

RIVERSTONE PARK PHASE II SUBDIVISION
FINAL PLAT

A RESUBDIVISION OF TRACT 1A OF THE VILLAGES PHASE II SUBDIVISION
AND LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF TRACT 1 OF THE VILLAGES PHASE II SUBDIVISION, AS RECORDED PLAT V, NUMBER 23, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

OWNER

STONEMILL PROPERTIES, LLC
1150 DOVETAIL LANE
SHERIDAN, WYOMING, 82801

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL PROPERTIES, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS RIVERSTONE PARK PHASE II, IS LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338), AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 541.50 FEET; THENCE S 50°36'47" W, 226.14 FEET; THENCE S 63°13'38" W, 448.56 FEET; THENCE 158.59 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°34'39", A CHORD BEARING OF S 08°33'30" W, AND A CHORD LENGTH OF 151.31 FEET; THENCE S 28°52'59" E, 314.71 FEET; THENCE 447.91 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1033.00 FEET, A CENTRAL ANGLE OF 24°50'37", A CHORD BEARING OF S 48°41'42" W, AND A CHORD LENGTH OF 444.41 FEET; THENCE S 36°16'24" W, 121.24 FEET; THENCE S 53°43'36" E, 66.00 FEET; THENCE N 36°16'24" E, 121.24 FEET; THENCE 456.92 FEET, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 27°04'24", A CHORD BEARING OF N 49°48'36" E, AND A CHORD LENGTH OF 452.68 FEET; THENCE N 63°20'48" E, 641.35 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHWEST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.88 FEET, A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 52°07'39", A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CENTRAL ANGLE OF 15°58'11", A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.77 FEET; THENCE, N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 FEET, A CENTRAL ANGLE OF 9°29'15", A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH N 00°00'01" E, 1007.12 FEET; THENCE N 89°25'31" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CENTRAL ANGLE OF 63°57'05", A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08" E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CENTRAL ANGLE OF 89°57'32", A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 98.41 ACRES, MORE OR LESS

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 UTILITIES EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING WATER LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 28th DAY OF May, 2025. BY:

StoneMill Properties, LLC

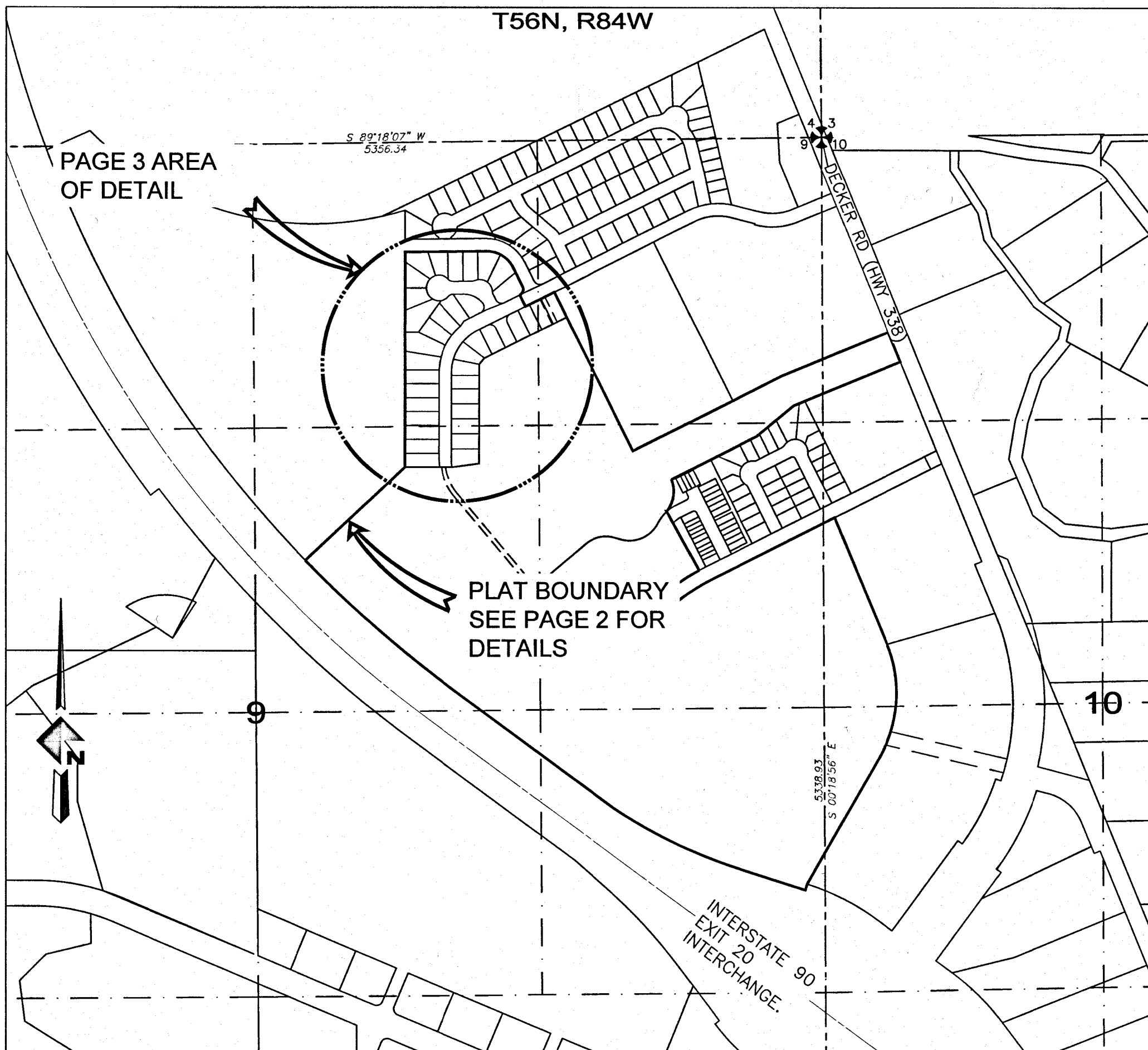
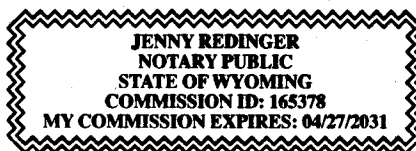
By: Swayne Redinger, Member

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF May, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4-27-2031

Jenny Redinger
NOTARY PUBLIC



CITY OF SHERIDAN, WY
LOCATION MAP

BASIS OF BEARING

NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

ZONING

GATEWAY DISTRICT, LOCATED WITHIN THE VILLAGES MASTER PLAN

WATER RIGHTS

THERE ARE NO WATER RIGHTS ASSOCIATED WITH THIS PROPERTY

APPROVAL OF MORTGAGEE

THE UNDERSIGNED, FIRST NORTHERN BANK OF WYOMING, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN DOCUMENT #2022-777449. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

BY: [Signature]

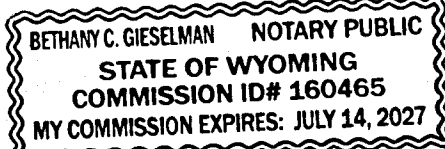
TITLE: Relationship Manager

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28th DAY OF May, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 7-14-27

Bethany C. Giesman
NOTARY PUBLIC



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 16th DAY OF July, 2025.

[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE
CITY OF SHERIDAN, WYOMING THIS 19th DAY OF May, 2025.

[Signature]
ATTEST: CITY CLERK

[Signature]
MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 5th DAY OF May, 2025.

[Signature]
ATTEST: VICE-CHAIRMAN

[Signature]
CHAIRMAN

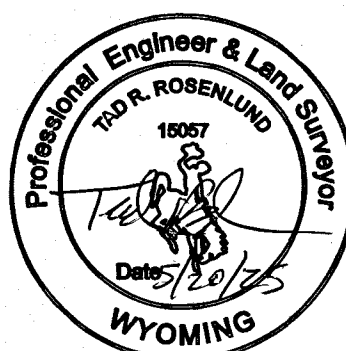
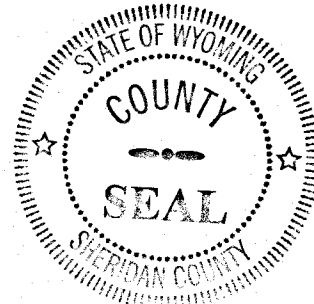
CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:19 O'CLOCK P.M., THIS 17 DAY OF July, 2025

AND IS DULY RECORDED AS PLAT R, NUMBER 54

DOCUMENT #: 2025-800658

[Signature]
COUNTY CLERK



LAND SURVEYOR CERTIFICATE

I, TAD R. 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 PHASE II 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 SAID LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

REV	DATE	DESCRIPTION	BY	TRR
			TRR	TRR
1	3/13/25	FINAL PLAT		
2	4/14/25	FINAL PLAT REVISIONS		

WWW.DOWL.COM
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-872-9006



FINAL PLAT
RIVERSTONE PARK PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28057.01
DATE 4/14/25

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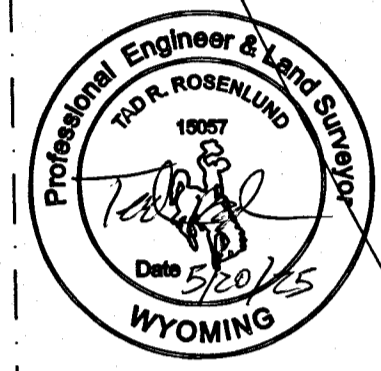
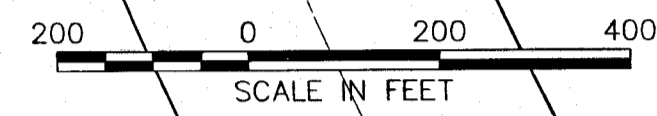
SHEET

1 OF 3

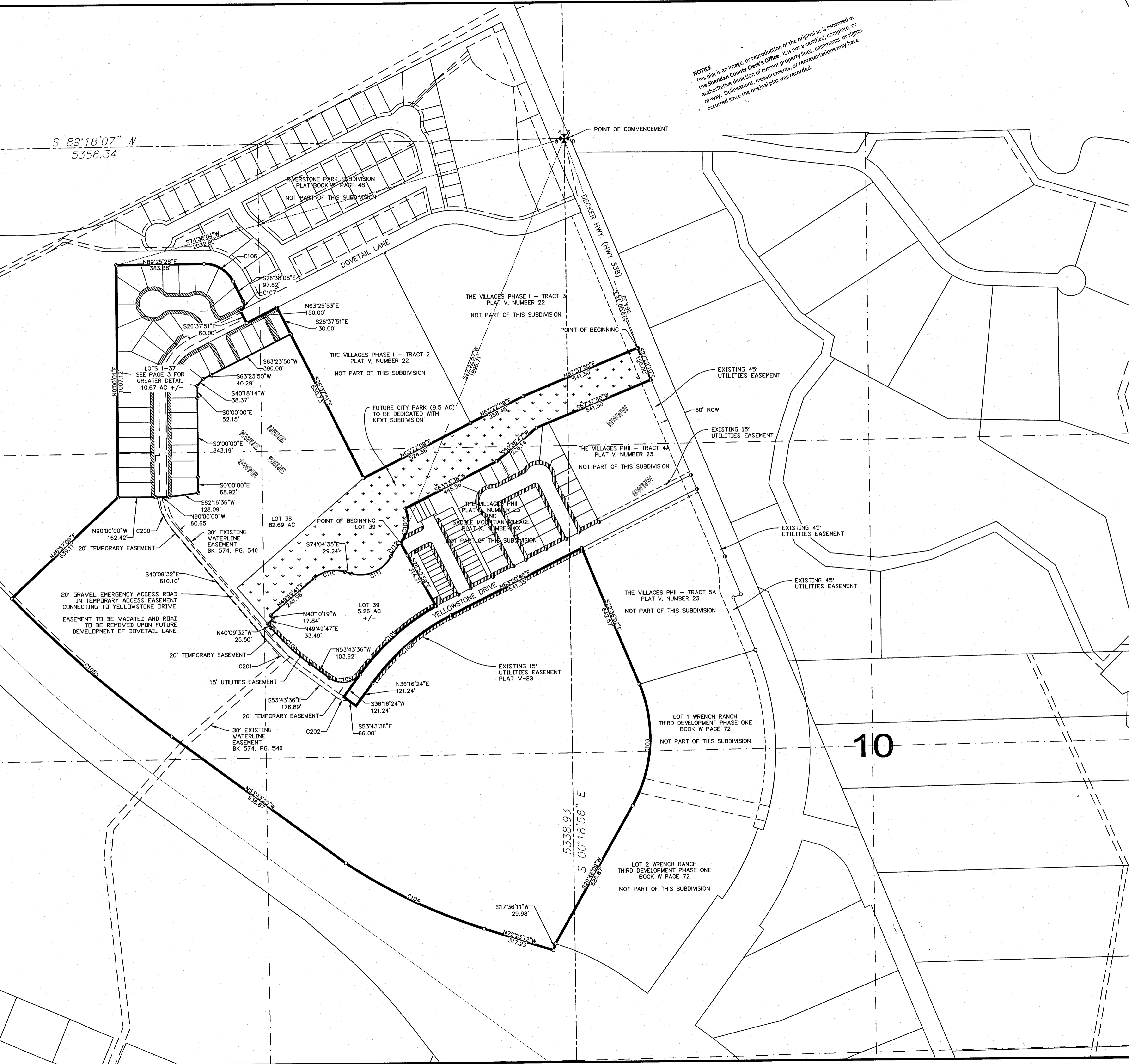
C:\dow\l... RIVERSTONE PARK PHASE II SUBDIVISION 2025-04-21 08:11 USER: dhoma

PA-SF-3 2 of 3

- LEGEND
- RIVERSTONE PARK PHASE II MAJOR SUBDIVISION BOUNDARY
 - TRACT BOUNDARIES
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - SET 2" ALUMINUM CAP PELS 15057
 - FOUND MONUMENT LS 15057
 - COMPUTED POINT - NOTHING FOUND, NOTHING SET
 - SECTION CORNER-FOUND BRASS CAP



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C100	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C101	447.91'	1033.00'	24°50'37"	S48°41'42"W	444.41'
C102	456.92'	967.00'	27°04'24"	N49°48'36"E	452.68'
C103	545.88'	600.00'	52°07'39"	S03°42'19"W	527.25'
C104	668.94'	2400.00'	15°58'11"	N64°24'06"W	666.77'
C105	919.04'	5550.12'	9°29'15"	N48°58'45"W	917.99'
C106	156.38'	138.92'	64°30'01"	S58°35'57"E	148.26'
C107	47.12'	30.01'	89°57'32"	S18°22'09"W	42.43'
C108	148.42'	100.70'	84°26'50"	S83°53'10"W	135.34'
C109	229.48'	970.00'	13°33'17"	N46°56'58"W	228.94'
C110	143.41'	148.19'	55°27'04"	N78°34'55"E	137.88'
C111	205.56'	150.00'	78°31'12"	N66°39'49"E	189.85'
C112	70.14'	208.00'	19°19'15"	N37°00'29"E	69.81'
C200	152.48'	270.00'	32°21'28"	S23°58'48"E	150.46'
C201	241.31'	1020.02'	13°33'17"	S46°56'57"E	240.75'
C202	57.82'	80.00'	41°24'35"	S74°25'53"E	56.57'



NOTICE
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REVISIONS			
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1	3/13/25	FINAL PLAT	TRR

DOWL
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1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

FINAL PLAT
RIVERSTONE PARK PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28057.01
DATE 3/13/25

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SHEET

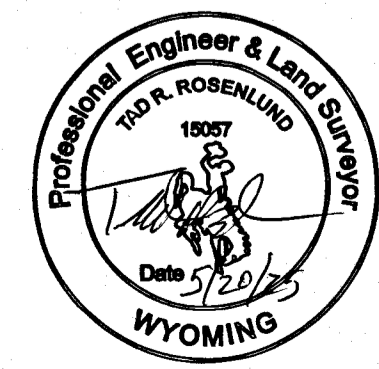
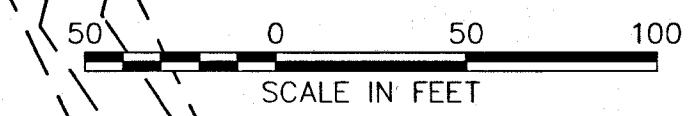
2 OF 3

C:\dowl_pw\031725\PL-28057.01\01.dwg 2025-4-21 08:21 SAVED DATE 2025-04-21 08:11 USER: dtrm01g

P-54 3 of 3

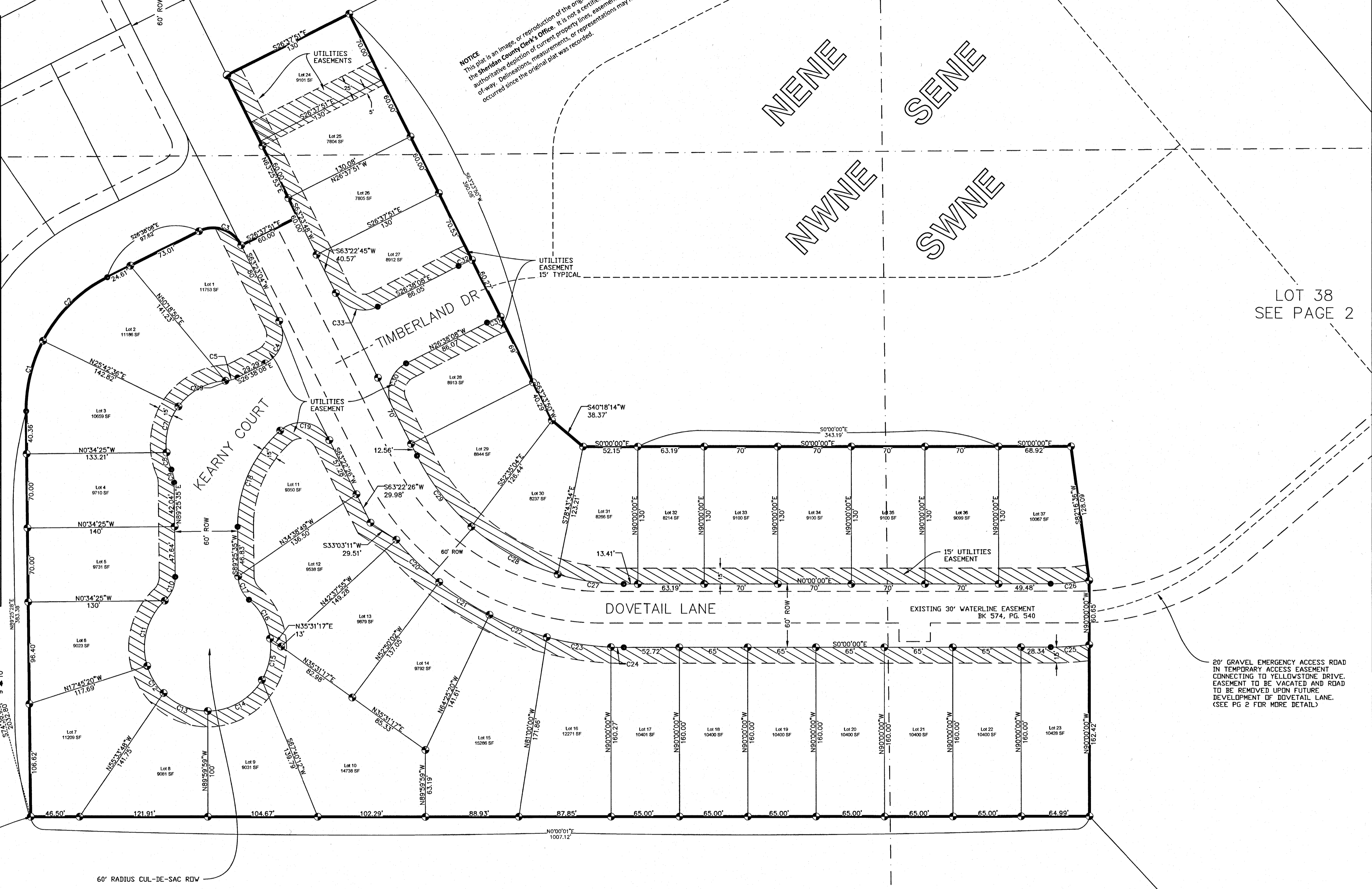
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	69.15'	140.00'	28°17'53"	S76°25'15"E	68.44'
C2	87.09'	140.00'	35°38'36"	S44°27'01"E	85.70'
C3	47.12'	30.00'	90°00'00"	S18°22'09"W	42.43'
C4	47.12'	30.00'	89°59'26"	N71°37'51"W	42.42'
C5	12.12'	30.00'	23°09'19"	N15°03'29"W	12.04'
C6	52.53'	60.00'	50°09'31"	N28°33'34"W	50.86'
C7	40.93'	60.00'	39°04'58"	N78°08'46"W	40.14'
C8	16.80'	60.00'	16°02'29"	S74°17'31"W	16.74'
C9	12.12'	30.00'	23°09'19"	S77°50'55"W	12.04'
C10	25.23'	30.00'	48°11'23"	N66°28'44"W	24.49'
C11	67.61'	60.00'	64°33'54"	S74°39'59"E	64.09'
C12	30.32'	60.00'	28°57'18"	N58°34'24"E	30.00'
C13	46.18'	60.00'	44°05'44"	N22°02'53"E	45.05'
C14	61.43'	60.00'	58°39'52"	N29°54'21"W	58.78'
C15	40.78'	60.00'	38°56'33"	N78°42'34"W	40.00'
C16	42.50'	60.00'	40°34'58"	S61°31'41"W	41.62'
C17	25.23'	30.00'	48°11'23"	S65°19'53"W	24.49'
C18	102.64'	120.00'	49°00'20"	S66°04'15"E	99.54'
C19	54.95'	30.00'	104°56'31"	S10°54'10"W	47.58'
C20	57.10'	280.00'	11°41'02"	S44°42'33"W	57.00'
C21	57.10'	280.00'	11°41'02"	S33°01'31"W	57.00'
C22	58.74'	280.00'	12°01'12"	S21°10'23"W	58.63'
C23	61.82'	280.00'	12°39'00"	S08°50'18"W	61.69'
C24	12.28'	280.00'	2°30'48"	S01°15'24"W	12.28'
C25	36.76'	277.42'	7°35'28"	S03°46'41"E	36.73'
C26	36.82'	220.00'	9°35'21"	N04°47'41"W	36.78'
C27	63.72'	220.00'	16°35'45"	N08°17'53"E	63.50'
C28	94.37'	220.00'	24°34'39"	N28°53'05"E	93.65'
C29	85.24'	220.00'	22°12'02"	N52°16'25"E	84.71'
C30	47.12'	30.00'	89°59'26"	N71°37'51"W	42.42'
C31	14.00'	120.00'	6°41'04"	N23°17'36"W	13.99'
C32	14.02'	180.75'	4°26'36"	N24°24'17"W	14.01'
C33	46.55'	30.00'	88°54'16"	S17°49'00"W	42.02'

- LEGEND
- FOUND MONUMENT LS 15057
 - SET 2" ALUMINUM CAP - PELS 15057
 - COMPUTED POINT - NOTHING FOUND, NOTHING SET
 - UTILITIES EASEMENT
 - SETBACK LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EXTERIOR BOUNDARY
 - EXISTING CONTOUR (2' AND 10' INTERVALS)
 - PROPOSED CONTOUR (2' AND 10' INTERVALS)



- NOTES
1. DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
 2. ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
 3. NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.
 4. LOTS 1-7, AND 11-12 SHALL ONLY BE ACCESSED FROM KEARNY COURT
 5. NO STRUCTURES WILL BE PERMITTED IN THE 25 FOOT UTILITIES EASEMENT ON LOTS 24 AND 25.
 6. THE SANITARY SEWER MAIN LOCATED IN THE 25 FOOT UTILITIES EASEMENT ON LOTS 24 AND 25 WILL NOT BE ACCEPTED BY THE CITY IN THIS RIVERSTONE PARK PHASE II SUBDIVISION. A FUTURE PHASE WITH A CONNECTION TO THIS SEWER MAIN WILL REQUIRE THAT A SANITARY SEWER MANHOLE BE INSTALLED IN A APPROVED HARD SURFACE ACCESS AND UTILITY EASEMENT OFF OF A FUTURE ROAD.

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20' GRAVEL EMERGENCY ACCESS ROAD IN TEMPORARY ACCESS EASEMENT CONNECTING TO YELLOWSTONE DRIVE. EASEMENT TO BE VACATED AND ROAD TO BE REMOVED UPON FUTURE DEVELOPMENT OF DOVETAIL LANE. (SEE PG 2 FOR MORE DETAIL)

LOT 38
SEE PAGE 2

REVISIONS

REV	DATE	DESCRIPTION	BY	TRR
1	3/13/25	FINAL PLAT		

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DOWL

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SHEET
3 OF 3