



CITY OF SHERIDAN, WY  
LOCATION MAP

**APPROVAL OF MORTGAGEE**  
THE UNDERSIGNED, FIRST NORTHERN BANK, 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 BOOK \_\_\_\_\_ OF MORTGAGES, AT PAGE \_\_\_\_\_ 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: ~~BOOK and page no longer used. Document # 2022-777449~~

BY: [Signature]  
TITLE: Relationship Manager  
STATE OF WYOMING )  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF March, 2025.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 7-14-27

[Signature]  
NOTARY PUBLIC  
BETHANY C GIESEMAN  
STATE OF WYOMING  
COMMISSION ID# 160465  
MY COMMISSION EXPIRES: JULY 14, 2027

**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 13th DAY OF March, 2025.

[Signature]  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING  
THIS 13th DAY OF March, 2025.

[Signature]  
ATTEST: CITY CLERK  
[Signature]  
MAYOR

**LAND SURVEYOR CERTIFICATE**  
I, TAD R. 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 SADDLE MOUNTAIN VILLAGE, 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 THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

[Signature]  
REGISTERED LAND SURVEYOR  
WYOMING PELS NO. 15057

**LEGEND**

- FOUND ALUMINUM CAP - PELS 15057
- SET ALUMINUM CAP - PELS 15057
- CALCULATED POINT - NOTHING SET
- 15' ACCESS, DRAINAGE, AND UTILITIES EASEMENT
- 15' DRAINAGE EASEMENT
- 15' UTILITIES EASEMENT
- 15' PRIVATE EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- ADMINISTRATIVE REPLAT BOUNDARY

**Professional Engineer & Land Surveyor**  
TAD R. ROSENBLUND  
15057  
Date 2/25/25  
WYOMING

**S-178**

60 0 60 120  
SCALE IN FEET

# SADDLE MOUNTAIN VILLAGE SUBDIVISION ADMINISTRATIVE PLAT

A REPLAT OF LOTS 46 THROUGH 57 AND OUTLOT B, A PORTION OF THE VILLAGES PHASE II MAJOR SUBDIVISION AND LOCATED IN THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.  
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C2	47.80'	180.00'	15°12'59"	N55°44'18"E	47.66'
C3	23.56'	15.00'	90°00'00"	N18°20'48"E	21.21'

**DECLARATION VACATING PREVIOUS PLATTING**  
THIS PLAT IS THE RESUBDIVISION OF LOTS 46 THROUGH 57 AND OUTLOT B OF THE VILLAGES, PHASE II, AS RECORDED IN 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

**BASIS OF BEARING**  
NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

**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 SADDLE MOUNTAIN VILLAGE ADMINISTRATIVE REPLAT, 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°03'40" E, 1597.22 FEET, TO THE NORTHEAST CORNER OF THIS SUBDIVISION AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG NORTH BOUNDARY OF SAID SUBDIVISION S 63°13'38" W, 205.21 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 47.80 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 15°12'59", A CHORD BEARING OF N 55°44'18" E, AND A CHORD LENGTH OF 47.66 FEET; THENCE N 63°20'48" E, 60.00 FEET; THENCE 23.56 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 18°20'48" E, AND A CHORD LENGTH OF 21.21 FEET; THENCE N 26°39'12" W, 22.34 FEET; THENCE S 63°20'48" W, 15.00 FEET; THENCE N 26°39'12" E, 75.00 FEET; THENCE N 63°20'48" E, 90.00 FEET; THENCE S 26°39'12" E, 75.00 FEET; THENCE S 63°20'48" W, 15.00 FEET; THENCE S 26°39'12" E, 357.34 FEET; THENCE N 63°20'48" E, 110.21 FEET; THENCE N 26°39'12" W, 437.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
AND CONTAINS AN AREA OF 1.38 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, 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.  
AND THAT PRIVATE UTILITIES EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE LANDOWNERS OF THE CONSECUTIVE LOTS FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING PRIVATE UTILITY LINES. SAID EASEMENTS SHALL EXTEND TO THE STRUCTURES ON THE END LOTS. STRUCTURES ARE PERMITTED TO OVERHANG SAID PRIVATE UTILITY EASEMENTS.  
AND THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING STORM WATER INFRASTRUCTURE. SAID DRAINAGE EASEMENTS ARE FOR STORM WATER CONVEYANCE ONLY. STORM WATER STORAGE IS NOT PERMITTED ON SAID DRAINAGE EASEMENTS  
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 10th DAY OF March, 2025. BY:  
StoneMill Properties, LLC  
[Signature]  
By: Swayne Redinger, Member

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF March, 2025.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 7-14-27

[Signature]  
NOTARY PUBLIC  
BETHANY C GIESEMAN  
STATE OF WYOMING  
COMMISSION ID# 160465  
MY COMMISSION EXPIRES: JULY 14, 2027

**CERTIFICATE OF RECORDER**  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER ON 3/19/25  
AT 7:57 O'CLOCK A.M., AND IS DULY  
RECORDED AS PLAT S-178 NUMBER  
DOCUMENT # 2025-797979  
[Signature]  
COUNTY CLERK

**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. OUTLOTS B, 0.56 ACRES SHALL BE PRIVATE OPEN SPACE, DESIGNATED AND RESTRICTED AS SHARED OPEN SPACE TO AND FOR THE PRIVATE BENEFIT OF LOTS 1 THROUGH 12 OF SADDLE MOUNTAIN VILLAGE AND LOTS 31 THROUGH 45 OF THE VILLAGES PHASE II SUBDIVISION ONLY. THE AREA IS NOT OPEN FOR PUBLIC ACCESS. THE OUTLOTS SHALL BE MANAGED BY THE COMBINED HOA OF LOTS 1 THROUGH 12 OF SADDLE MOUNTAIN VILLAGE AND THE VILLAGES PHASE II LOTS 31 THROUGH 45 AND NO STRUCTURES SHALL BE CONSTRUCTED UPON SAID OUTLOTS WITHOUT THE WRITTEN APPROVAL OF THE HOA.

**REVISIONS**

REV	DATE	DESCRIPTION
1	02/13/25	ADMINISTRATIVE PLAT
2	02/24/25	ADMINISTRATIVE PLAT

**SADDLE MOUNTAIN N VILLAGE SUBDIVISION**  
AN ADMINISTRATIVE RE-PLAT OF A PORTION OF  
THE VILLAGES PHASE II SUBDIVISION  
SHERIDAN, WYOMING

PROJECT 5063.28042.01  
DATE 02/13/25

© DOWL 2025  
SHEET  
1 OF 1