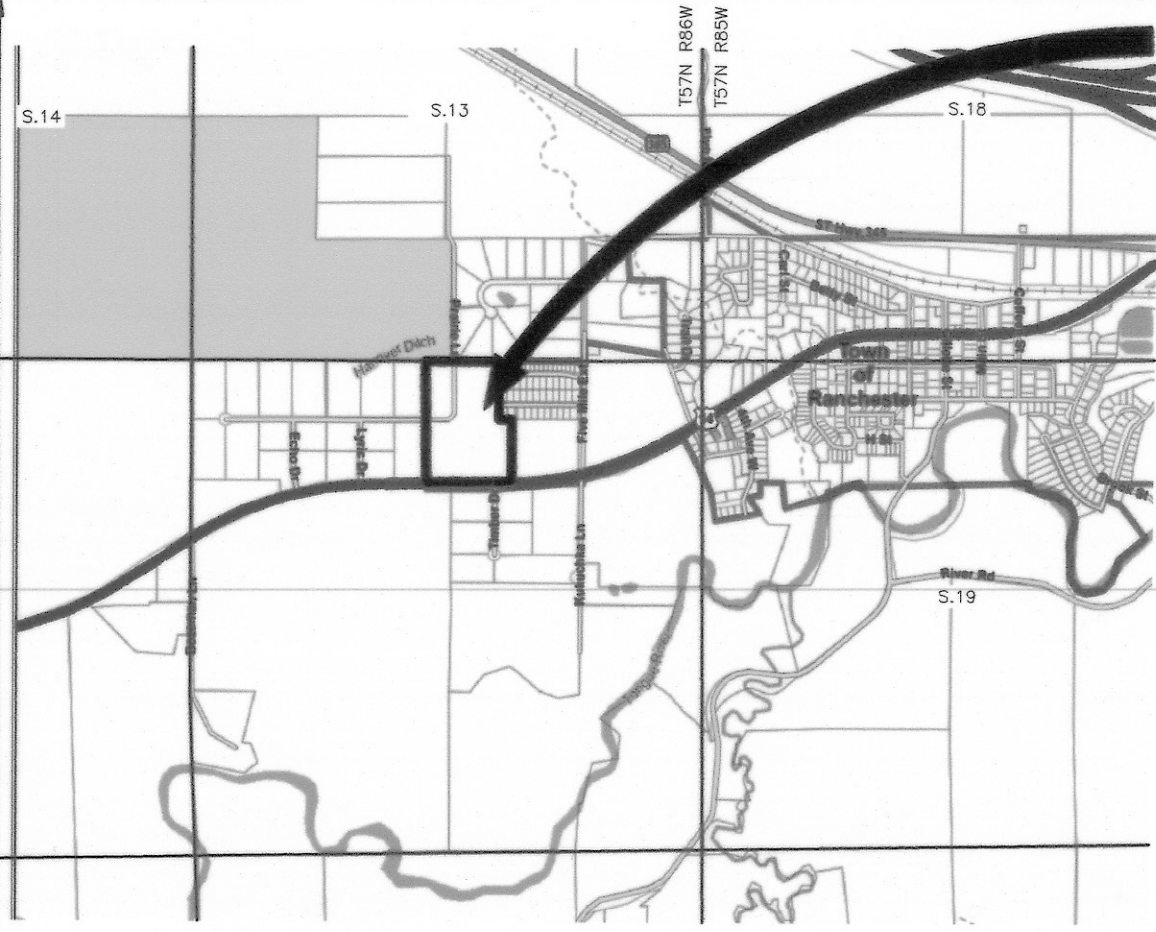




STONERIDGE MEADOWS SUBDIVISION PHASE III

A RE-SUBDIVISION OF THE REMAINING PORTION OF LOT 2 OF SPIRIT RIDGE SUBDIVISION; LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, CONTAINING: ± 24.94 ACRES
NUMBER OF LOTS: 65
LOTS: ± 20.63 ACRES
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 NORTHEAST QUARTER (NW¼NE¼) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), SECTION 24, TOWNSHIP 57 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 00°04'36" E, 320.52 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF STONERIDGE MEADOWS SUBDIVISION PHASE I; THENCE S 00°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 00°05'26" E, 638.07 FEET, ALONG 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 LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 3769.70 FEET, AN ARC LENGTH OF 126.95 FEET, A DELTA OF 1°55'47", AND A CHORD OF S 88°45'10" W, 126.96 FEET; THENCE S 89°44'23" W, 783.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N 00°28'24" W, 609.28 FEET ALONG THE EAST LINE OF LOT 3 OF SAID SPIRIT RIDGE SUBDIVISION; THENCE N 00°25'31" W, 60.09 FEET ALONG THE EAST LINE OF SAID SPIRIT RIDGE SUBDIVISION; THENCE N 00°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

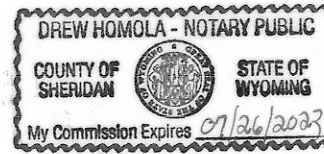
THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

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 }

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 56033CO341E (FINALIZED JANUARY 16, 2014)
- 4) ALL IRRIGATION EASEMENTS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF IRRIGATION LINES

NOTICE
This plat is an image or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a 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.

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:

James H. H. H.
CHAIRMAN

Maureen H. H.
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 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:

James H. H.
MAYOR

Maureen H. H.
TOWN CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

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 H. H.
COUNTY CLERK

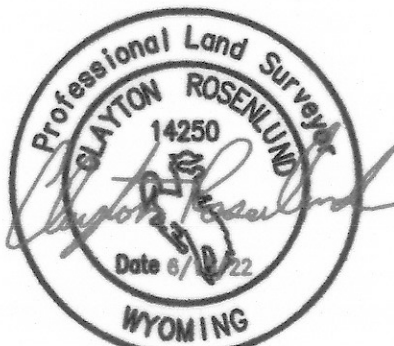
2022-781453
STAMP RECEIVING
NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00	204.58	184.10	S 44°35'56" W	90°08'33"
C2	70.00	110.10	89.13	N 44°35'56" E	90°08'33"
C3	17.00	26.80	24.11	N 45°09'40" W	90°18'05"
C4	17.00	26.81	23.97	N 44°50'25" E	89°40'26"
C5	17.00	26.80	24.11	N 45°09'39" W	90°18'17"
C6	16.98	26.81	23.97	S 44°50'21" W	89°45'15"
C7	70.00	109.78	98.86	N 45°24'04" W	89°50'12"
C8	130.00	203.84	183.59	N 45°24'04" W	89°50'22"
C9	17.00	27.36	24.50	N 44°13'05" W	92°11'27"
C10	468.10	51.56	51.54	N 05°00'10" E	6°17'53"
C11	530.00	76.07	76.01	S 04°02'10" W	8°13'25"
C12	530.00	76.44	76.27	N 03°54'47" E	8°28'10"
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	26.80	24.11	N 45°09'39" W	90°18'18"
C16	130.00	10.71	10.71	N 02°50'27" W	4°43'11"
C17	130.00	91.21	89.35	S 25°18'03" E	40°12'02"
C18	128.44	80.79	79.48	N 63°12'05" E	39°48'38"
C19	130.00	21.15	21.12	N 86°39'42" W	9°19'12"
C20	130.00	72.52	71.58	S 73°41'52" W	31°57'40"
C21	130.00	80.87	80.12	N 44°20'53" E	26°44'17"
C22	130.00	80.87	80.12	N 17°36'37" E	28°44'17"
C23	130.00	10.71	10.71	N 01°52'48" E	4°43'19"
C24	530.00	13.44	13.44	N 07°28'16" E	1°27'12"
C25	530.00	48.14	48.13	S 04°05'32" W	5°12'17"
C26	530.00	14.48	14.48	S 00°42'26" W	1°43'57"
C27	38.44	16.39	16.27	N 12°12'58" W	12°28'56"

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 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.

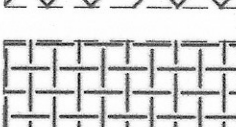
CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250



LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND AC-PLS 6812
- SET 1/2" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- WC WITNESS CORNER

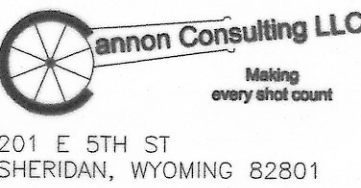
- ADJOINING LOT LINE
- SUBDIVISION BOUNDARY LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- INTERIOR LOT LINE
- SETBACKS



UTILITIES AND DRAINAGE EASEMENT

IRRIGATION, DRAINAGE AND UTILITIES EASEMENT

IRRIGATION EASEMENT

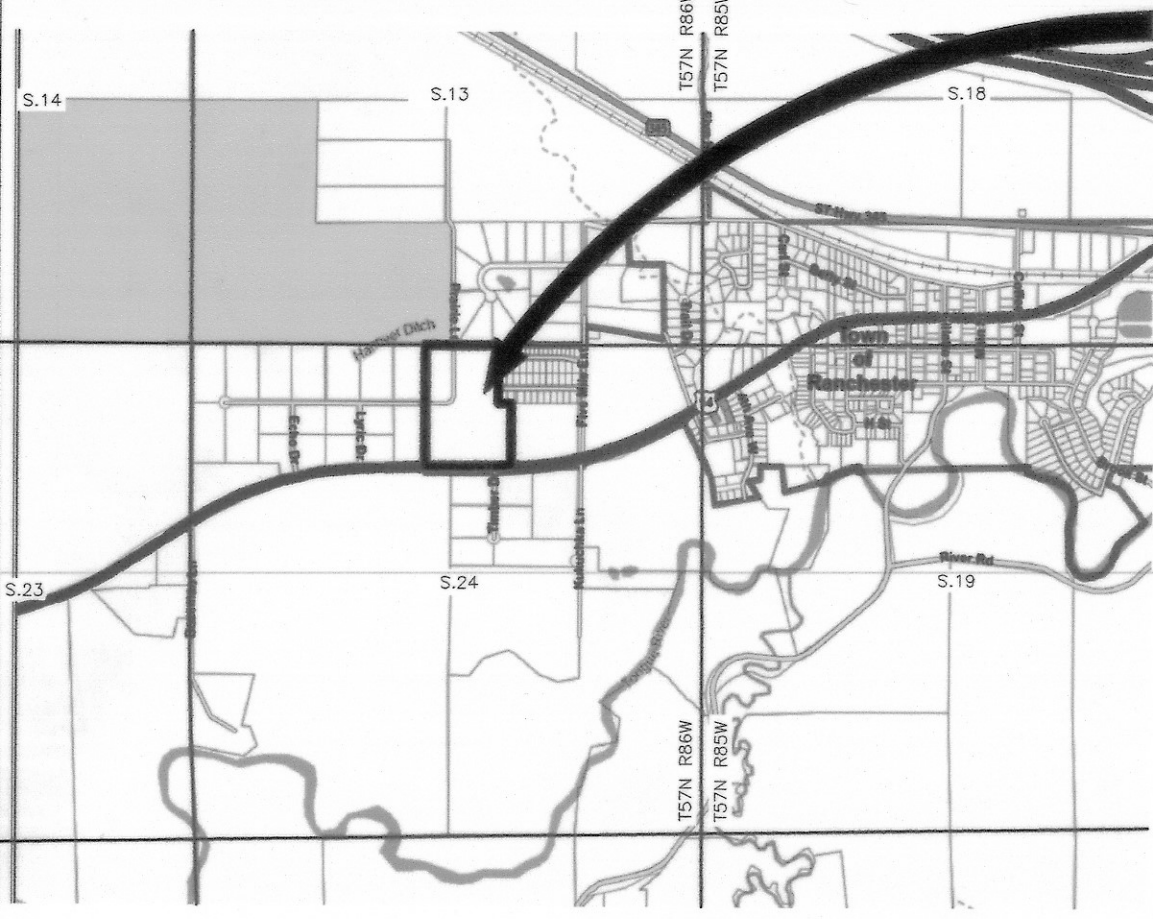


201 E 5TH ST
SHERIDAN, WYOMING 82801

Prepared by Cannon Consulting LLC (307)752-0109

S-170 1 of 2

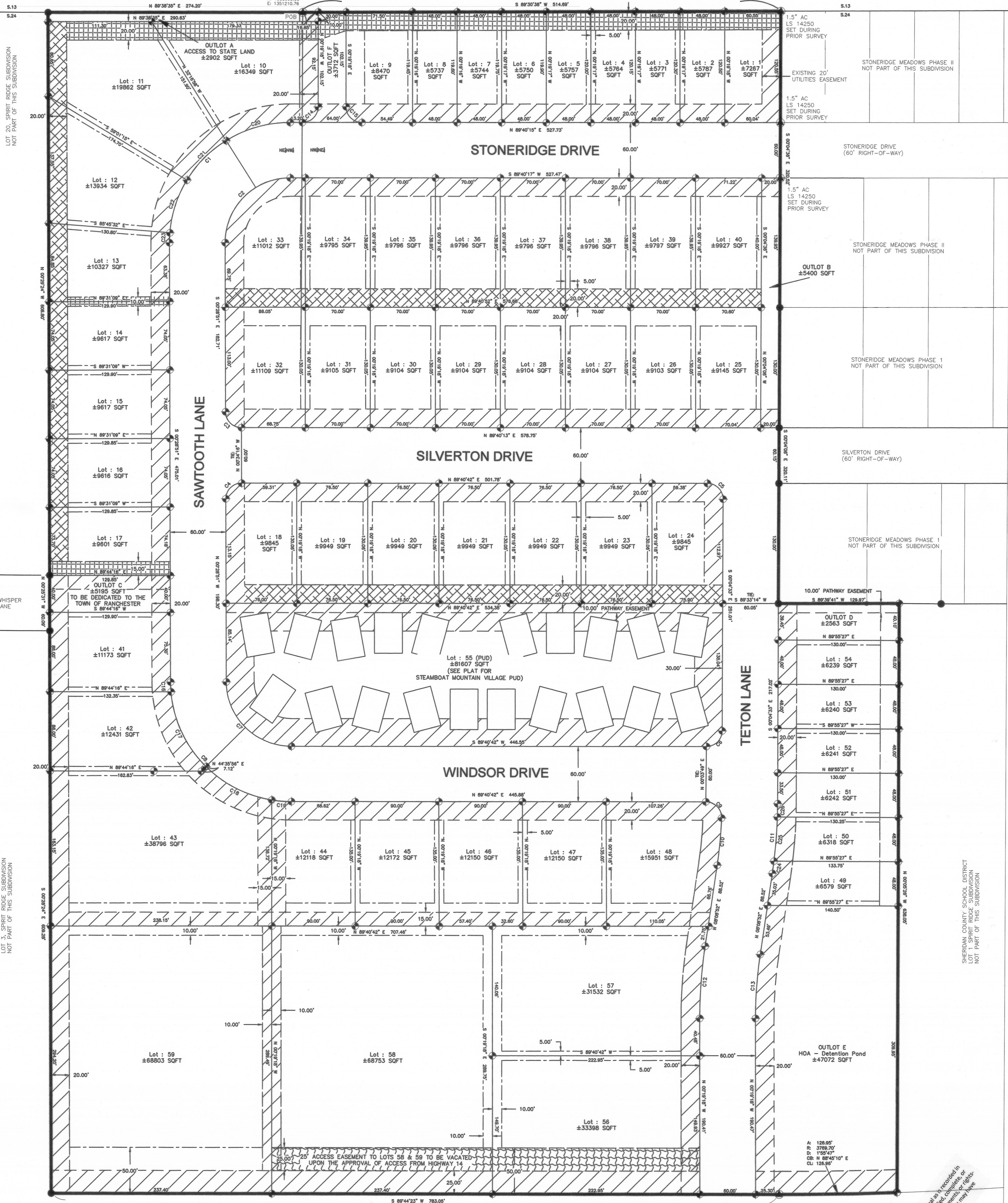
PREPARED FOR:
STONEMILL CONSTRUCTION LLC
1150 DOVETAIL LANE
SHERIDAN WY 82801



STONERIDGE MEADOWS SUBDIVISION PHASE III

A RE-SUBDIVISION OF THE REMAINING PORTION OF LOT 2 OF SPIRIT RIDGE
SUBDIVISION LOCATED IN THE QUARTER (NW¼) AND THE (NE¼NW¼), SECTION 24,
T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WYOMING,
CONTAINING: ± 24.94 ACRES
NUMBER OF LOTS: 65
LOTS: ± 20.63 ACRES
ROADS ± 4.32 ACRES

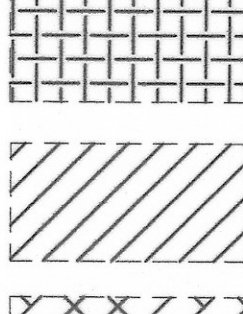
TR VALLEY RANCH SUBDIVISION
NOT PART OF THIS SUBDIVISION



LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND AC-PLS 6812
- SET 1½" AC-LS 14250
- CALCULATED CORNER
- ALUMINUM CAP
- WC WITNESS CORNER

- ADJOINING LOT LINE
- SUBDIVISION BOUNDARY LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- INTERIOR LOT LINE
- SETBACKS



IRRIGATION EASEMENT

UTILITIES AND DRAINAGE EASEMENT

IRRIGATION, DRAINAGE AND UTILITIES EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DATA ANGLE
G1	1130.00	204.58	184.10	S 44°35'56" W	80°09'43"
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G58	1700.00	110.19	99.15	N 44°35'56" E	80°09'43"
G59	1700.00	110.19	99.15	S 44°35'56" W	80°09'43"
G60	1700.00	110.19	99.15	N 44°35'56" E	80°09'43"
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G62	1700.00	110.19	99.15	N 44°35'56" E	80°09'43"
G63	1700.00	110.19	99.15	S 44°35'56" W	80°09'43"
G64	1700.00	110.19	99.15	N 44°35'56" E	80°09'43"
G65	1700.00	110.19	99.15	S 44°35'56" W	80°09'43"



SCALE: 1"=50'
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET) PAF:1.000254

NOTICE

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recorded since the original plat was recorded.

PREPARED FOR:
STONERIDGE CONSTRUCTION LLC
1150 DOVETAIL LANE
SHERIDAN WY 82801

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

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