

RIVERSTONE PARK SUBDIVISION

OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 4, THE NORTH HALF OF THE NORTHEAST QUARTER (N½NE¼) OF SECTION 9 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼) OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±25.17 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	244.70'	158.54'	155.78'	S 85°44'28" W	37°07'21"
C2	310.00'	12.12'	12.12'	S 77°25'57" E	21°14'24"
C3	310.00'	97.80'	97.40'	S 87°27'49" E	18°04'56"
C4	310.00'	60.09'	60.00'	N 78°07'38" E	11°06'25"
C5	310.00'	49.46'	49.41'	N 68°07'46" E	9°08'28"
C6	29.83'	47.07'	42.34'	N 71°25'37" W	90°24'34"
C7	200.00'	26.95'	26.93'	N 30°45'52" W	7°43'18"
C8	200.00'	81.63'	81.07'	S 46°11'30" E	23°23'10"
C9	200.00'	69.50'	69.15'	N 67°39'47" W	19°54'35"
C10	200.00'	44.97'	44.88'	N 83°55'39" W	12°53'02"
C11	60.00'	58.70'	56.39'	N 31°23'51" E	56°03'30"
C12	60.00'	63.97'	60.98'	N 30°01'50" W	61°05'08"
C13	60.00'	63.97'	60.98'	N 31°03'17" E	61°05'08"
C14	60.00'	64.69'	61.60'	N 87°31'01" W	61°46'15"
C15	180.00'	60.77'	60.48'	S 36°18'14" E	19°20'40"
C16	120.00'	47.12'	46.82'	N 37°52'54" W	22°30'00"
C17	120.00'	14.21'	14.21'	N 45°44'17" W	6°47'13"
C18	120.00'	32.91'	32.81'	N 34°29'17" W	15°42'47"
C19	180.00'	40.55'	40.46'	S 42°40'43" E	12°54'21"
C20	120.00'	23.17'	23.13'	N 19°54'40" W	11°03'44"
C21	120.00'	180.97'	164.31'	S 88°38'49" E	86°24'33"
C22	120.00'	10.01'	10.01'	N 65°45'31" E	4°46'49"
C23	180.00'	26.66'	26.63'	N 67°36'40" E	8°29'07"
C24	180.00'	41.54'	41.45'	N 78°27'55" E	13°13'22"
C25	60.00'	25.84'	25.64'	N 74°32'23" E	24°40'33"
C26	60.00'	28.85'	28.57'	N 49°08'55" E	27°32'59"
C27	60.00'	35.58'	35.09'	S 68°10'23" W	33°56'47"
C28	60.00'	33.51'	33.08'	N 86°50'13" W	32°00'02"
C29	60.00'	33.51'	33.08'	S 54°50'11" E	32°00'02"
C30	60.00'	51.58'	50.01'	N 14°12'46" W	49°15'14"
C31	60.00'	51.59'	50.02'	N 14°52'23" W	49°15'58"
C32	180.00'	51.69'	51.51'	S 27°18'24" E	16°27'10"
C33	180.00'	14.77'	14.76'	N 16°43'48" W	4°42'01"
C34	184.03'	9.24'	9.24'	N 12°56'28" W	22°52'40"
C35	180.00'	9.91'	9.91'	S 47°33'14" E	3°09'20"

- NOTES:**
- 1: SETBACKS ARE: FRONT-15 FOOT, REAR-15 FOOT, RESIDENTIAL SIDE-5 FOOT, MIXED USED SIDE-15 FOOT, ALONG DECKER HWY-50 FOOT
 - 2: LOTS 27-36 ARE TWIN HOME LOTS. SIDE SETBACKS ON THE "PARTY WALL" LOT LINES FOR THESE LOTS IS 0 FEET
 - 3: LOTS 37-44 CAN NOT ACCESS LOTS FROM DOVETAIL LANE.

- LEGEND**
- ▲ FOUND 2" AC LS 5300 OR AS NOTED
 - CALCULATED CORNER
 - ◆ 1.5" AC LS 14250
 - AC ALUMINIUM CAP
 - 10' UTILITY EASEMENT
 - EASEMENT AS NOTED
 - BUILDING SETBACK LINE

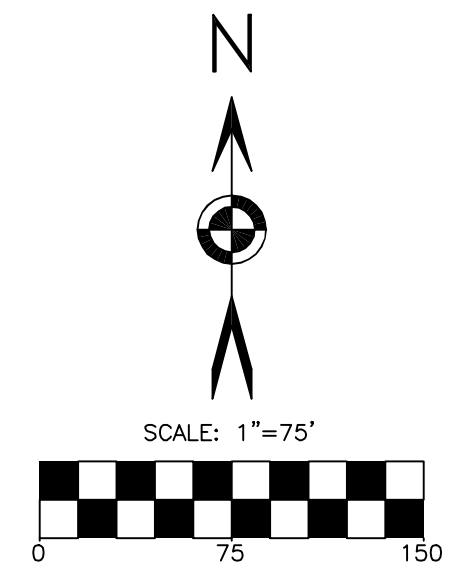


BOOK 563, PAGE 35
ZONING GATEWAY
NOT PART OF THIS SUBDIVISION

BOOK 385, PAGE 192
ZONING AGRICULTURE (SHERIDAN COUNTY)
NOT PART OF THIS SUBDIVISION

BOOK 504, PAGE 800
ZONING GATEWAY
NOT PART OF THIS SUBDIVISION

WRENCH RANCH PHASE TWO
ZONING GATEWAY
NOT PART OF THIS SUBDIVISION



307-728-0109
51 COFFEE AVE. SUITE #2
SHERIDAN, WYOMING 82801

FINAL PLAT OF
**RIVERSTONE PARK
SUBDIVISION**
CITY OF SHERIDAN, WYOMING



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

DATE OF PREPARATION: SEPTEMBER 21, 2021

RECORD OWNER: STONEMILL PROPERTIES, LLC.
2727 COFFEE AVE., SHERIDAN WY