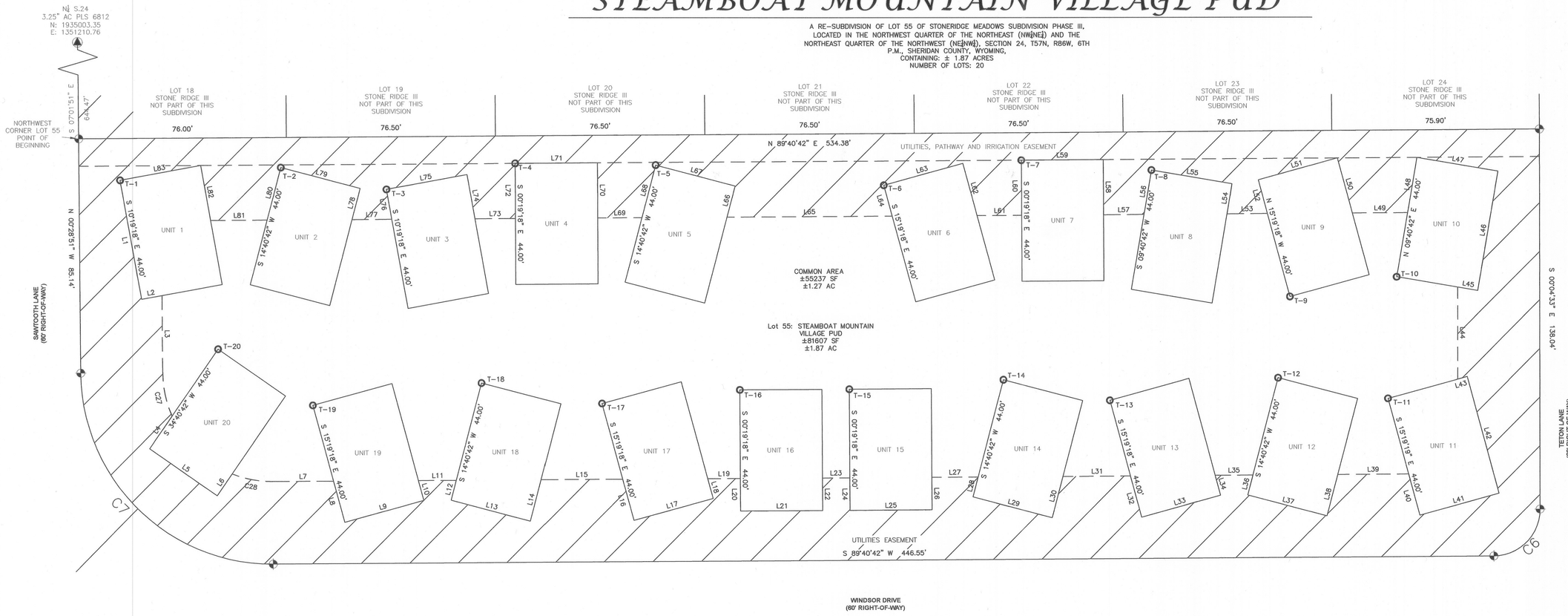
FINAL PLAT OF

STEAMBOAT MOUNTAIN VILLAGE PUD

A RE-SUBDIVISION OF LOT 55 OF STONERIDGE MEADOWS SUBDIVISION PHASE III,
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST (NW¼NE¼) AND THE
NORTHEAST QUARTER OF THE NORTHWEST (NE¼NW¼), SECTION 24, T57N, R86W, 6TH
P.M., SHERIDAN COUNTY, WYOMING,
CONTAINING: ± 1.87 ACRES
NUMBER OF LOTS: 20



NOTES:

TOTAL AREA: ±1.87 ACRES
TOTAL COMMON AREA: ±1.27 ACRES
TOTAL UNIT AREA: ±0.60 ACRES

COMMON AREA: THAT PART OF THE SITE EXCLUDING UNIT 1- UNIT 20 AND BEING AN OPEN SPACE, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

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) STEAMBOAT MOUNTIAN VILLAGE PUD DOES NOT FALL WITHIN THE STATED FLOOD HAZARD AREA PER COMMUNITY PANEL NUMBER 56033C0341E (FINALIZED JANUARY 16, 2014)

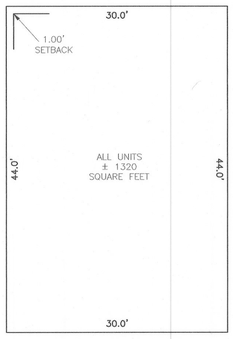
4) WALKING PATH EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE

EASEMENT BEARINGS

LINE	BEARING	DISTANCE
L1	S 10°19'18" E	44.00'
L2	N 79°40'42" E	7.59'
L3	S 00°28'52" E	27.83'
L4	S 34°40'42" W	14.44'
L5	N 55°19'18" W	30.00'
L6	N 34°40'42" E	9.66'
L7	N 89°40'42" E	22.23'
L8	S 15°19'18" E	15.50'
L9	N 74°40'42" E	30.00'
L10	N 15°19'18" W	7.49'
L11	N 89°40'42" E	13.87'
L12	S 14°40'42" W	7.49'
L13	S 75°19'18" E	30.00'
L14	N 14°40'42" E	15.53'
L15	N 89°40'42" E	29.74'
L16	S 15°19'18" E	15.53'
L17	N 74°40'42" E	30.00'
L18	N 15°19'18" W	7.49'
L19	N 89°40'42" E	11.92'
L20	S 00°19'18" E	11.82'
L21	N 89°40'42" E	30.00'
L22	N 00°19'18" W	11.82'
L23	N 89°40'42" E	10.00'
L24	S 00°19'18" E	11.82'
L25	N 89°40'42" E	30.00'
L26	N 00°19'18" W	11.82'
L27	N 89°40'42" E	16.96'
L28	S 14°40'42" W	7.49'
L29	S 75°19'18" E	30.00'
L30	N 14°40'42" E	15.53'
L31	N 89°40'42" E	24.74'
L32	S 15°19'18" E	15.53'
L33	N 74°40'42" E	30.00'
L34	N 15°19'18" W	7.49'
L35	N 89°40'42" E	13.88'
L36	S 14°40'42" W	7.49'
L37	S 75°19'18" E	30.00'
L38	N 14°40'43" E	15.53'
L39	N 89°40'42" E	25.88'
L40	S 15°19'19" E	15.53'
L41	N 74°40'42" E	30.00'

LINE	BEARING	DISTANCE
L42	N 15°19'18" W	44.00'
L43	S 74°40'42" W	3.55'
L44	N 00°04'33" W	33.35'
L45	S 80°19'18" E	7.42'
L46	N 09°40'42" E	44.00'
L47	N 80°19'18" W	30.00'
L48	S 09°40'42" W	20.31'
L49	S 89°40'42" W	20.19'
L50	N 15°19'18" W	20.71'
L51	S 74°40'42" W	30.00'
L52	S 15°19'18" E	12.67'
L53	S 89°40'42" W	14.81'
L54	N 09°40'42" E	11.04'
L55	N 80°19'18" W	30.00'
L56	S 09°40'42" W	16.33'
L57	S 89°40'42" W	14.82'
L58	N 00°19'18" W	20.00'
L59	S 89°40'42" W	30.00'
L60	S 00°19'18" E	20.00'
L61	S 89°40'42" W	16.34'
L62	N 15°19'18" W	19.66'
L63	S 74°40'42" W	30.00'
L64	S 15°19'18" E	11.63'
L65	S 89°40'42" W	60.36'
L66	N 14°40'42" E	11.68'
L67	N 75°19'18" W	30.00'
L68	S 14°40'42" W	19.71'
L69	S 89°40'42" W	16.15'
L70	N 00°19'18" W	20.00'
L71	S 89°40'42" W	30.00'
L72	S 00°19'18" E	20.00'
L73	S 89°40'42" W	14.82'
L74	N 10°19'18" W	16.33'
L75	S 79°40'42" W	30.00'
L76	S 10°19'18" E	11.04'
L77	S 89°40'42" W	14.56'
L78	N 14°40'42" E	11.69'
L79	N 75°19'18" W	30.00'
L80	S 14°40'42" W	19.73'
L81	S 89°40'42" W	20.68'
L82	N 10°19'18" W	20.31'
L83	S 79°40'42" W	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	16.99'	26.61'	23.97'	S 44°50'21" W	89°45'15"
C7	70.00'	109.76'	98.86'	N 45°24'04" W	89°50'12"
C27	38.44'	16.39'	16.27'	N 12°12'58" W	24°25'56"
C28	40.00'	15.18'	15.09'	N 79°27'08" W	21°44'37"



TIES TO NORTHWEST CORNER OF LOT 5

LINE	BEARING	DISTANCE
T-1	S 45°00'20" E	21.39'
T-2	S 81°53'43" E	74.70'
T-3	S 80°40'15" E	114.10'
T-4	S 86°44'18" E	160.00'
T-5	S 87°20'53" E	211.23'
T-6	S 86°40'18" E	294.85'
T-7	S 88°39'35" E	344.81'
T-8	S 88°17'23" E	392.57'
T-9	S 82°34'21" E	446.95'
T-10	S 84°00'23" E	484.84'
T-11	S 78°48'35" E	488.27'
T-12	S 78°45'31" E	447.40'
T-13	S 75°48'49" E	388.97'
T-14	S 75°26'42" E	349.30'
T-15	S 72°03'47" E	296.09'
T-16	S 69°17'00" E	258.40'
T-17	S 63°16'18" E	214.27'
T-18	S 58°54'39" E	172.07'
T-19	S 41°27'37" E	129.36'
T-20	S 33°40'59" E	91.91'

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND AC-PLS 6812
- FOUND 1½" AC-LS 14250
- TIE CORNER NOTHING SET
- 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

Cannon Consulting LLC
Making every shot count
51 COFFEEN AVE
SHERIDAN, WYOMING 82801

S-171

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 STEAMBOAT MOUNTAIN VILLAGE PUD, BEING THE RESUBDIVISION OF LOT 55 STONERIDGE MEADOWS PHASE III SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼), SECTION 24, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARY DESCRIBED AS;

COMMENCING AT THE NORTH QUARTER CORNER (N¼) OF SAID SECTION 24; THENCE S 0°01'51" W, 644.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 55 BEING THE POINT OF BEGINNING; THENCE N 89°40'42" E, 534.38 FEET ALONG THE SOUTH LINE OF LOTS 18-24 OF SAID STONERIDGE MEADOWS SUBDIVISION PHASE III TO THE WEST LINE OF TETON LANE RIGHT-OF-WAY; THENCE S 00°04'33" E, 138.04 FEET ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET, AN ARC LENGTH OF 26.61 FEET, A DELTA OF 89°45'15" AND A CHORD OF S 44°50'21" W, 23.97 FEET TO THE NORTH LINE OF WINDSOR DRIVE RIGHT-OF-WAY; THENCE S 89°40'42" W, 446.55 FEET ALONG SAID NORTH LINE; THENCE ALONG SAID NORTH LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 109.76 FEET, A DELTA OF 89°50'12" AND A CHORD OF N 45°24'04" W, 98.86 FEET TO THE EAST LINE OF SAWTOOTH LANE RIGHT-OF-WAY; THENCE N 00°28'51" W, 85.14 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING AN AREA OF 1.87 ACRES MORE OR LESS

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.

NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.

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

DREW HOMOLA - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires 07/26/2023

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

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 Homola
NOTARY PUBLIC

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:
CHAIRMAN
SECRETARY

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS 21st June, 2022 MEETING, IS HEREBY APPROVED FOR FILING BY THE UNDESIGNED 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:
MAYOR
TOWN CLERK

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 STEAMBOAT MOUNTAIN VILLAGE PUD, 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

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 6/30/22
WYOMING

CERTIFICATE OF RECORDER

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:38 O'CLOCK PM. THIS 13 DAY OF September, 2022 AND IS DULY RECORDED AS PLAT ~~BOOK~~ S ~~ON PAGE~~ Number 171 (OR AS PLAT NO. S-171)

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

Kimberly Heinrich Deputy
COUNTY CLERK

2022-781454
STAMP RECEIVING NUMBER

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 55, STONERIDGE MEADOWS SUBDIVISION, PHASE III, LOCATED IN 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; ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SCALE: 1"=20'

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

PREPARED FOR:
STONEMILL CONSTRUCTION LLC
1150 DOVETAIL
SHERIDAN WY 82801