUMBER _____,

DOCUMENT #: _____

_____
COUNTY CLERK

LAND SURVEYOR CERTIFICATE

I, TAD R. ROSENLUND, 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 RIVERSTONE PARK PHASE II SUBDIVISION, 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 THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND,

Professional Engineer & Land Surveyor
TAD R. ROSENLUND
16057
Date
WYOMING

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	05/06/26	FINAL PLAT	TRR

DOWL
WWW.DOWL.COM
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

FINAL PLAT
HIGH TECH BUSINESS PARK II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28059.01
DATE 06/11/26

© DOWL 2026

SHEET
1 OF 2

J:\63\28059-01\65CAD\Property\SC-PA-SF-PL-28059.dwg PLOT DATE 2026-6-11 11:23 SAVED DATE 2026-05-07 09:36 USER: dhomola

LEGEND

- HIGH TECH BUSINESS PARK PHASE II MAJOR SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- QUARTER SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING SETBACK LINE & GENERAL UTILITY EASEMENT
- SECTION TIE
- SET 2" ALUMINUM CAP – PELS 15057
- FOUND MONUMENT
- FOUND SECTION CORNER – BRASS CAP
- UTILITIES EASEMENT
- UTILITIES EASEMENT – ADJACENT PROPERTY
- DRAINAGE EASEMENT
- RIGHT-OF-WAY EASEMENT
- OPEN SPACE EASEMENT
- CONSTRUCTION EASEMENT

N

100 0 100 200
SCALE IN FEET

Professional Engineer & Land Surveyor
TROY R. ROSENLUND
18067
Date
WYOMING

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	458.98'	5140.43'	5°06'57"	S51°29'10"E	458.83'
C2	85.08'	930.23'	5°14'25"	N48°49'28"W	85.05'
C3	450.45'	4925.17'	5°14'25"	N46°12'15"W	450.29'
C4	102.01'	1060.00'	5°30'50"	N69°54'49"W	101.97'
C5	76.77'	120.00'	36°39'20"	S04°30'53"W	75.47'
C6	106.03'	180.00'	33°45'00"	S03°03'43"W	104.50'
C7	176.71'	180.00'	56°15'00"	N48°03'43"E	169.70'
C8	86.89'	180.05'	27°39'06"	N89°59'07"W	86.05'
C9	64.67'	180.09'	20°34'31"	S65°51'29"E	64.33'
C10	115.16'	180.00'	36°39'20"	N04°30'53"E	113.20'
C11	188.50'	120.00'	90°00'00"	S31°11'13"W	169.71'
C12	101.04'	120.00'	48°14'43"	N79°41'25"W	98.09'
C13	132.44'	180.00'	42°09'25"	S15°06'31"W	129.47'
C14	60.37'	120.00'	28°49'32"	S08°26'34"W	59.74'
C15	44.23'	29.97'	84°33'28"	N65°04'48"E	40.32'
C16	47.12'	30.00'	89°59'33"	N22°08'27"W	42.42'
C17	366.51'	5863.65'	3°34'53"	N51°56'25"W	366.45'

MONTANA-DAKOTA UTILITIES CO
0.83 AC
NOT A PART OF THIS SUBDIVISION

JOHN E. RICE AND SONS, INC
3.10 AC
NOT A PART OF THIS SUBDIVISION

SINGS WITH THE EAGLE LLC
857.32 AC
NOT A PART OF THIS SUBDIVISION

SINGS WITH THE EAGLE LLC
18.65 AC
NOT A PART OF THIS SUBDIVISION

EAGLE VIEW SUBDIVISION
PLAT E-29 DOC #2024-789727
LOT 1 – 26.30 AC
NOT A PART OF THIS SUBDIVISION

JOHN E. RICE AND SONS, INC
DBA WRENCH RANCH
EAGLE VIEW SUBDIVISION
PLAT E-29 DOC #2024-789727
LOT 3 – 26.17 AC
NOT A PART OF THIS SUBDIVISION

WRENCH RANCH PROPERTIES
THIRD DEVELOPMENT PHASE ONE
(NOT A PART OF THIS SUBDIVISION)

LOT 1 1.3 AC
LOT 2 6.7 AC
LOT 3 6.8 AC
LOT 4 3.5 AC
LOT 5 5.1 AC
LOT 6 10.7 AC
LOT 7 5.5 AC
OUTLOT A 2.2 AC

I-90 ROW
ENTERPRISE DRIVE
ALLIANCE DRIVE
YELLOWTAIL DRIVE

40' EXISTING ACCESS EASEMENT DOC. #2021-774352 & DOC. #2021-774354
30' EXISTING WATERLINE EASEMENT BK 574, PG 540
30' EXISTING MDU AND CITY OF SHERIDAN UTILITIES EASEMENT DOC. #2014-716573
EXISTING EASEMENT AND SETBACK LINE PLAT E-29 EAGLE VIEW SUBDIVISION (TYP.)
OPEN SPACE EASEMENT
30' DRAINAGE EASEMENT
15' UTILITIES EASEMENT (TYP.)
60' ROW
0.25 ACRE EXISTING RIGHT-OF-WAY EASEMENT BK ___ PG ___
EXISTING PERMANENT UTILITIES EASEMENT BK ___ PG ___
20' TEMP. CONST. EASEMENT
30' PERMANENT UTILITIES EASEMENT
30' UTILITIES EASEMENT
POINT OF BEGINNING

S89°03'51"W 466.50'
S0°00'00"E 205.36'
N0°00'00"E 163.61'
S64°50'43"W 386.58'
S52°08'43"W 40.44'
N46°39'49"W 213.95'
N89°58'46"W 695.69'
451.57' 244.13'
S0°05'45"W 228.03'
N1°28'32"W 528.41'
N29°07'52"E 453.10'
S39°51'16"W 38.37'
S3°25'09"E 117.93'
S41°03'36"W 93.27'
S12°38'06"E 35.98'
S68°52'46"E 124.98'
S87°35'00"E 105.65'
S6°33'52"E 78.26'
N53°43'34"W 56.26'
N41°40'32"E 169.16'
S55°34'04"E 545.79'
282.40'
N55°34'04"W 270.93'
S76°11'13"W
N76°11'13"E 136.22'
S76°11'13"W 134.71'
S55°34'04"E 400.25'
S1°32'55"W 235.15'
120.46'
169.03'
78.79'
26.95'
N35°27'35"E 605.56'
N13°52'52"W 949.45'
N13°48'47"W 325.17'
S13°48'47"E 366.01'
S66°29'02"E 263.60'
N22°50'33"E 95.70'
N22°50'33"E 95.70'
314.04'
60.00'
688.08'
S67°09'27"E
314.04'
217.78'
N0°25'57"W
252.33'
708.02'N67°08'46"W
250.00'
768.02'
S67°08'46"E
205.69'
15.00'
67.79'
S5°58'12"E 296.73'
505.59'
N5°58'12"W
743.41'
N5°58'12"W
N54°09'01"W 2455.21'
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C15 C16 C17

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	05/06/26	FINAL PLAT	TRR

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SHEET
2 OF 2

J:\63\28059-01\65CAD\Property\SC-PA-SF-PL-28059.dwg PLOT DATE 2026-5-7 08:04 SAVED DATE 2026-05-07 08:00 USER: jcurtis