

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, WRENCH RANCH PHASE TWO, AS RECORDED IN BOOK W OF PLATS, PAGE 69, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. THE BOUNDARY OF TRACT 1 IS HEREBY MODIFIED.

OWNER

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

DEDICATION

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 THE VILLAGES - PHASE 1 MINOR SUBDIVISION, IS LOCATED IN SECTION 9 AND SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 12°28'59" E, 329.96 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE; THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 638.09 FEET TO 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, 485.04 FEET; THENCE S 26°37'32" E, 483.61 FEET; THENCE N 63°24'11" E, 450.37 FEET; TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, S 22°22'10" E, 66.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 63°20'12" W, 564.12 FEET; THENCE S 22°35'32" E, 642.44 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 NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 546.00 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'03" W, AND A CHORD LENGTH OF 527.35 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'10" W, 686.75 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°35'40" W, 29.97 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 668.94 FEET, A RADIUS OF 2400.00 FEET, 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 THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 919.04 FEET, A RADIUS OF 5549.58 FEET, 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 1007.12 FEET; THENCE N 89°25'35" E, 383.38 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 156.24 FEET, A RADIUS OF 140.00 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°37'51" E, 97.62 FEET; THENCE THROUGH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 47.12 FEET, A RADIUS OF 30.00 FEET, 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 COMER OF A TRACT OF LAND BELONGING TO SHERIDAN COUNTY SCHOOL DISTRICT NUMBER TWO; THENCE ALONG THE WEST LINE OF SAID SCHOOL DISTRICT TRACT S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID SCHOOL DISTRICT TRACT, 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 109.29 ACRES, MORE OR LESS.

TRACT 2:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 58°06'30" W, 930.44 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE S 63°22'07" W, 524.36 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 26°37'51" E, 830.73 FEET; THENCE N 63°22'09" E, 524.36 FEET; THENCE N 26°37'51" W, 830.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

TRACT 3:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 58°06'30" W, 930.44 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY LINE N 63°22'05" E, 212.91 FEET; THENCE THROUGH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 177.40 FEET, A RADIUS OF 250.00 FEET, A CHORD BEARING OF N 83°34'52" E, AND A CHORD LENGTH OF 173.71 FEET; THENCE S 76°02'08" E, 117.09 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 207.36 FEET, A RADIUS OF 315.00 FEET, A CHORD BEARING OF N 86°29'26" E, AND A CHORD LENGTH OF 203.64 FEET; THENCE N 67°37'56" E, 197.56 FEET, TO THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID RIGHT OF WAY, S 22°22'10" E, 638.09 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 541.50 FEET; THENCE S 63°22'09" W, 258.45 FEET; THENCE N 26°37'51" W, 830.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.96 ACRES, MORE OR LESS.

TRACT 4:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 12°28'59" E, 329.96 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338) AND THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE; THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 638.09 FEET; THENCE S 22°22'10" E, 150.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING FROM SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET, THENCE S 26°37'32" E, 483.61 FEET; THENCE N 63°24'11" E, 450.37 FEET, RETURNING TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY, N 22°22'10" W, 449.08 FEET; TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

TRACT 5:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 12°28'59" E, 329.96 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338) AND THE SOUTH RIGHT OF WAY LINE OF DOVETAIL LANE; THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 1798.69 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY, N 22°22'10" W, 177.60 FEET; THENCE N 22°22'10" W, 317.93 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY, S 63°20'12" W, 564.12 FEET; THENCE S 22°35'32" E, 642.44 FEET, TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE N 73°59'33" E, 528.28 FEET, TO SAID WEST RIGHT OF WAY LINE; THENCE N 22°22'02" W, 247.69 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 67°38'05" E, 35.01 FEET, TO THE POINT OF BEGINNING.

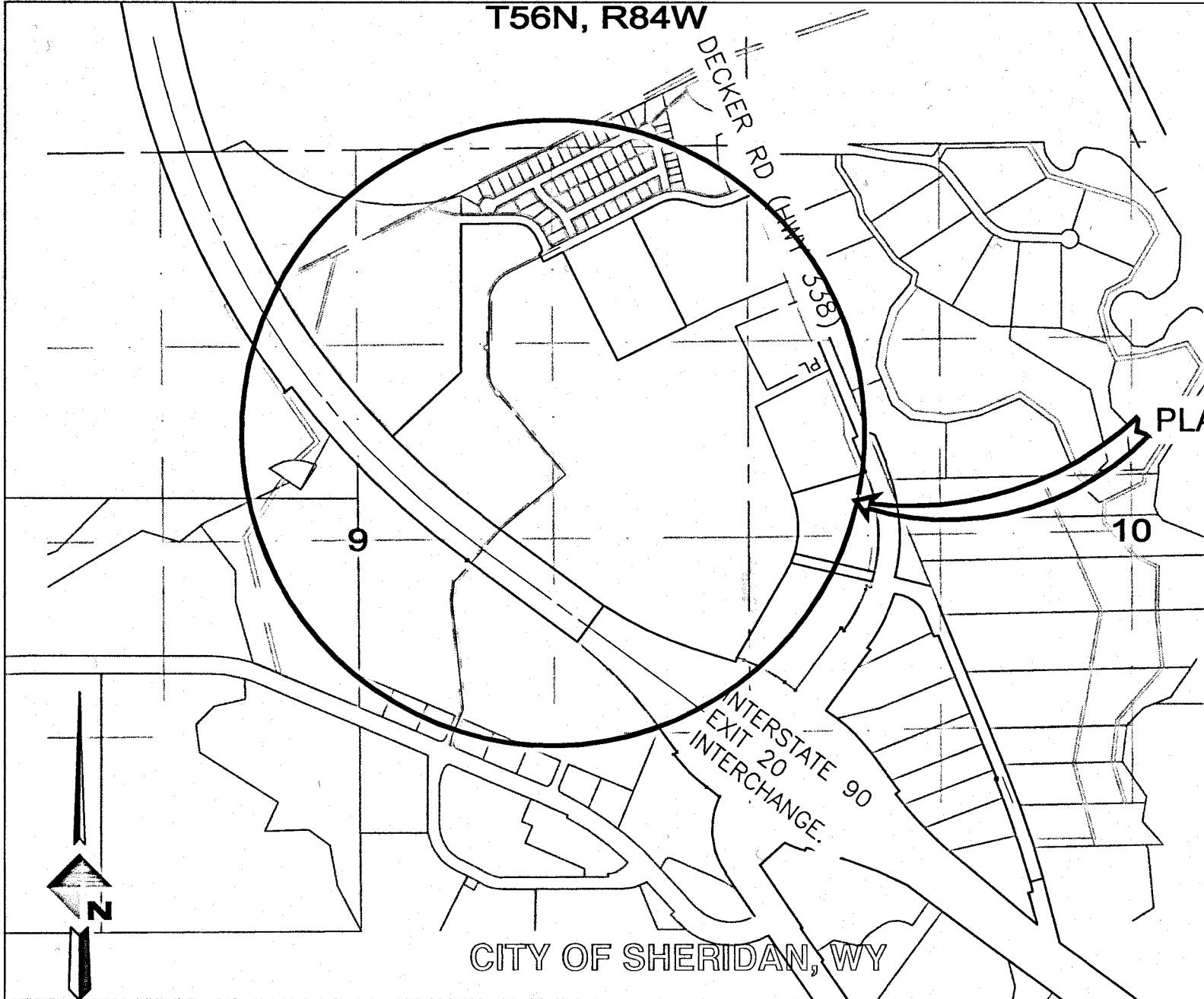
CONTAINING 8.75 ACRES, MORE OR LESS.

BASIS OF BEARING

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

THE VILLAGES - PHASE 1 MINOR SUBDIVISION FINAL PLAT

INCLUDING A RESUBDIVISION OF TRACT ONE OF THE WRENCH RANCH PHASE TWO AND A TRACT OF LAND  
LOCATED IN THE E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST,  
6TH PRINCIPLE MERIDIAN. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



LOCATION MAP

1000 0 1000  
SCALE IN FEET

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 UTILITY 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.

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

EXECUTED THIS 21<sup>st</sup> DAY OF November 2023. BY:

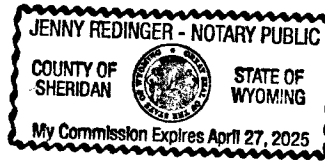
StoneMill Properties, LLC

By: Swayne Redinger, Member

STATE OF WYOMING )  
):SS  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21<sup>st</sup> DAY OF November, 2023.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4-27-25

NOTARY PUBLIC



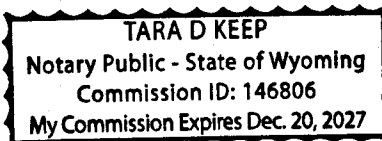
Sheridan County School District No. 2

By:

STATE OF WYOMING )  
):SS  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21<sup>st</sup> DAY OF November, 2023.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12-20-27

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 8<sup>th</sup> DAY OF January 2024, 2023.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 30<sup>th</sup> DAY OF November, 2023.

ATTEST: CITY CLERK

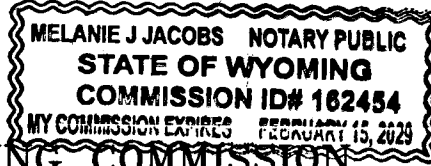
MAYOR

APPROVAL OF MORTGAGEE

By:   
Title: SVP-Commercial Lending  
STATE OF WYOMING )  
):SS  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4<sup>th</sup> DAY OF December, 2023.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 2-16-2029

NOTARY PUBLIC



CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 18<sup>th</sup> DAY OF November, 2023.

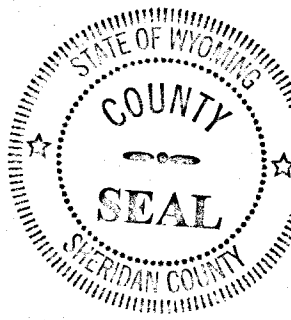
CHAIRMAN

SECRETARY

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:52 O'CLOCK P.M., AND IS DULY

AS PLAT  
RECORDED IN BOOK NUMBER V PAGE NUMBER 22  
Doc # 2024-789677

COUNTY CLERK

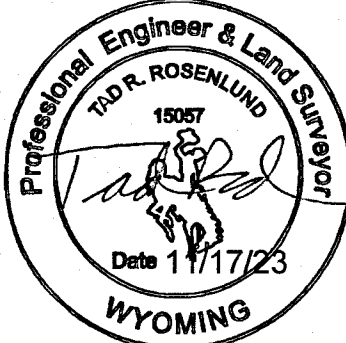


LAND SURVEYOR CERTIFICATE

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 THE VILLAGES - PHASE 1 MINOR 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 THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND,

REGISTERED LAND SURVEYOR

WYOMING PELS NO. 15057



REVISIONS		BY	DATE	DESCRIPTION
REV	1		10/18/23	FINAL PLAT

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

FINAL PLAT  
THE VILLAGES - PHASE 1 MINOR SUBDIVISION  
SHERIDAN, WYOMING

PROJECT 5063.28016.01  
DATE 11/16/23  
SHEET  
1 OF 2

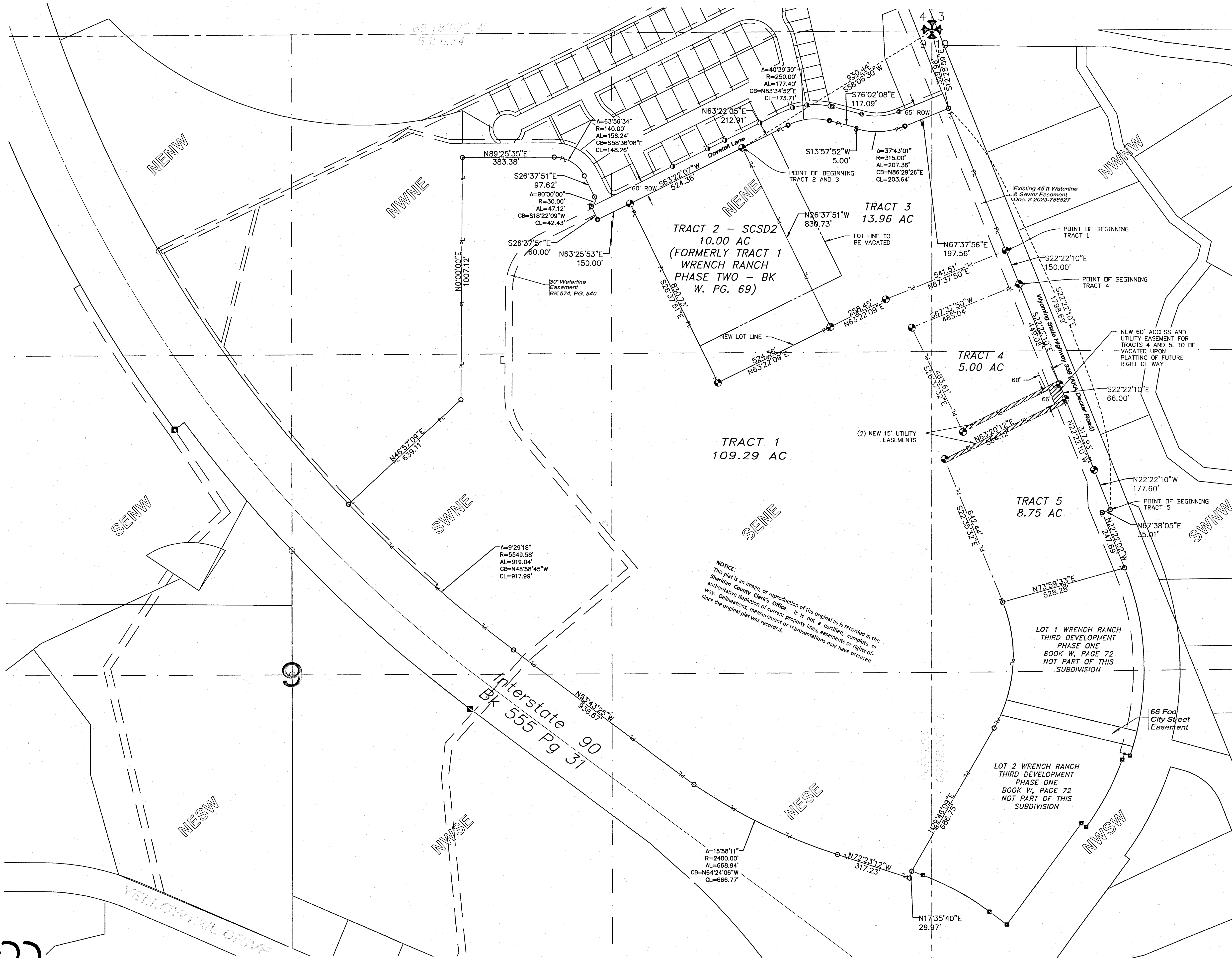


DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, WRENCH RANCH PHASE TWO, AS RECORDED IN BOOK W OF PLATS, PAGE 69, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. THE BOUNDARY OF TRACT 1 IS HEREBY MODIFIED.

THE VILLAGES - PHASE 1 MINOR SUBDIVISION FINAL PLAT

INCLUDING A RESUBDIVISION OF TRACT ONE OF THE WRENCH RANCH PHASE TWO AND A TRACT OF LAND LOCATED IN THE E $\frac{1}{2}$  OF SECTION 9 AND THE W $\frac{1}{2}$  OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



- LEGEND
- FOUND ALUMINUM CAP - LS 14250
  - SET ALUMINUM CAP - PELS 15057
  - COMPUTED POINT - NOTHING FOUND, NOTHING SET
  - ⊙ FOUND ALUMINUM CAP - LS 5300 OR AS NOTED
- NOTES
- DEVELOPMENT IMPROVEMENTS SHALL FOLLOW WRENCH RANCH 2 MASTER PLAN AND CITY OF SHERIDAN GATEWAY DISTRICT ZONING STANDARDS.
  - ACCESS TO TRACT 3 SHALL BE OFF DOVETAIL LANE
  - ACCESS TO TRACTS 4 AND 5 SHALL BE THROUGH THE SINGLE ACCESS POINT AND ACCESS AND UTILITY EASEMENT SHOWN
  - ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
  - NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.

REV	DATE	DESCRIPTION	BY	TR
1	10/18/23	FINAL PLAT		

**DOWL**

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

FINAL PLAT  
THE VILLAGES - PHASE 1 MINOR SUBDIVISION  
SHERIDAN, WYOMING

PROJECT 5063.28016.01  
DATE 10/12/23

© DOWL 2023  
SHEET