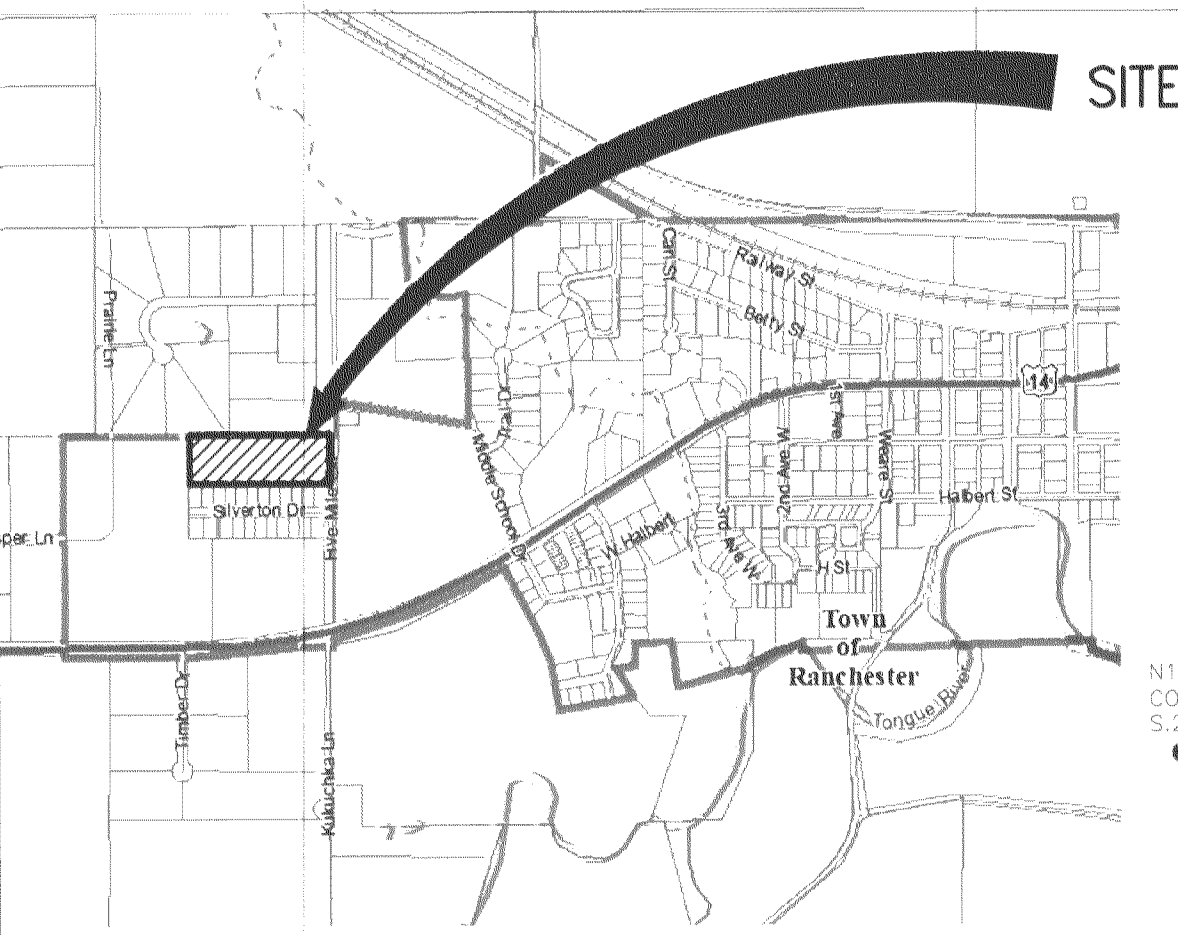
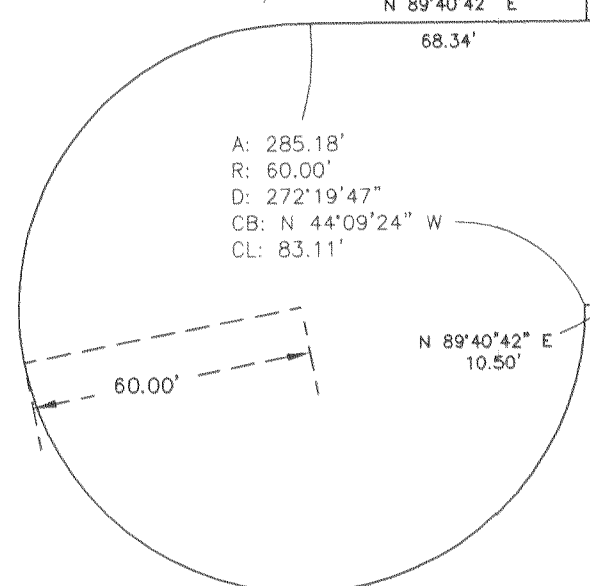




NOTES:

- 1) ALL LOTS SHALL BE REQUIRED TO USE THE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
- 2) ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF RANCHESTER BUILDING STANDARDS REGULATIONS
- 3) STONERIDGE MEADOWS SUBDIVISION PHASE II DOES NOT FALL WITHIN THE STATED FLOOD HAZARD AREA PER COMMUNITY PANEL NUMBER 5603300341E (FINALIZED JANUARY 16, 2014)
- 4) LOTS 36-53 ARE TO BE CONSTRUCTED AS TWIN HOMES; DESCRIBED AS TWO SEPARATE DEEDED RESIDENCES BUILT AS A SINGLE STRUCTURE ON ADJOINING LOTS WITH THE COMMON WALL ALONG A ZERO SETBACK PROPERTY LINE. SINGLE FAMILY RESIDENCES ARE PROHIBITED ON THESE LOTS UNLESS A SET OF LOTS ARE PURCHASED BY A SINGLE BUYER AND THE LOT LINE BETWEEN THEM DISSOLVED.
- 5) ZONED: R1; BUILDING SETBACKS SHALL BE NO LESS THAN TWENTY (20') FEET IN THE FRONT AND BACK, AND FIVE (5') FEET ON THE SIDES AS SHOWN ON PLAT. EXCEPT ON TWIN HOME LOTS 36-53 WHICH HAVE AN ADJOINING LOTS WITH NO SETBACK.
- 6) ALL EXISTING EASEMENTS WITHIN THE BOUNDARIES OF STONERIDGE MEADOWS PHASE II NOT SHOWN ON THIS PLAT WILL BE VACATED UPON THE APPROVAL OF THIS SUBDIVISION.
- 7) OVERHEAD ELECTRIC LINE EASEMENT PER BOOK 137 PAGE 321 TO MONTANA - DAKOTA UTILITIES COMPANY, AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS HAVE PROPRIETARY RIGHTS TO THE TWENTY FOOT UTILITY EASEMENT ALONG RANCHESTER 5 MILE COUNTY ROAD FOR THE USE AND MAINTENANCE OF OVERHEAD POWER LINES
- 8) THE DEVELOPER SHALL INSTALL AN IRRIGATION RAW WATER DISTRIBUTION SYSTEM, SUPPLIED BY THE MIKADO EXTENSION OF THE O.Z.&K. AND HANNOVER DITCH TO LOT 1, SPIRIT RIDGE SUBDIVISION, EACH LOT OF THE STONERIDGE MEADOWS PHASE I SUBDIVISION, AND TO EACH LOT OF STONERIDGE MEADOWS SUBDIVISION PHASE II, THE HOMEOWNERS OF STONERIDGE MEADOWS SUBDIVISION PHASE II ARE PROHIBITED FROM USING THE TOWN OF RANCHESTER'S POTABLE WATER FOR IRRIGATION PURPOSES SUCH AS LAWN WATERING, GARDENING & LANDSCAPING. STONERIDGE MEADOWS SUBDIVISION PHASE II HOMEOWNERS SHALL MAINTAIN THE IRRIGATION SYSTEM WITHIN STONERIDGE MEADOWS SUBDIVISION PHASE II AND COORDINATE AND COOPERATE WITH THE HOMEOWNERS OF STONERIDGE MEADOWS SUBDIVISION PHASE I, ALONG WITH THE SURROUNDING HOMEOWNERS OF SPIRIT RIDGE SUBDIVISION TO ENSURE IRRIGATION RAW WATER IS AVAILABLE

NOTE:
60' CUL-DE-SAC PUBLIC RIGHT-OF-WAY EASEMENT TO BE VACATED UPON THE SUBDIVISION OF THIS PROPERTY FOR FUTURE EXTENSION OF THE ROAD (NOT AN UTILITIES EASEMENT)

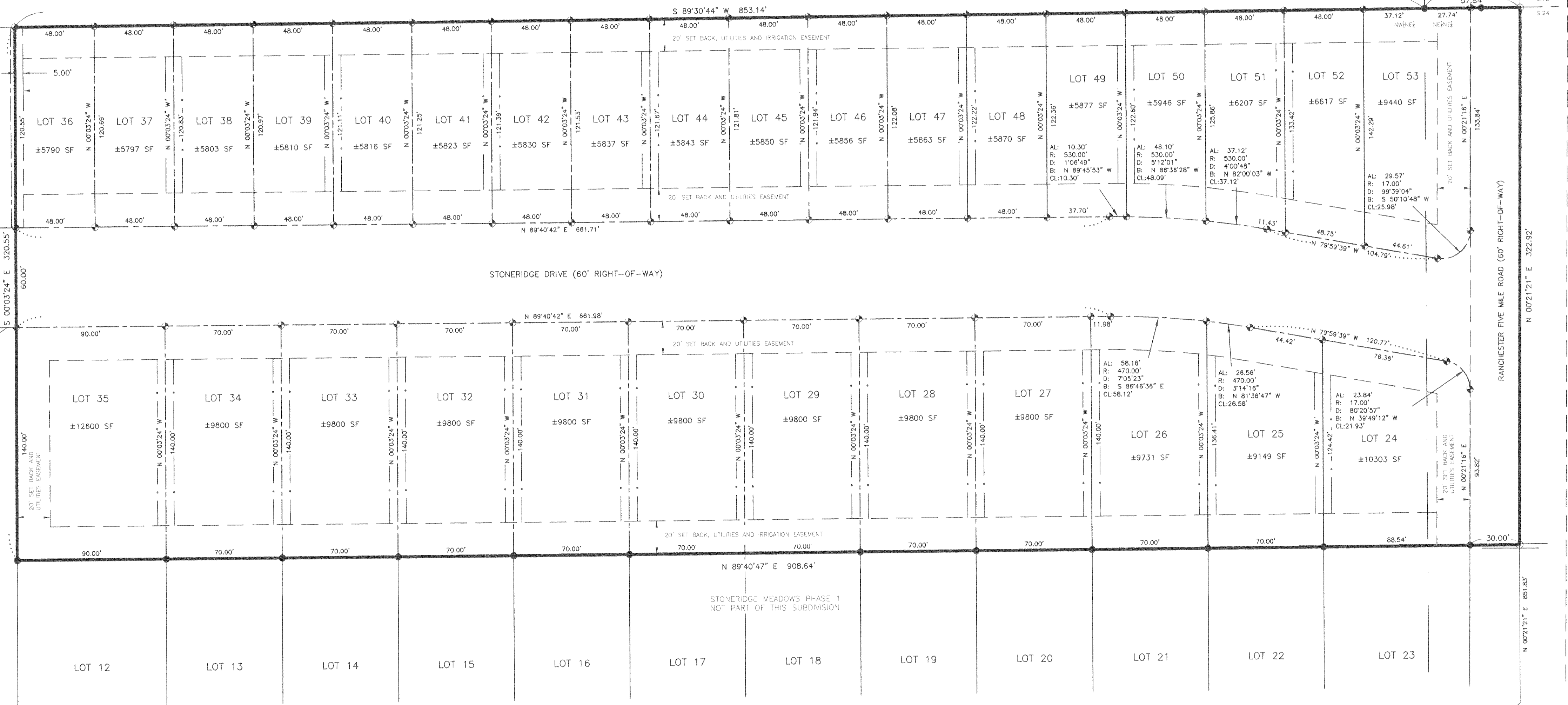


PORTION OF LOT 2 SPIRIT RIDGE SUBDIVISION NOT PART OF THIS SUBDIVISION

STONERIDGE MEADOWS SUBDIVISION PHASE II

A RESUBDIVISION OF A PORTION OF LOT 2 OF SPIRIT RIDGE SUBDIVISION AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4), SECTION 24, T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WYOMING, LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2) SECTION 24, T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WYOMING CONTAINING: ± 6.72 ACRES
NUMBER OF LOTS: 30
LOTS: ± 5.28 ACRES
ROADS ± 1.44 ACRES

TR VALLEY RANCH SUBDIVISION NOT PART OF THIS SUBDIVISION



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE STONEMILL CONSTRUCTION LLC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS STONERIDGE MEADOWS SUBDIVISION PHASE II, LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2), SECTION 24, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, SPIRIT RIDGE SUBDIVISION, SHERIDAN COUNTY WYOMING, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4) OF SECTION 24 AND A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4) BEING MONUMENTED WITH A 3.25" ALUMINUM CAP PER RLS 6812. SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 89°30'44" W 853.14 FEET ALONG THE SOUTH BOUNDARY OF TR VALLEY RANCH SUBDIVISION; THENCE S 00°03'24" E, 320.50 FEET TO THE NORTHWEST CORNER OF STONERIDGE MEADOWS SUBDIVISION PHASE ONE; THENCE N 89°40'47" E, 908.64 FEET, ALONG THE NORTH LINE OF SAID STONERIDGE MEADOWS SUBDIVISION PHASE I, TO A POINT LYING IN THE CENTER OF THE RANCHESTER FIVE MILE ROAD; THENCE N 00°21'21" E 322.92 FEET ALONG THE CENTER OF SAID RANCHESTER FIVE MILE ROAD TO A POINT LYING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4); THENCE S 89°46'21" W, 57.84 FEET ALONG THE NORTH LINE OF SECTION 24 TO THE POINT OF BEGINNING

CONTAINING AN AREA OF ±6.72 ACRES

SUBJECT TO ALL LEASES, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

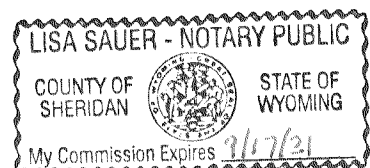
THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE TOWN OF RANCHESTER 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.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE TOWN OF RANCHESTER, AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, 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.

EXECUTED THIS 22nd DAY OF July, 2020.

Drew Redinger
(RECORD OWNER) STONEMILL CONSTRUCTION LLC
DREW REDINGER (PRESIDENT)



STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Drew Redinger* FOR *Stonemill Construction LLC* THIS 22nd DAY OF July, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9/1/21

Lisa Sauer
NOTARY PUBLIC

CERTIFICATE OF RECORDER

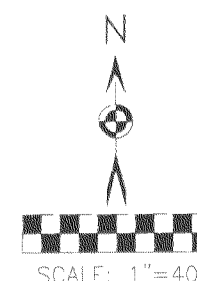
STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:57 O'CLOCK PM, THIS 13th DAY OF August, 2020 AND IS DULY RECORDED IN PLAT BOOK S ON PAGE 164 (OR AS PLAT NO. S-164)

Eda Schunk Thompson 2020-760991
COUNTY CLERK
STAMP RECEIVING NUMBER

LEGEND

- ▲ FOUND EXISTING MONUMENT AS NOTED
- FOUND AC-PLS 6812
- ⚡ SET 1/2" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- WC WITNESS CORNER
- SUBDIVISION BOUNDARY LINE
- - - EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- - - INTERIOR LOT LINE
- BUILDING SETBACKS



BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE DISTANCES ARE GROUND (US SURVEY FEET) PAF-1.000254

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF A PORTION OF LOT 2 SPIRIT RIDGE SUBDIVISION, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4), SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID PLAT IS RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, IN THE SHERIDAN COUNTY COURT HOUSE. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, CLAYTON P. 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 STONERIDGE MEADOWS SUBDIVISION PHASE II, 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 TOWN OF RANCHESTER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

CLAYTON P. ROSENLUND

REGISTERED LAND SURVEYOR
NO. 14250

PREPARED FOR:
STONEMILL CONSTRUCTION LLC
2727 COFFEEN AVE
SHERIDAN WY 82801

DATE PREPARED: JUNE 1, 2020

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