FINAL PLAT
HIGH EAGLE MINOR SUBDIVISION

LOCATED WITHIN THE W1/2SE1/4 AND THE E1/2SW1/4
OF SECTION 9, T56N, R84W, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

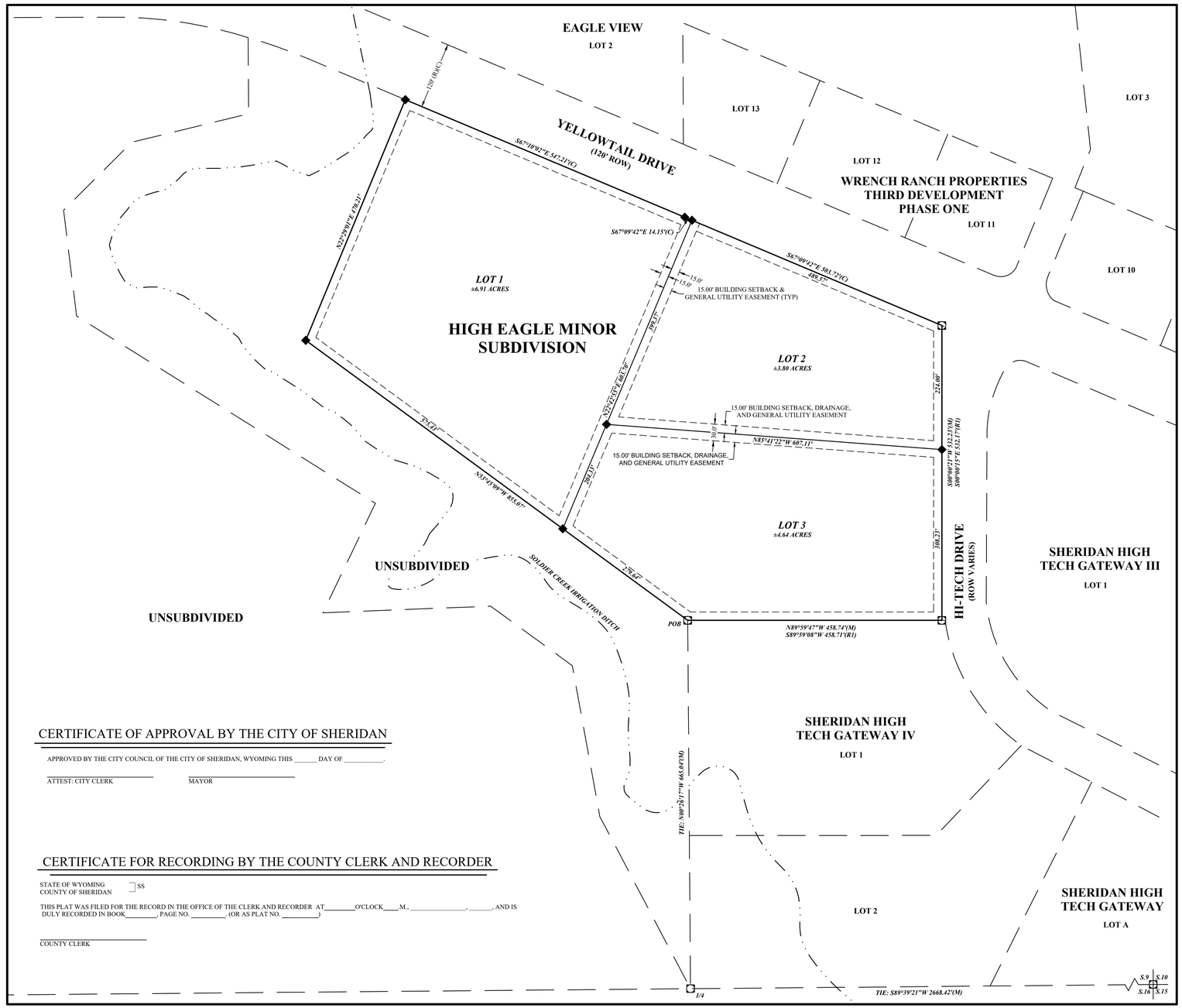
LEGEND:

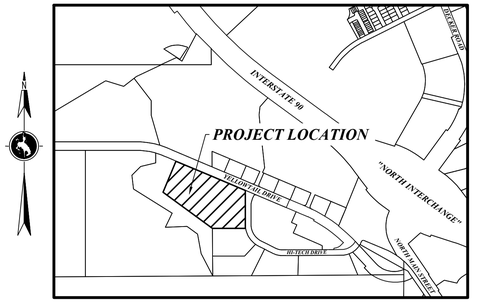
☐	FOUND ALUMINUM CAP
◆	SET MONUMENT (LS10245)
(M)	MEASURED
(C)	CALCULATED
(R)	QUITCLAIM DEED (BK.547 PG.553)
(R1)	SHERIDAN HIGH TECH GATEWAY IV SUBDIVISON PLAT (BK.S PG.161)
	EXISTING PROPERTY BOUNDARY
	INTERIOR LOT BOUNDARY
	EASEMENT LINE
	ADJACENT PROPERTY BOUNDARIES
	SOLDIER CREEK DITCH

N

0 50 100
SCALE: 1" = 100'

T. 56 N., R. 84 W.





VICINITY MAP
SCALE: 1" = 1000'

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED: JOHN E. RICE & SONS INC., BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS THE HIGH EAGLE MINOR SUBDIVISION IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PART OF THE WEST 1/2 SOUTHEAST 1/4 AND THE EAST 1/2 SOUTHWEST 1/4 SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING, AS SHOWN AS PARCEL 5 ON THE WRENCH RANCH PROPERTIES MASTER PLAN - PHASE II, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9, SAID POINT BEING S89°39'21"W, A DISTANCE OF 2668.42 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE N00°26'17"W 665.04' ALONG THE WEST BOUNDARY OF SHERIDAN HIGH TECH GATEWAY IV SUBDIVISION TO THE **POINT OF BEGINNING**;

THENCE N53°45'09"W, A DISTANCE OF 855.07 FEET TO A POINT;

THENCE N22°29'01"E, A DISTANCE OF 470.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF YELLOWTAIL DRIVE;

THENCE ALONG SAID RIGHT OF WAY S67°10'02"E, A DISTANCE OF 547.21 FEET TO A POINT;

THENCE CONTINUING WITH SAID RIGHT OF WAY S67°09'42"E, A DISTANCE OF 503.72 FEET TO A POINT BEING THE INTERSECTION OF THE WEST RIGHT OF WAY OF HI-TECH DRIVE AND SAID YELLOWTAIL DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY OF HI-TECH DRIVE, S00°00'21"W, A DISTANCE OF 532.23 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY, N89°59'47"W, A DISTANCE OF 458.74 FEET ALONG THE NORTH BOUNDARY OF THE SHERIDAN HIGH TECH GATEWAY IV SUBDIVISION TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 15.35 ACRES MORE OR LESS.

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 PURPOSE, 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, 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.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE LEFT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

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

EXECUTED THIS ____ DAY OF _____, ____, BY:

_____
JOHN E. RICE & SONS INC.

STATE OF WYOMING
COUNTY OF SHERIDAN

ON THIS _____DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN

WHO, BEING DULY SWORN, DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE _____,

DATED _____, 2025.

MY COMMISSION EXPIRES: _____. _____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY OF SHERIDAN

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

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

STATE OF WYOMING ☐ SS
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____O'CLOCK____M., _____, _____, AND IS DULY RECORDED IN BOOK_____, PAGE NO. _____ (OR AS PLAT NO. _____)

_____
COUNTY CLERK

CERTIFICATE OF APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

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 _____, _____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS_____DAY OF_____, _____.

_____ _____
ATTEST: VICE-CHAIRMAN CHAIRMAN

GENERAL NOTES

1. BASIS OF BEARINGS ARE FROM GPS OBSERVATIONS USING GPS GRID NORTH
2. THIS SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT TITLE SEARCH FOR THIS PROPERTY
3. TOTAL ACRES WITHIN THIS SUBDIVISION: ±15.35

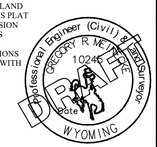
SURVEY NOTES

STATE PLANE COORDINATE SYSTEM: NAD 1983 (CONUS)
ZONE: WYOMING EAST CENTRAL 4902
VERTICAL DATUM: NAVD 88 (GEOID 18 - CONUS)
US SURVEY FOOT: GROUND SCALE FACTOR 1.000235
PROJECT LOCATION:
LATITUDE - N44°50'24.88355"
LONGITUDE - W106°59'13.16623"
HEIGHT: 3782.44 FT

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, GREGORY R. MEINECKE, 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 HIGH EAGLE MINOR 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 ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

STATE OF WYOMING ☐ SS
COUNTY OF SHERIDAN



HIGH EAGLE MINOR SUBDIVISION

PREPARED FOR:
JOHN E. RICE & SONS INC.
(DBA WRENCH RANCH)

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

NO.	REVISION	BY	DATE

DESIGNED BY: ---
DRAWN BY: SAM
CHECKED BY: GRM
DATE: 08/01/2025

SHEET
1 of 1