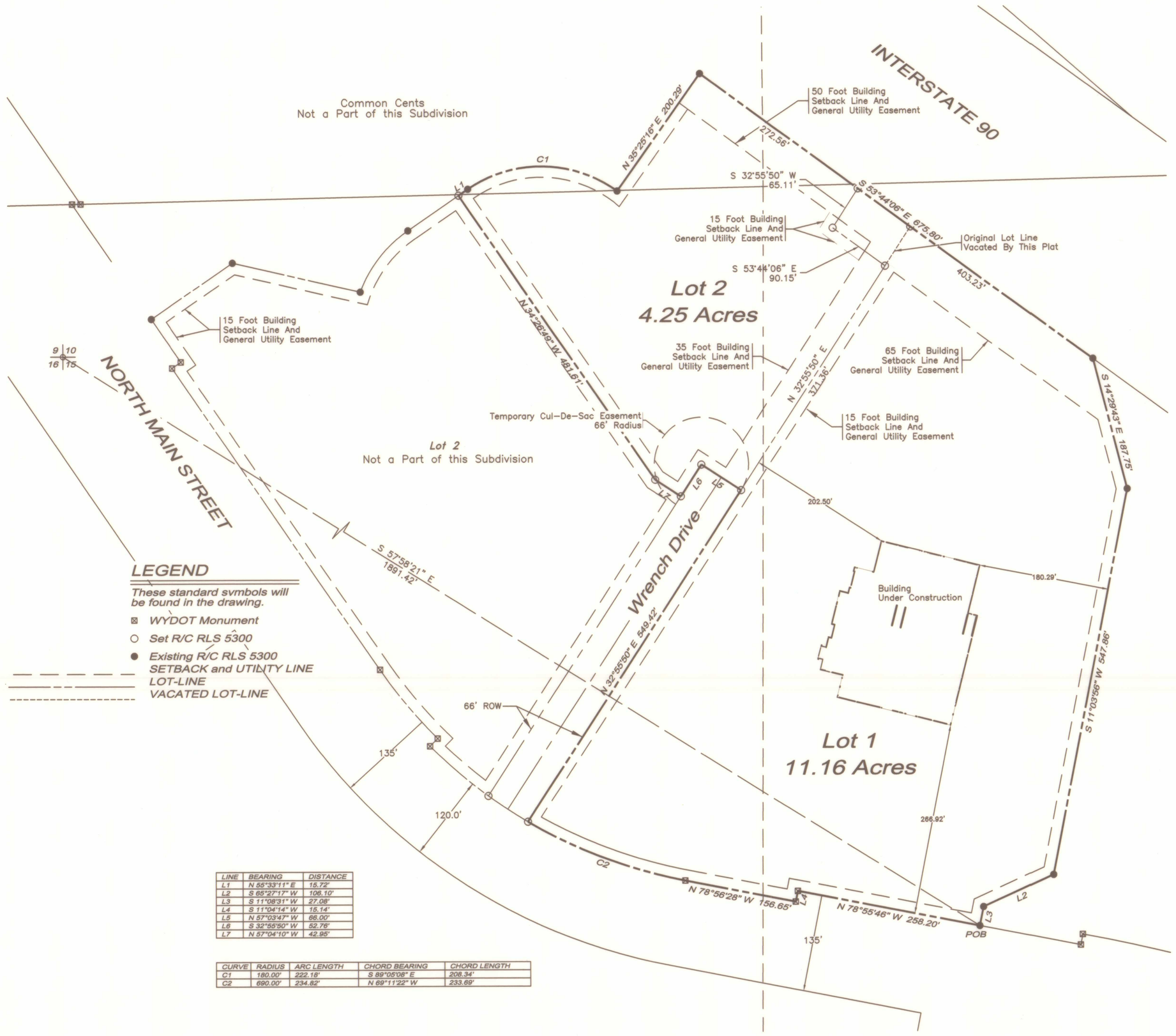
FINAL PLAT

THE MARKET PLACE - REV _ 1

LOCATED IN A PART OF THE
S1/2SW1/4, Section 10, And The N1/2NW1/4 Section 15
Township 56 North, Range 84 West
6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGEND

These standard symbols will be found in the drawing.

- WYDOT Monument
- Set R/C RLS 5300
- Existing R/C RLS 5300
- SETBACK and UTILITY LINE
- LOT-LINE
- VACATED LOT-LINE

LINE	BEARING	DISTANCE
L1	N 55°33'11" E	15.72'
L2	S 65°27'17" W	106.10'
L3	S 11°08'31" W	27.08'
L4	S 11°04'14" W	15.14'
L5	N 57°03'47" W	66.00'
L6	S 32°55'50" W	52.76'
L7	N 57°04'10" W	42.95'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	222.18'	S 89°05'08" E	208.34'
C2	690.00'	234.82'	N 69°11'22" W	233.69'

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as THE MARKETPLACE - REV.1

A TRACT OF LAND LOCATED IN A PART OF THE S1/2SW1/4, SECTION 10, AND THE N1/2NW1/4 SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Lot 1 and Lot 3, The Market Place, Recorded As Plat M-7

Beginning At A Point Which Is Located South 57°58'21" East, A Distance Of 1891.42 Feet From The Northwest Corner Of Said Section 15, Said Point Being On The East Right Of Way Of North Main Street;

Thence With Said Right Of Way North 78°55'46" West, A Distance Of 258.20 Feet To A Point;

Thence Continuing With Said Right Of Way South 11°04'14" West, A Distance Of 15.14 Feet To A Point;

Thence Continuing With Said Right Of Way North 78°56'28" West, A Distance Of 156.65 Feet To A Point;

Thence With A Curve Turning To The Right With An Arc Length Of 234.82 Feet,
A Radius Of 690.00 Feet, A Chord Bearing Of North 69°11'22" West,
A Chord Length Of 233.69 Feet, To The Intersection Of The East
Right Of Way Of Wrench Drive;

Thence With Said East Right Of Way North 32°55'50" East, A Distance Of 549.42 Feet To A Point;

Thence North 57°03'47" West, A Distance Of 66.00 Feet To A Point On The West Right Of Way Of Wrench Drive;

Thence With Said West Right Of Way South 32°55'50" West, A Distance Of 52.76 Feet To A Point;

Thence With A Line Of Lot 2 North 57°04'10" West, A Distance Of 42.95 Feet To A Point;

Thence Continuing With A Line Of Lot 2 North 34°26'49" West, A Distance Of 481.61 Feet To A Point;

Thence Continuing With A Line Of Lot 2 North 55°33'11" East, A Distance Of 15.72 Feet To A Point;

Thence Continuing With A Line Of Lot 2 With A Curve Turning To The Right With An Arc Length Of 222.18 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of South 89°05'08" East, A Chord Length Of 208.34 Feet; To A Point;

Thence Continuing With A Line Of Lot 2 North 35°26'16" East, A Distance Of 200.29 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 53°44'06" East, A Distance Of 675.80 Feet To A Point;

Thence Leaving Said West Right Of Way South 14°29'43" East, A Distance Of 187.75 Feet To A Point;

Thence South 11°03'56" West, A Distance Of 547.86 Feet To A Point;

Thence South 65°27'17" West, A Distance Of 106.10 Feet To A Point;

Thence South 11°08'31" West, A Distance Of 27.08 Feet To The Point Of **Beginning**, Having An Area Of 671262.37 Square Feet, 15.41 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 1st DAY OF July, 2022 BY,

OWNER LOT 1

STATE OF WYOMING)
) SS.
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF July 2022, BY

WITNESS MY HAND AND OFFICIAL SEAL

JOSH LABARANO
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167068
MY COMMISSION EXPIRES: 05/18/2028

NOTARY PUBLIC

EXECUTED THIS 1 DAY OF July, 2022 BY,

OWNER LOT 2

STATE OF WYOMING)
) SS.
SHERIDAN COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF July 2022, BY

WITNESS MY HAND AND OFFICIAL SEAL

JOSHUA BARAN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167068
MY COMMISSION EXPIRES: 05/18/2028

NOTARY PUBLIC

LOCATION MAP
NTS

OWNER LOT 2
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
347 DECKER ROAD
SHERIDAN, WYOMING 82801

OWNER LOT 1
GONE FISHING LLC
PO BOX 725
BIG HORN, WYOMING 82833-0725

SURVEYOR'S CERTIFICATE:

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 THE MARKETPLACE - REV.1, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT HIS 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.

PROFESSIONAL LAND SURVEYOR NO. _____

WILLIAM E. PUGH
5300
WYOMING
Date: July 2022

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

SCALE 1" = 100'

0 100 200 300

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

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 8th day of July, 2022, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 12th day of July, 2022.

Attest: City Clerk — Mayor

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Lot 1 and Lot 3 of THE MARKET PLACE subdivision , as recorded as Plat M-7 on 7 May, 2021, 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 RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 10:50 o'clock A m., This 14 day of July, 2022. And is duly recorded in Book M-8P Page No. 2022-780130 as Plat Rec

County Clerk

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request

Client PM: WEP | P741376 | Drawn: WEP | Checked: | Approval: WEP | Date: 24 MAY, 2022 | Sheet: 1 OF 1 | Rev: 1

Client:
JOHN E RICE & SONS, INC.
DBA WRENCH RANCH
PO BOX 4039
SHERIDAN, WY 82801

Prepared By:
wood.
2615 Aviation Dr. Sheridan, WY 82801
(307) 675-6400 www.woodplc.com