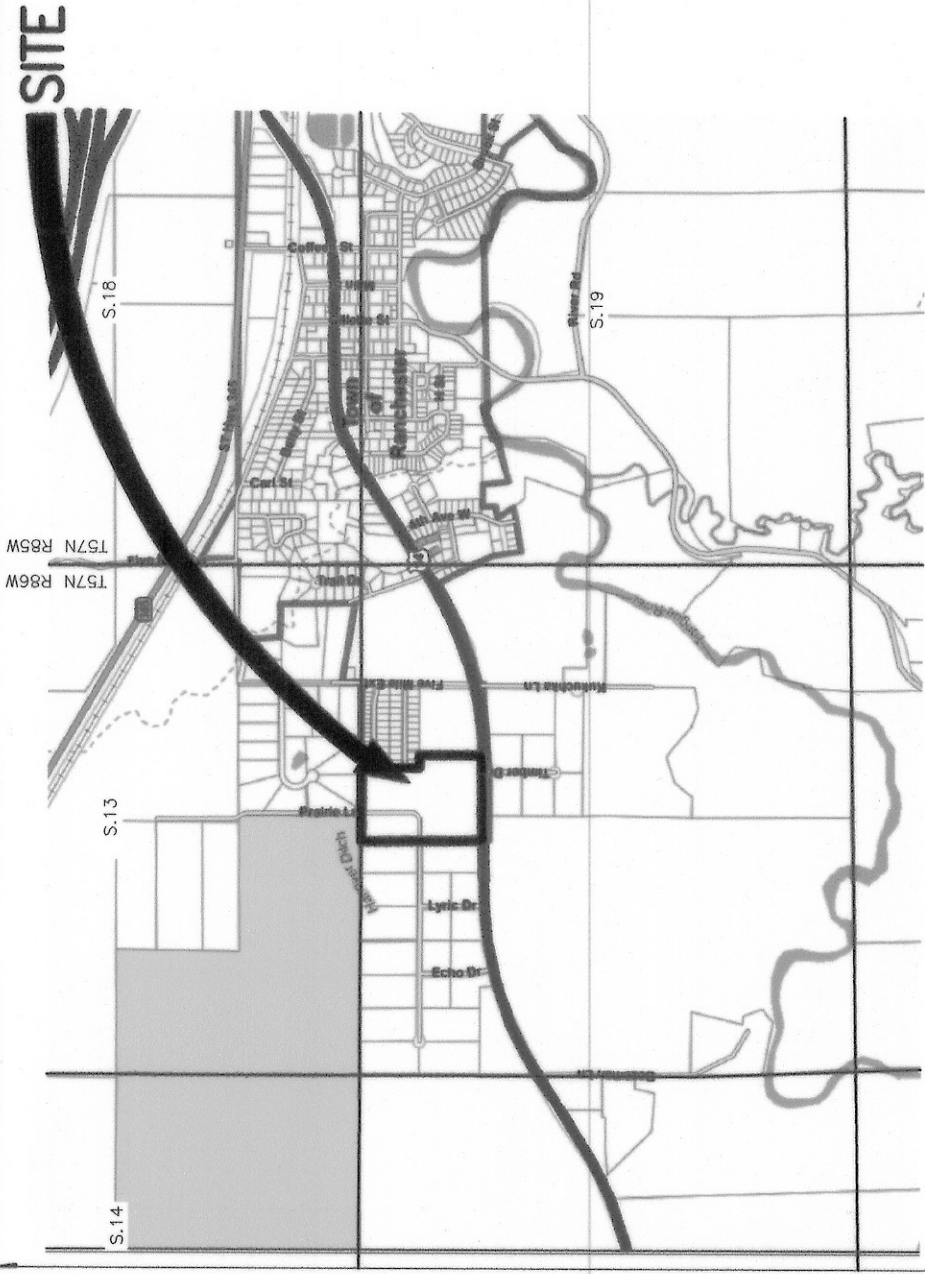




FINAL PLAT OF

STONERIDGE MEADOWS SUBDIVISION

PHASE III

A RE-SUBDIVISION OF THE REMAINING PORTION OF LOT 2 OF SPIRIT RIDGE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), SECTION 24, TOWNSHIP 37 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, CONTAINING: ± 24.95 ACRES
NUMBER OF LOTS: 65
NUMBER OF ACRES: 24.95
ROADS: ± 4.32 ACRES

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 III, BEING A PORTION OF LOT 2, SPIRIT RIDGE SUBDIVISION, SHERIDAN COUNTY WYOMING, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), SECTION 24, TOWNSHIP 37 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°30'38" E, 514.69 FEET ALONG THE SOUTH LINE OF TR VALLEY RANCH SUBDIVISION TO THE WEST LINE OF STONERIDGE MEADOWS SUBDIVISION PHASE II; THENCE S 0°04'36" E, 320.52 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF STONERIDGE MEADOWS SUBDIVISION PHASE I; THENCE S 0°04'06" E, 320.11 FEET ALONG THE WEST LINE OF SAID STONERIDGE MEADOWS SUBDIVISION PHASE I; THENCE N 89°39'41" E, 129.97 FEET ALONG THE SOUTH LINE OF SAID STONE RIDGE MEADOWS SUBDIVISION PHASE I; THENCE S 0°05'26" E, 639.07 FEET, ALONG THE WEST LINE OF LOT 1, SPIRIT RIDGE SUBDIVISION TO THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 14; THENCE ALONG SAID NORTH RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 3769.70 FEET, AN ARC LENGTH OF 125.95 FEET, A DELTA OF 1°55'47", AND A CHORD OF 5.8845'10" W, 126.96 FEET; THENCE S 89°44'23" W, 783.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, THENCE N 0°28'24" W, 609.28 FEET ALONG THE EAST LINE OF LOT 3 OF SAID SPIRIT RIDGE SUBDIVISION; THENCE N 0°25'31" W, 60.09 FEET ALONG THE EAST LINE OF SAID SPIRIT RIDGE SUBDIVISION; THENCE N 0°29'24" W, 608.82 FEET ALONG THE EAST LINE OF LOT 20 OF SAID SPIRIT RIDGE SUBDIVISION TO THE NORTH LINE OF SAID SECTION 24; THENCE ALONG N 89°38'35" E, 274.20 FEET ALONG SAID NORTH LINE OF SECTION 24 TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF ±24.95 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.

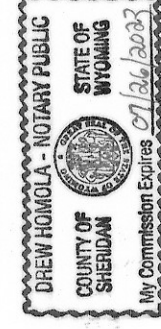
EXECUTED THIS 20th DAY OF June, 2022.

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 20th DAY OF JUNE, 2022.
WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: 07/26/2023

Drew Redinger
NOTARY PUBLIC



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 III DOES NOT FALL WITHIN THE STATED FLOOD HAZARD AREA PER COMMUNITY PANEL NUMBER 66033C0341E (FINALIZED JANUARY 16, 2014)
- 4) ALL IRRIGATION EASEMENTS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF IRRIGATION LINES

RANCHESTER PLANNING AND ZONING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 20 DAY OF June, 2022

ATTEST: Kimberly Klein CHAIRMAN
Walter H. Hales SECRETARY

RANCHESTER TOWN COUNCIL

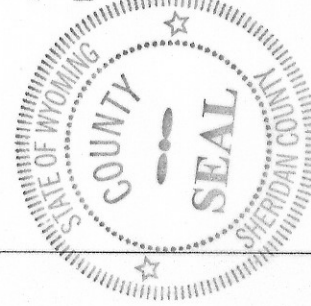
THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS 2022 MEETING, IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND TOWN CLERK IN AND FOR THE TOWN OF RANCHESTER, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 21 DAY OF June, 2022

ATTEST: Rob O'Clock MAYOR
Walter H. Hales TOWN CLERK

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 1:37 O'CLOCK PM, THIS 13 DAY OF September, 2022
AND IS DULY RECORDED IN PLAT BOOK S ON PAGE 170 (OR AS PLAT NO. S-170) AS Number



Kimberly Klein COUNTY CLERK
Stamp: 2022-781453
NUMBER

DECLARATION VACATING PREVIOUS PLATING

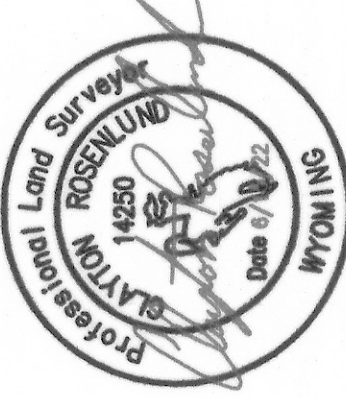
THIS PLAT IS THE RE-SUBDIVISION OF A PORTION OF LOT 2, SPIRIT RIDGE SUBDIVISION, LOCATED IN SECTION 24, TOWNSHIP 37 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING AS RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

- LEGEND
- FOUND EXISTING MONUMENT AS NOTED
 - FOUND AC-PLS 6812
 - SET 1/8" AC-LS 14250
 - CALCULATED CORNER
 - AC ALUMINUM CAP
 - WC WITNESS CORNER
 - ADJOINING LOT LINE
 - SUBDIVISION BOUNDARY LINE
 - EXTERIOR SECTION LINE
 - INTERIOR SECTION LINE
 - INTERIOR LOT LINE
 - SETBACKS
 - UTILITIES AND DRAINAGE EASEMENT
 - IRRIGATION, DRAINAGE AND UTILITIES EASEMENT
 - IRRIGATION EASEMENT

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUND, 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 III, 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. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00	110.15	89.13	N 44°35'56" E	90°00'33"
C2	17.00	26.80	24.11	N 45°09'40" W	90°18'05"
C3	17.00	26.80	24.11	N 45°09'40" W	90°18'05"
C4	17.00	26.80	24.11	N 45°09'40" W	90°18'05"
C5	16.89	26.81	23.97	S 44°50'21" W	89°18'15"
C6	70.00	106.76	88.86	N 45°24'04" W	89°50'12"
C7	17.00	27.48	24.50	N 44°13'05" E	90°11'27"
C8	17.00	27.48	24.50	N 44°13'05" E	90°11'27"
C9	469.10	51.56	51.54	N 05°00'10" E	6°17'43"
C10	469.10	51.56	51.54	N 05°00'10" E	6°17'43"
C11	530.00	76.34	76.27	S 03°24'47" E	8°13'35"
C12	530.00	76.34	76.27	S 03°24'47" E	8°13'35"
C13	470.00	69.48	69.41	N 03°54'47" E	8°28'10"
C14	17.00	26.70	24.04	N 44°40'42" E	90°00'00"
C15	17.00	26.70	24.04	N 44°40'42" E	90°00'00"
C16	130.00	10.71	10.71	N 02°50'21" W	4°43'11"
C17	130.00	10.71	10.71	N 02°50'21" W	4°43'11"
C18	130.00	10.71	10.71	N 02°50'21" W	4°43'11"
C19	130.00	10.71	10.71	N 02°50'21" W	4°43'11"
C20	130.00	72.59	71.95	S 75°41'02" W	31°57'40"
C21	130.00	60.67	60.13	N 45°09'40" E	26°41'17"
C22	130.00	60.67	60.13	N 45°09'40" E	26°41'17"
C23	130.00	10.71	10.71	N 01°52'49" E	4°43'19"
C24	530.00	13.44	13.44	N 07°25'16" E	1°27'12"
C25	530.00	13.44	13.44	N 07°25'16" E	1°27'12"
C26	530.00	14.48	14.48	S 00°12'26" W	11°33'57"
C27	38.44	16.39	16.27	N 12°12'55" W	24°28'56"



Canon Consulting LLC
201 E 5TH ST
SHERIDAN, WYOMING 82801

Prepared by Canon Consulting LLC (307)792-0109

S-170 1 of 2

PREPARED FOR:
STONEMILL CONSTRUCTION LLC
3150 DOVE TAIL LANE
SHERIDAN, WY 82801