

SITE

FINAL PLAT OF

STONERIDGE MEADOWS SUBDIVISION PHASE III

A RE-SUBDIVISION OF THE REMAINING PORTION OF LOT 2 OF SPIRIT RIDGE SUBDIVISION LOCATED IN THE QUARTER (NW¼NE¼) 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

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, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼), SECTION 24, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2, SPIRIT RIDGE SUBDIVISION, SHERIDAN COUNTY WYOMING, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼) OF SECTION 24 AND A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼NE¼) OF SAID SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, 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 SUBDIVISION TO THE WEST LINE OF STONE RIDGE MEADOWS II SUBDIVISION; THENCE S 00°04'36" E, 320.52 FEET ALONG SAID WEST LINE OF STONERIDGE MEADOWS PHASE II SUBDIVISION TO THE NORTHWEST CORNER OF STONE RIDGE MEADOWS PHASE I SUBDIVISION; THENCE S 00°04'06" E, 320.11 FEET, ALONG THE WEST LINE OF STONE RIDGE MEADOWS PHASE I; THENCE N 89°39'41" E, 129.97 FEET ALONG THE SOUTH LINE OF STONE RIDGE MEADOWS I SUBDIVISION; THENCE S 00°05'26" E, 638.07 FEET, ALONG WEST LINE OF LOT SPIRIT RIDGE SUBDIVISION, TO THE NORTH LINE OF US HIGHWAY 14 RIGHT-OF-WAY; THENCE 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 ALONG SAID NORTH LINE; THENCE S 89°44'23" W, 783.04 FEET, ALONG SAID NORTH 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; THENCE N 00°29'24" W, 608.82 FEET, ALONG THE EAST LINE OF LOT 20 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 RANCHARCHESTER 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 RANCHARCHESTER, 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 _____ DAY OF _____, 2022.

(RECORD OWNER) STONEMILL CONSTRUCTION LLC
DREW REDINGER (PRESIDENT)

STATE OF WYOMING)
COUNTY OF SHERIDAN)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR
_____ THIS _____ DAY OF _____, 2022.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

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 RANCHARCHESTER 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

RANCHARCHESTER PLANNING AND ZONING COMMISSION

THE RANCHARCHESTER PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS _____ DAY OF _____, 2022
ATTEST:

CHAIRMAN SECRETARY

RANCHARCHESTER 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 RANCHARCHESTER, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS _____ DAY OF _____, 2022
ATTEST:

MAYOR TOWN CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ THIS _____ DAY OF _____, 2022 AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____, (OR AS PLAT NO. _____)

COUNTY CLERK STAMP RECEIVING NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	204.56'	184.10'	S 44°35'56" W	90°09'33"
C2	70.00'	110.15'	99.13'	N 44°35'56" E	90°09'33"
C3	17.00'	26.80'	24.11'	N 45°09'40" W	90°19'05"
C4	17.00'	26.61'	23.97'	N 44°50'25" E	89°40'25"
C5	17.00'	26.80'	24.11'	N 45°09'39" W	90°19'17"
C6	15.99'	26.61'	23.97'	S 44°50'21" W	89°45'15"
C7	70.00'	109.76'	98.86'	N 45°24'04" W	89°50'12"
C8	130.00'	203.84'	183.59'	N 45°24'04" W	89°50'27"
C9	17.00'	27.36'	24.50'	N 44°13'05" W	92°11'57"
C10	469.10'	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'	78.34'	78.27'	N 03°54'47" E	8°28'10"
C13	470.00'	69.48'	69.41'	N 03°54'42" 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°19'18"
C16	130.00'	10.71'	10.71'	N 02°50'27" W	443°11"
C17	130.00'	91.21'	89.35'	S 25°18'03" E	40°12'02"
C18	129.44'	80.79'	79.48'	N 63°12'05" W	35°45'38"
C19	130.00'	21.15'	21.12'	N 85°39'42" W	9°19'12"
C20	130.00'	72.52'	71.58'	S 73°41'59" W	31°57'40"
C21	130.00'	60.67'	60.12'	N 44°20'53" E	26°44'17"
C22	130.00'	60.67'	60.12'	N 17°36'37" E	26°44'17"
C23	130.00'	10.71'	10.71'	N 01°52'49" E	443°13"
C24	530.00'	13.44'	13.44'	N 07°25'18" 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°42'25" W	1°33'57"
C27	150.00'	126.38'	126.08'	N 15°35'57" W	30°13'48"

ZONING:

- LOTS 1-8: TWINHOMES R-1
- LOTS 9-40: R-1
- LOTS 41-48: R-3
- LOTS 49-54: TWINHOMES R-1
- LOT 55: STEAMBOAT MOUNTAIN VILLAGE PUD
- LOT 56-59: B-1
- OUTLOT A: HOMEOWNER ASSOCIATION OWNED FOR STATE LAND ACCESS FOR HOMEOWNERS
- OUTLOT B: HOMEOWNER ASSOCIATION OWNED FOR UTILITIES DRAINAGE AND WALKING PATHS
- OUTLOT C: TO BE DEDICATED TO THE TOWN OF RANCHARCHESTER
- OUTLOT D: HOMEOWNER ASSOCIATION OWNED FOR COMMUNITY GARDEN
- OUTLOT E: HOMEOWNER ASSOCIATION OWNED FOR STORM WATER DETENTION POND
- OUTLOT F: HOMEOWNER ASSOCIATION OWNED FOR HOMEOWNER STATE LAND ACCESS, PRIVATE ROAD ACCESS EASEMENT FOR THE USE OF THE HOMEOWNERS OF WHISPERING HILLS ESTATES

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF A PORTION OF LOT 2 SPIRIT RIDGE SUBDIVISION, LOCATED IN SECTION 24 TOWNSHIP 57 NORTH RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. SAID PLAT IS RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, IN THE SHERIDAN COUNTY COURT HOUSE. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

LEGEND

- ▲ FOUND EXISTING MONUMENT AS NOTED
- FOUND AC-PLS 6812
- ⊕ SET 1½" 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

CERTIFICATE OF SURVEYOR

I, CLAYTON P. 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 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 RANCHARCHESTER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250

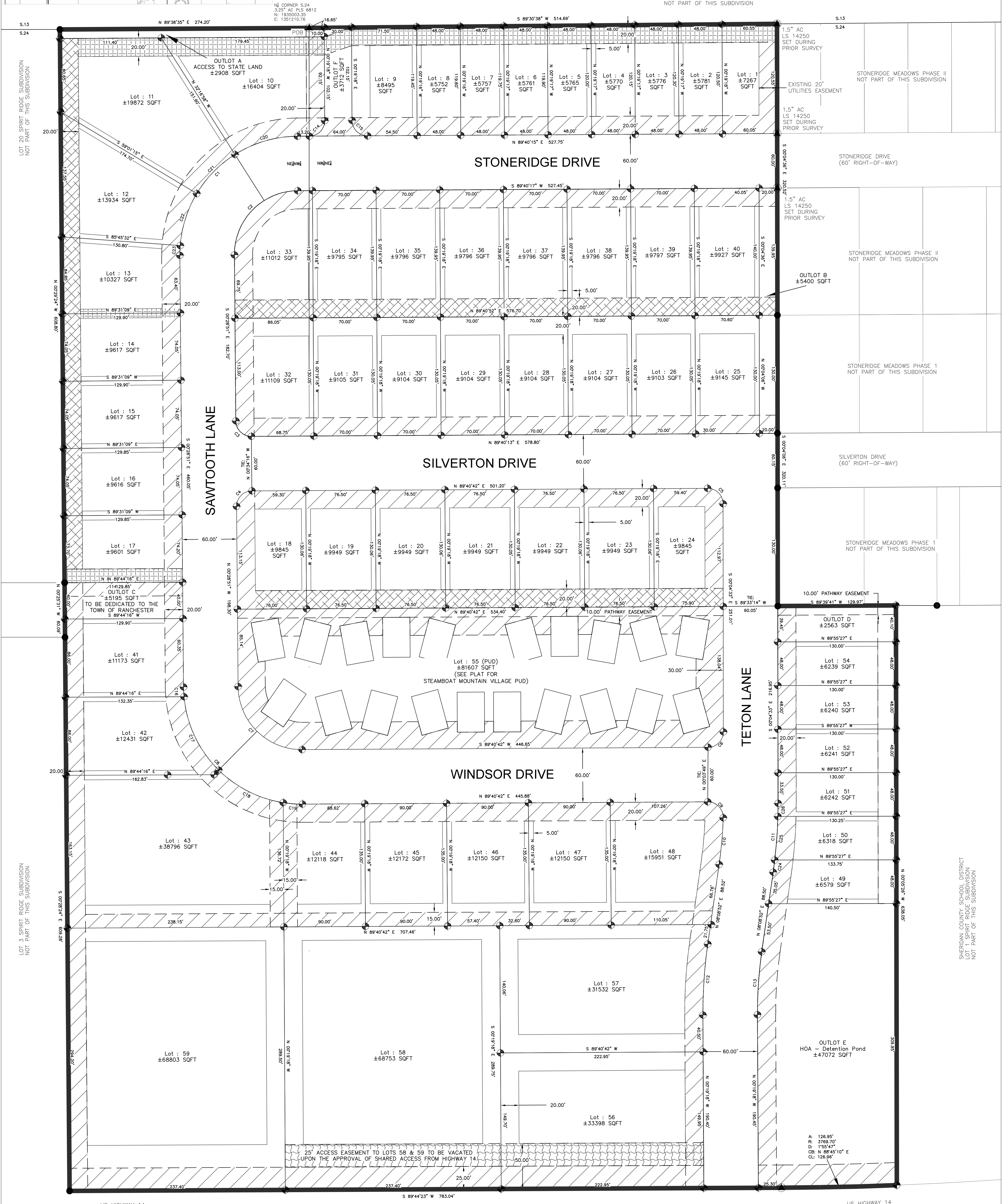
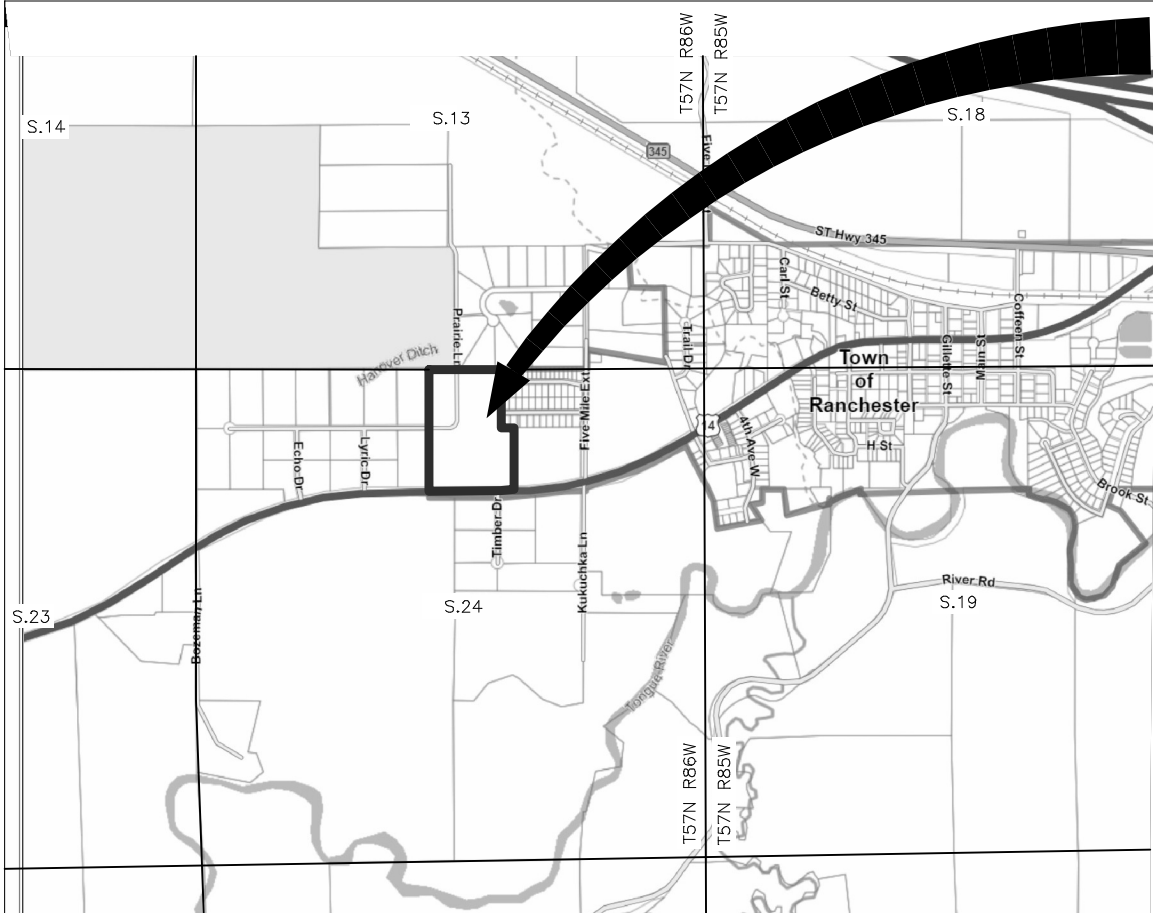


201 E 5TH ST
SHERIDAN, WYOMING 82801

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 (NE¼), SECTION 24,
T57N, R66W, 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 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
- IRRIGATION EASEMENT
- UTILITIES AND DRAINAGE EASEMENT
- IRRIGATION, DRAINAGE AND UTILITIES EASEMENT

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C2	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C3	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C4	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C5	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
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C9	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C10	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C11	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C12	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C13	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C14	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C15	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C16	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C17	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C18	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C19	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C20	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C21	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C22	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C23	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C24	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C25	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C26	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C27	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C28	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C29	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C30	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C31	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C32	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C33	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C34	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C35	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C36	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C37	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C38	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C39	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C40	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C41	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C42	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C43	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C44	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C45	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C46	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C47	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C48	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C49	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C50	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C51	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C52	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C53	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C54	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C55	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C56	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C57	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C58	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C59	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C60	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C61	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C62	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C63	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C64	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"
C65	N 89°30'38" E	184.10	184.10	N 89°30'38" E	0°00'00"

