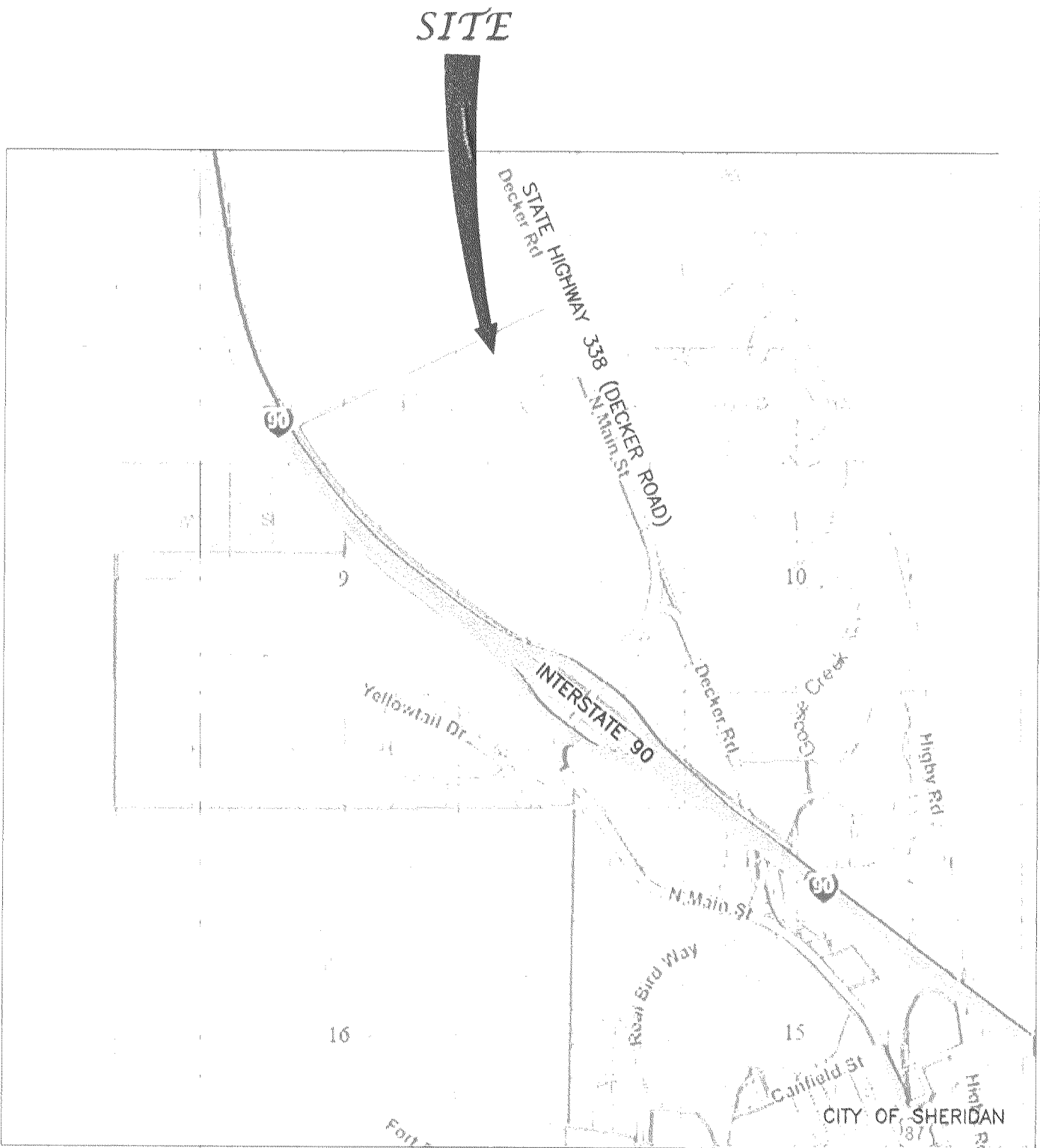


FINAL PLAT OF
RIVERSTONE PARK SUBDIVISION

OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 4, THE NORTH HALF OF THE NORTHEAST QUARTER (N½NE¼) OF SECTION 9 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼) OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±25.17 ACRES



LOCATION MAP
(NO TRUE SCALE)

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL CONSTRUCTION, 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 RIVERSTONE PARK, LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 4, THE NORTH HALF OF THE NORTHEAST QUARTER (N½NE¼) OF SECTION 9 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼) OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4 THENCE N 28°01'51" W A DISTANCE OF 572.82 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF WYOMING STATE HIGHWAY 338 (AKA DECKER ROAD), SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 22°21'57" E A DISTANCE OF 829.78 ALONG SAID WEST RIGHT-OF-WAY TO A POINT ON THE NORTH RIGHT-OF-WAY OF DOVETAIL LANE; THENCE S 67°40'11" W A DISTANCE OF 197.61 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY THROUGH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 158.54 FEET, A RADIUS OF 244.70 FEET, A CHORD BEARING OF S 85°44'28" W AND A CHORD LENGTH OF 155.78 FEET; THENCE N 75°59'41" W A DISTANCE OF 124.81 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE ALONG SAID NORTH RIGHT-OF-WAY THROUGH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 219.46 FEET, A RADIUS OF 313.90 FEET, A CHORD BEARING OF S 83°38'41" W AND A CHORD LENGTH OF 215.02 FEET; THENCE S 63°22'06" W A DISTANCE OF 767.73 FEET ALONG SAID NORTH RIGHT-OF-WAY TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 563, PAGE 35 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE THROUGH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.23 FEET, A RADIUS OF 29.48 FEET, A CHORD BEARING OF N 71°25'37" W AND A CHORD LENGTH OF 42.34 FEET; THENCE ALONG SAID EASTERLY LINE N 28°35'00" W A DISTANCE OF 97.68 FEET; THENCE ALONG SAID EASTERLY LINE THROUGH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 223.04 FEET, A RADIUS OF 201.62 FEET, A CHORD BEARING OF N 58°37'33" W AND A CHORD LENGTH OF 211.84 FEET; THENCE ALONG SAID EASTERLY LINE S 89°25'36" W A DISTANCE OF 382.70 FEET; THENCE ALONG SAID EASTERLY LINE N 00°05'12" W A DISTANCE OF 135.33 FEET; THENCE ALONG SAID EASTERLY LINE THROUGH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 109.68 FEET, A RADIUS OF 1488.77 FEET, A CHORD BEARING OF S 75°15'16" W AND A CHORD LENGTH OF 109.66 FEET TO A POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 385, PAGE 192 OF SAID RECORDS; THENCE N 63°59'13" E A DISTANCE OF 1999.69 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING CONTAINING 25.17 ACRES MORE OR LESS

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, 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.

DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS


ALL EARLIER PLATS OR PORTIONS THEREOF AND ALL PREVIOUSLY RECORDED EASEMENTS ON/ACROSS THE PROPERTY ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.


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 15 DAY OF December, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.


DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 4th DAY OF October, 2021.


ATTEST: CITY CLERK


MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 9th DAY OF Sept, 2021.



CHAIRMAN



ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:02 O'CLOCK THIS 21st DAY OF December, 2021 AND IS DULY RECORDED IN PLAT BOOK B ON PAGE 48.

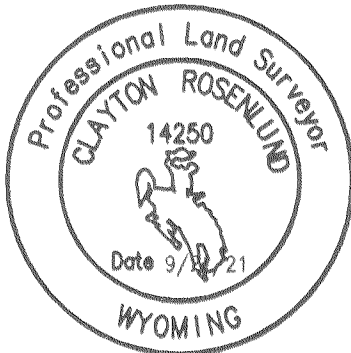

COUNTY CLERK

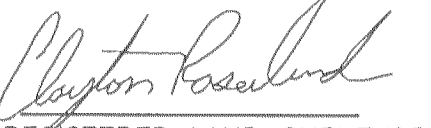


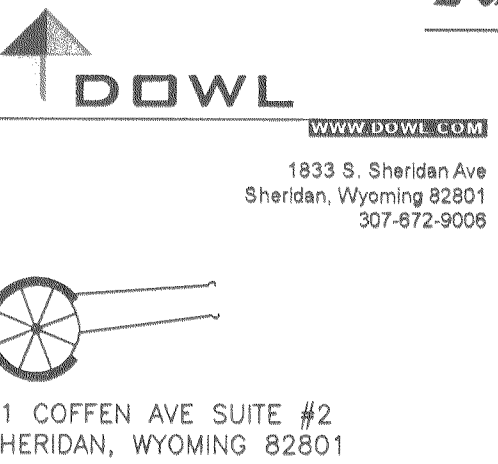


CERTIFICATE OF SURVEYOR

I, CLAYTON 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 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.




REGISTERED LAND SURVEYOR
NO. 14250



FINAL PLAT OF
RIVERSTONE PARK SUBDIVISION
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

RECORD OWNER:

STONEMILL PROPERTIES LLC,
SHERIDAN, WYOMING 82801

DATE OF PREPARATION: SEPTEMBER 21, 2021

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