

## Gateway District Lots: Information & Sales – Real Bird Way, Russell Drive

PLATTED LOTS	Acres	Sq ft	\$/sq ft	Asking Price
<b>Real Bird Way (RBW):</b> (Industrial Road is now Real Bird Way)				
2655 Real Bird Way, Blk 1, Lot 1	1.89	82328.4	\$2.50	\$205,000
2755 Real Bird Way, Blk 1, Lot 2	0.72	31363.2	\$3.25	\$101,000
2815 Real Bird Way, Blk 1, Lot 3	1.00	43560	\$3.25	\$141,000
<b>Russell Drive:</b>				
2855 Russell, Blk 3, Lot 1	0.84	36590.4	\$3.25	\$118,000
2875 Russell, Blk 3, Lot 2	0.86	37461.6	\$3.25	\$121,000



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  
TYPICAL 12" REAR GENERAL UTILITY EASEMENT  
TYPICAL 15' FRONT

LEGEND  
SUBDIVISION BOUNDARY LINE  
LOT LINE  
RIGHT-OF-WAY  
EASEMENT  
INDUSTRIAL USE SETBACK  
EXISTING MONUMENT  
REBAR WITH ALUMINUM CAP AND 5/8" CENTERLINE POINT OF CURVATURE (P.C.) POINT OF TANGENCY (P.T.)

FINAL PLAT FOR WRENCH RANCH HILLS - PHASE 1  
LOCATED IN A PORTION OF THE W/2, SECTION 15, TOWNSHIP 28 NORTH, RANGE 64 WEST, 8TH PRINCIPAL MERIDIAN  
SHERIDAN SHERIDAN COUNTY WYOMING  
DATE 11/23/09 12:12 PM  
CENTENNIAL CONSTRUCTION