



**Sheridan City Planning Commission
Meeting Agenda
May 29, 2024
5:30 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

Motion by:

Second:

Vote:

3. Review, correction, and approval of minutes of the May 13, 2024 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-24-14, Resolution 20-24, The Villages Phase II Subdivision final plat. The owner, Stonemill Properties, LLC is requesting to subdivide 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Motion by:

Second:

Vote:

5. Comments from commissioners and staff.

6. Adjourn



MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Review, correction, and approval of minutes of the May 13, 2024 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
MAY 13, 2024

1. Commission Chair Tod Windsor called the meeting to order at 7:01 PM with a quorum as follows: Margaret Morneau, Bev Leichtnam, Brandy Campbell, James Schrodt, and Commissioner Ryan Franklin. Daniel Kerbs was absent.
2. Commissioner Campbell moved, seconded by Commissioner Leichtnam to approve the agenda. The motion was approved.
3. The minutes of the April 22, 2024 Planning Commission meeting were approved by unanimous consent.
4. Consideration of PL-24-8, Summer Moon preliminary plat. The owner, Rabon Enterprises, LLC is requesting to subdivide 1.48 acres from 1 lot into 5 lots. Zoned B-1 Business District. Located at 1898 Fairway Ct. PIN 56842820000100.

Public Works Director Hanns Mercer presented information regarding the Subdivision.

Taylor Ingram explained the access and anticipated business going into the subdivision. Lot 1 is the only designated lot at this point, intended to be used as B1.

Commissioner Leichtnam read a statement by Rob Goss regarding the intention of the property.

Cheryl Hesse, at 1905 Fairway Ct, spoke against the subdivision.

Kevin Ratchet, at 1975 Fairway Ct, spoke against the subdivision.

Lane Schenderline, who owns a vacant lot in the area, spoke against the subdivision.

Molly Trocha, at 1961 Fairway Ct, spoke against the subdivision.

Alisha Wright, at 1907 Fairway Ct, spoke against the subdivision.

John Krezelok, at 1959 Fairway Ct, spoke against the subdivision.

John Duncan, at 1913 Fairway Ct, spoke against the subdivision. He requested a copy of the drainage report.

Brent Brooks spoke against the subdivision.

Felicia Schenderline, at 1963 Fairway Ct, spoke against the subdivision.

The Chair called for consideration of PL-24-8, Summer Moon preliminary plat.

Commissioner Leichtnam moved, seconded by Commissioner Morneau, to provide a positive recommendation for this project to the City Council. The motion carried.

5. Consideration of PL-24-11; Resolution 16-24. Final plat of the HIE Subdivision. The owner, Prime Real Estate Holdings, LLC, is requesting to subdivide 5.335 acres from 1 lot into 2 lots. Zoned M-1 Industrial District. Located at 1860 Commercial Ave. PIN 5684354800125.

Public Works Director Hanns Mercer presented information regarding the Subdivision.

Tad Rosenlund, Engineer with Dowl, explained more about plans for the curb and gutter.

Commissioner Franklin moved, seconded by Commissioner Schrodt, to approve a positive recommendation to the City Council for PL-24-11; Resolution 16-24. The motion carried to provide a positive recommendation to City Council.

6. Consideration of PL-24-12, Ordinance 2283. Palmer's Addition, West half of lots 13, 14, 15, 16, 17, and 18, Block 6 rezone. The owners, Kon Ho In, and Sun Ok In are requesting to rezone 10,500 sq feet from R-3 Residence District to B-2 Business District. Located on the corner of 4th and Val Vista, 51 and 55 W 4thSt. PIN 56842247400600.

Public Works Director Hanns Mercer presented information regarding the Subdivision.

Commissioner Franklin moved, seconded by Commissioner Leichtnam, to approve a positive recommendation to the City Council for PL-24-12, Ordinance 2283. Palmer's Addition. The motion carried to provide a positive recommendation to City Council.

7. Comments from commissioners and staff.
 - A. Public Works Director Hanns Mercer stated that a new planner has been hired.

B. Several Commissioners stated that they will be unavailable on May 28th.

8. The meeting was adjourned at 8:21 PM.

Tod Windsor, Planning Commission Chairperson

Attest: _____
Cecilia Good, City Clerk



MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-24-14, Resolution 20-24, The Villages Phase II Subdivision final plat. The owner, Stonemill Properties, LLC is requesting to subdivide 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Staff Recommendation

Staff recommends the Planning Commission provide a recommendation to the City Council for PL-24-14; Resolution 20-24, a major subdivision final plat application submitted by Drew Homola, PE, Civil Engineer for DOWL (the "Applicant"), on behalf of the property owner, Stonemill Properties, LLC (the "Owner" or "Developer"). The proposed subdivision is titled "The Villages Phase II Subdivision", and it is a major subdivision. The proposed subdivision is located within The Villages Master Plan, a revision of the Wrench Ranch Phase II Master Plan. This is a re-subdivision of Tracts 1, 4, and 5 of the Villages Phase I Minor Subdivision. This will subdivide 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. The total area for The Villages Phase II Major Subdivision is 10.86 acres. Zoned Gateway Master Plan District. Located at 1280 Dovetail Lane (PIN 56840440000300).

Background

The Applicant is requesting a recommendation of approval to the Sheridan governing body for the submitted final plat application. The revised Villages Master Plan provides a greater level of specificity for future land uses in the vicinity of the proposed minor subdivision, describing the areas of the subdivision to eventually be further subdivided for residential, commercial, mixed-use, and open space land uses.

The intent of this Master Plan is "to provide a long-range plan that will encourage carefully planned and orchestrated development of high quality". The combined uses of the Master Plan will complement adjacent land uses and promote development continuity for adjacent undeveloped parcels, including the other Villages Master Plan phases.

The Villages Phase II Subdivision Preliminary Plat received approval to proceed to the final plat by the Sheridan Planning Commission body on April 22, 2024.

Development Agreement

There are two individual developments within this subdivision that will have separate development agreements: the Weston Village Subdivision Development Agreement and the Saddle Mountain Subdivision Development Agreement. The Weston Village Development Agreement will include the public infrastructure and improvements in Edelman Loop and Yellowstone Drive, while the Saddle Mountain Development Agreement will include the public infrastructure and improvements along Duncan Drive only.

Public improvements provided by the Developer for the subdivision shall include site grading, street improvements, and water, sanitary sewer, and storm drainage systems. The Developer shall provide financial assurances for public improvements per Sheridan City Code, including a 10% contingency fee. These assurance amounts are available in the Development Agreement.

The Developer shall provide test results, inspection reports, and suitable as-built drawings, certified by a register P.E., to verify completion of roadway improvements and water/sewer utilities. Further building permits will not be issued by the city until the water/sewer utilities are approved.

As established in an earlier agreement, no Certificate of Occupancy will be issued in the subdivision until all sidewalks are installed by the Developer as shown in the submitted Final Plat. Any existing or installed sidewalks must be undamaged and undisturbed by utility installation or building construction projects.

The Development Agreement will be signed and recorded in conjunction with the major subdivision final plat approval.

Proposed Lot Uses

The Villages Phase II will be a residential subdivision. Proposed lot sizes along Duncan Drive are smaller than those along Edelman Loop (1250 ft.² to 2577 ft.² on Duncan Drive and 5000 ft.² to 12211 ft.² on Edelman Loop). These parcels along Duncan Drive are meant to facilitate more affordable forms of housing, addressing an urgent and persistent need in the Sheridan community.

The Villages Master Plan designates areas for different development styles. Residential development will be located to the north (near the proposed new school site and Double Day Sports Complex), commercial development will be to the south, and mixed-use and open spaces will form a barrier in the middle of the Phase Two Master Plan area. These land uses will not be developed until subsequent subdivision activities occur.

The below table describes the proposed development types and associated acreage estimations for the entire Villages Master Plan area:

Development Type	Size (acres)
Residential	37.0
Mixed Use	32.7
Commercial	57.8
Open Space/City Park	9.5

Roadways

Yellowstone Drive will connect the residential areas of the proposed subdivision to Decker Road and will serve as an arterial route for future development in accordance with the Villages Master Plan. The Yellowstone Drive right-of-way is 66' wide.

Edelman Loop and Duncan Drive will provide direct access to parcels in the proposed subdivision. Edelman Loop will have a 60' right-of-way with extra width where the street turns its two corners. Duncan Drive will have a 60' right-of-way with a hammerhead turnaround at its northern terminus.

Easements

Drainage Easements:

- 15' drainage easement west from Duncan Drive.
- 15' drainage easement east from Duncan Drive to longer easement described below.
- 15' drainage easement north from Yellowstone Drive to north boundary of subdivision. Connected to drainage easement described immediately above.
- 20' drainage easement north from Edelman Loop to north boundary of subdivision.

- New 45' drainage easement and existing utilities easement north from Yellowstone Drive adjacent to Decker Road.

Utility Easements:

- 15' utility easement typical for all areas abutting a public right-of-way. The 15' utility easements exist on both sides of Duncan Drive, Edelman Loop, and Yellowstone Drive.
- Two 15' access, drainage, and utilities easements at north end of Duncan Drive.
- 15' private utility easement [around the Saddle Mountain Village townhome “blocks” on Duncan Drive. This easement will be for gas and power services to be routed around the back of the units.](#)

Pathway Easements:

- 12' pathway easement north from Edelman Loop to the north boundary of the subdivision.

Pedestrian Access

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the Master Plan. At present, sidewalks are installed along Decker Road from the I-90 interchange to a point midway across the Master Plan area's border with the Decker Road right-of-way.

In The Villages Phase II, 5' wide boulevard sidewalks will be installed on both sides of all streets in the subdivision. ADA compliant ramps will be installed at street crossings. Where the Decker Road sidewalks already exist, the new sidewalks will connect to complete the pedestrian infrastructure network.

Water Improvements

8" water lines will serve the residential lots in the proposed subdivision. The new lines will connect to an existing 12" water line in the Decker Road right-of-way. New fire hydrants will be connected to the water lines and located as required in the subdivision.

Sewer Improvements

8" PVC sanitary sewer will be installed to service the residential lots in the proposed subdivision. New lines will connect to an existing 15" sanitary sewer line in the Decker Road right-of-way. The west end of the sanitary sewer line is to be installed in this phase, per the submitted Sanitary Sewer Overall Map.

Open Space and Landscaping

The Master Plan includes several recommendations for placement of public open spaces and parks in the area. The Villages Master Plan shows open space for Phase Two to exist primarily on an east-west strip between the proposed Mixed-Use and Residential areas.

Developments in the Sheridan Gateway District—a zoning designation intended to facilitate creation of mixed-use areas that preserve character, natural space, and scenic vistas—can only be submitted after a development Master Plan has been submitted to the Sheridan Planning Division for review. Appendix A, §9C.B includes several requirements for designated Open Space in the Gateway District, with which the Applicant's amended Master Plan is compliant.

Open space in the created Outlots A and B will be available for residents' open space use. Future phases of the Master Plan area will incorporate these—and new—open spaces, establishing an interconnected network of open space areas.

Landscaping will comply with the guidelines of The Villages Master Plan.

Variances

The applicant has requested a variance for depth-to-front ratio and frontage widths for the proposed Saddle Mountain development. This proposed development is planned for attached townhome style dwellings. This type of product is unable to meet the current lot shape requirements. Current code

minimums and the requested variances are as follows:

Depth to Front:

- Code 505 C. 1. *Depth to front shall not exceed 2.5 to 1.*
- Proposed 3.75 to 1 for the 20' lots. Lots 32-34, Lots 37-40, and Lots 43, 44.
- Proposed 3 to 1 for the 25' lots. Lots 35, 36, 42, 45, 47-50, and 53-56.
- Proposed lots 31, 41, 46, 51, 52, and 57 meet or exceed the 2.5 to 1 requirement.

Frontage:

- Code 505 C. 5. *Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least 25 feet on a public street or an unobstructed private easement or right-of way of at least a twenty-five-foot width extending to a public street.*
- Proposed Lots 32-34, 37-40, 43, 44 are 20' wide townhome lots which is less than the required 25'.

Staff Comments

Staff sent out 33 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, a legal ad was placed in the Sheridan Press, and a sign was posted on the property. Staff has no further comments at this time.

Attachments

aerial

Variance request

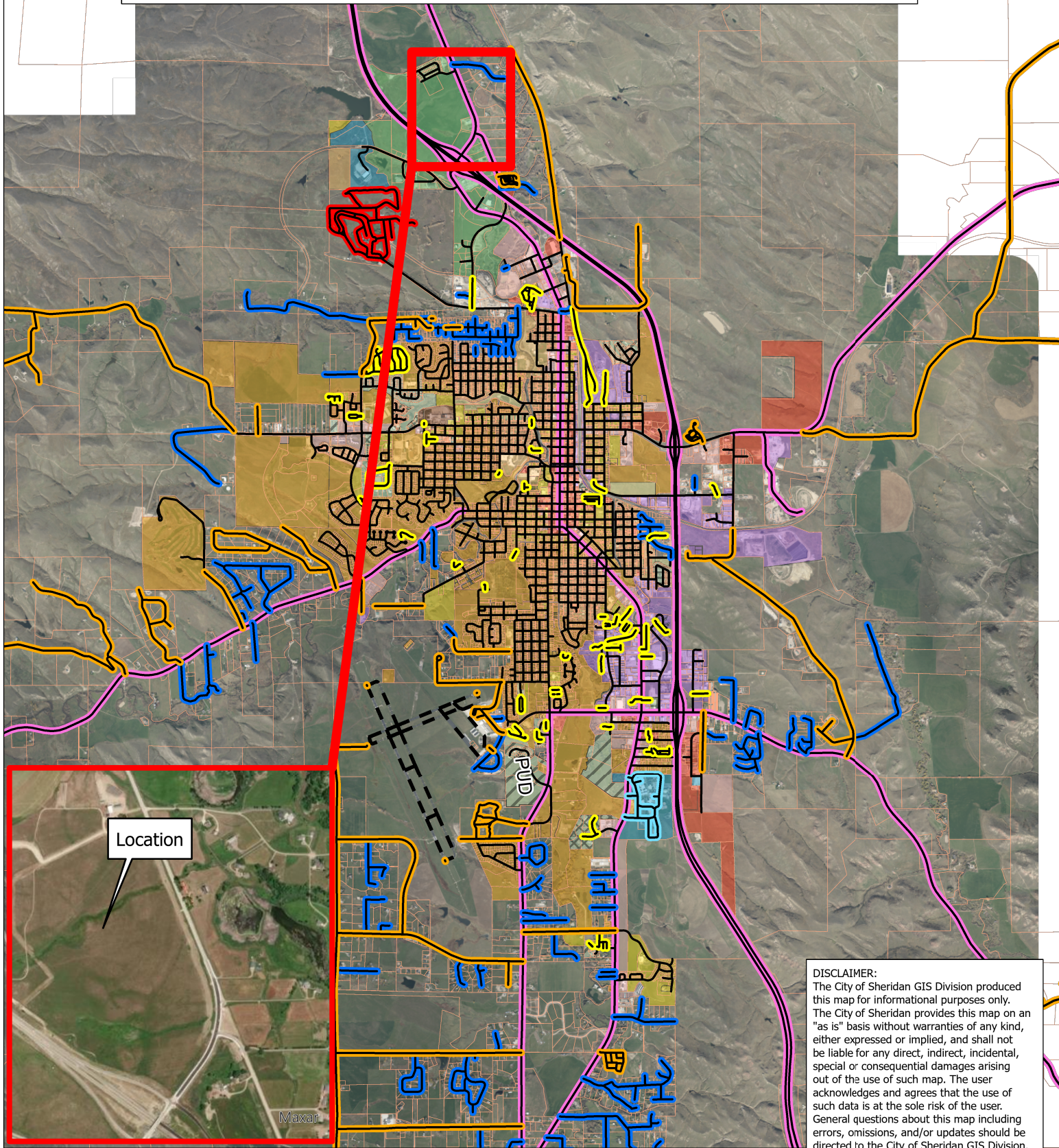
resolution

Saddle Mountain agreement

Weston Village agreement

Final Plat

The Villages Phase II Subdivision



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.



April 29, 2024
City of Sheridan Planning Department
55 Grinnell Plaza, Sheridan, WY 82801
RE: Lot Shape Variance Request

Dear City of Sheridan Planning Commission, Council, and Staff,

This letter is to formally request a variance for depth-to-front ratio and frontage widths for the proposed Saddle Mountain subdivision, as shown in the attached preliminary plat. This proposed development is planned for attached townhome style dwellings. This type of product is unable to meet the current lot shape requirements. Current code minimums and the requested variances are as follows:

Depth to Front:

- Code 505 C. 1. *Depth to front shall not exceed 2.5 to 1*
- Proposed 3.75 to 1 for the 20' lots. Lots 32-34, Lots 37-40, and Lots 43, 44
- Proposed 3 to 1 for the 25' lots. Lots 35, 36, 42, 45, 47-50, and 53-56
- Proposed lots 31, 41, 46, 51, 52, and 57 meet or exceed the 2.5 to 1 requirement

Frontage

- Code 505 C. 5. *Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least 25 feet on a public street or an unobstructed private easement or right-of way of at least a twenty-five-foot width extending to a public street.*
- Proposed Lots 32-34, 37-40, 43, 44 are 20' wide townhome lots which is less than the required 25'.

We have enclosed a preliminary plat depicting the desired lot widths. We are more than willing to provide any additional information or address any concerns that may arise during the review process. My contact information is provided below.

Thank you for considering our request.

Sincerely,



Swayne Redinger, P.E.
StoneMill Construction
307-461-0987
swayne@stonemillconstruction.com



**CITY OF SHERIDAN
RESOLUTION 20-24**

A RESOLUTION approving PL-24-14, the final plat of The Villages Phase II Subdivision, subdividing 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Gateway Master Plan District, located at 1280 Dovetail Ln, PIN 56840440000300.

WHEREAS, the final plat of The Villages Phase II Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations).

Be it resolved by the City of Sheridan Governing Body:

That the final plat of The Villages Phase II Subdivision, subdividing 123.02 acres from 3 tracts into 57 lots, 3 tracts, and 2 outlots. Gateway Master Plan District, located at 1280 Dovetail Ln.

In approving the The Villages Phase II Subdivision Final Plat, the City of Sheridan Governing Body finds the following as required by Sheridan City Code Appendix B §202:

- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

In addition to approving the The Villages Phase II Subdivision, the Governing Body is also approving a depth to front ratio variance and a frontage width variance. The depth to front ratio for Lots 32-34, Lots 37-40, and Lots 43 & 44 will be 3.75 to 1. The depth to front ratio for Lots 35, 36, 42, 45, 47-50, and 53-56 will be 3 to 1. and the dedicated street frontage width for Lots 32-34, 37-40, 43, 44 will be 20 feet.

PASSED, APPROVED, AND ADOPTED this 3rd day of June, 2024.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

Development Agreement for
Saddle Mountain Subdivision

This Agreement is made, entered into, and effective as of this _____ day of _____ 2024, by and between the **City of Sheridan**, a municipal Corporation in the State of Wyoming, hereinafter referred as the “City”, and **StoneMill Construction, LLC**, a Wyoming limited liability company, hereinafter referred to as the “Developer.” The City and Developer for their mutual benefit and consideration agree to the terms and conditions as listed herein for the development of the Saddle Mountain Subdivision, hereinafter referred to as the “Subdivision.”

The Subdivision is a portion of The Villages Phase II Subdivision. This Agreement shall only be for the development of the Subdivision. The Subdivision is located in a portion of the SE1/4 of the NE ¼ of Section 9, Township 56 North, Ranch 84 West, 6th Principle Meridian, in the City of Sheridan, Wyoming. Being more particularly described as follows:

Commencing at the northeast corner of Section 9; thence S 19°03'40" W, 1,597.22 feet, to the Point of Beginning; Thence S 26°39'12” E, 437.74 feet; thence S 63°20'48" W, 240.02 feet; thence 5.19 feet, through a curve to the left, having a radius of 1033.00 feet, a central angle of 0°17'16”, a chord bearing of S 63°12'09” W, and a chord length of 5.19 feet; thence 35.01 feet, through a curve to the left, having a radius of 1033.03 feet, a central angle of 1°56'30”, a chord bearing of S 62°05'16” W, and a chord length of 35.01 feet; thence N 28°52'59" W, 314.71 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 N 8°33'30" E, and a chord length of 151.31 feet; thence N 63°13'38” E, 205.21 feet, to the Point of Beginning.

Section 1. GENERAL CONDITIONS

- A. The terms of this Agreement shall be binding on all heirs, successors, and assigns of the Developer. In the event of a transfer of all or any portion of the Subdivision by the Developer, the Developer shall be relieved of any and all obligations with respect to the transferred Subdivision upon acceptance of the transfer by the City and the execution of all required documents and financial assurance by the transferee. The City’s acceptance of the transfer shall not be unreasonably withheld.
- B. The development of the Subdivision is subject to the requirements in Appendix B (Subdivisions) of the Sheridan City Code, as well as adopted City of Sheridan Standards for Street and Utility Construction.
- C. Public improvements provided by the Developer for the Subdivision shall consist of the following as per plans and specifications approved by the City Engineer:

• Site Grading

• Street Improvements

• Water System

• Sanitary Sewer

• Storm Drainage System
- D. The Developer shall provide financial assurances for public improvements pursuant to and in conformance with Sheridan City Code, Appendix B., Article 7. Financial assurances shall cover the following costs established by the Engineer’s Opinion of Probable Construction Cost for Public Improvements provided:

1. Street/Grading/Subdivision Improvements ... \$185,598.69

2. Water System \$122,910.00

3. Sanitary Sewer \$96,225.00

4. Storm Drainage \$6,600.00

TOTAL \$411,333.69

The above financial assurances shall have appropriate amounts released upon the verification and acceptance of completed public improvements by the City.

Developer shall warrant all improvements with financial assurances in the amount of **\$41,133.37**, ten percent (10%) of the total value of the above improvements, for a

period of one (1) year following the date the improvements were accepted by the City. Any failure, defect, or deficiency of the improvements during the one (1) year warranty period shall be corrected by the Developer to the satisfaction of the Director of Public Works at the sole expense of the Developer. Failure to do so may result in calling of the financial assurances by the City.

- E. Developer shall have all required improvements completed and accepted by the City within twenty-four (24) months from the date the Subdivision final plat was approved by the City Council.
- F. Developer shall provide test results, inspection reports and suitable as-built drawings, certified by a registered professional engineer, verifying satisfactory completion for roadway improvements and water and sewer utilities for the Subdivision. Water and sewer utilities must be approved and accepted by City prior to issuance of further building permits for the Subdivision. Acceptance of sewer utilities will include video inspection by City personnel. Verification for services of franchise utilities must be provided upon signing of this Agreement.
- G. Placement of ancillary utilities and services in platted easements, including but not limited to cable television, gas, electricity, and telephone service, will be coordinated with the installation of water and sewer service lines and sidewalks to avoid interference with, or damage to, any service or utility properly installed in a platted easement. The Developer shall be responsible for repairs to any City utilities for which lack of coordination led to damage.
- H. Any pedestrian pathway or sidewalk disturbed by building construction or installation of utilities for the Subdivision shall be restored by the Developer to at least its condition prior to the damage caused by the building construction or installation of utilities for the Subdivision.
- I. Building permits will be issued as per the requirements of the Building Department and Appendix B, Section 707 of Sheridan City Code.
- J. Sidewalks shall be installed by the Developer prior to the issuance of a Certificate of Occupancy.

Section 2. COMPLIANCE WITH TERMS AND CONDITIONS

The Developer agrees to comply with the terms of this Agreement, including all deadlines, contained in Section 1 hereto. Should the Developer fail to comply with any of the conditions in Section 1 of this Agreement or applicable Sheridan City Code, the City will send a letter to the Developer listing the conditions for which the Subdivision is not compliant. If the Developer does not propose appropriate remedies which are reasonably acceptable to the City to eliminate the non-compliance(s) within three (3) weeks of the date of said letter of non-compliance, the City reserves the right to withhold any future development approvals for the Subdivision, withhold the release of financial assurances, exercise or call the financial assurances, repeal the plat, and pursue any other enforcement means available under Sheridan City Code and state and federal law.

Section 4. TERMINATION

Any amendment, revision, or termination of this Agreement shall be made in writing and executed by all parties to this Agreement.

Section 5. SEVERABILITY

If any provision or portion of this agreement is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this agreement shall remain in full force and effect.

Section 6. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall in any way be deemed a waiver of any of the requirements or immunities provided by the Wyoming Governmental Claims Act.

IN WITNESS WHEREOF, the parties execute this agreement as of the date set forth above.

City of Sheridan:

Richard Bridger, Mayor

Attest:

Cecilia Good, City Clerk

Developer:

StoneMill Construction, LLC:

By: _____

Name: _____

Title: _____

**Development Agreement for
Weston Village Subdivision**

This Agreement is made, entered into, and effective as of this _____ day of _____ 2024, by and between the **City of Sheridan**, a municipal Corporation in the State of Wyoming, hereinafter referred as the “City”, and **StoneMill Construction, LLC**, a Wyoming limited liability company, and **Habitat for Humanity of the Eastern Bighorns, Inc.**, a Wyoming non-profit corporation, hereinafter collectively referred to as the “Developer.” The City and Developer for their mutual benefit and consideration agree to the terms and conditions as listed herein for the development of the Weston Village Subdivision, hereinafter referred to as the “Subdivision.”

The Subdivision is a portion of The Villages Phase II Subdivision. This Agreement shall only be for the development of the Subdivision. The Subdivision is located in a portion of the E1/2 of the NE1/4 of Section 9 and a portion of the SW1/4 of the NW1/4 of Section 10, Township 56 North, Range 84 West, 6th Principle Meridian, in the City of Sheridan, Wyoming. Being more particularly described as follows:

Commencing at the northeast corner of section 9; thence S 3°35'03" W, 1,237.46 feet, to the Point of Beginning; Thence S 26°37'32" E, 483.87 feet; thence N 63°20'48" E, 450.39 feet; thence S 22°22'10" E, 66.18 feet; thence S 63°20'48" W, 564.11 feet; thence S 63°20'48" W, 641.35 feet; thence 456.92 feet, through a curve to the left, having a radius of 967.00 feet, a central angle of 27°04'24", a chord bearing of S 49°48'36" W, and a chord length of 452.68 feet; thence S 36°16'24" E, 121.24 feet; thence N 53°43'36" W, 66.00 feet; thence N 36°16'24" E, 121.24 feet; thence 447.91 feet, through a curve to the right, having a radius of 1033.00 feet, a central angle of 24°50'37", a chord bearing of N 48°41'42" E, and a chord length of 444.41 feet; thence 35.01 feet, through a curve to the right, having a radius of 1033.03 feet, a central angle of 1°56'30", a chord bearing of N 62°05'16" E, and a chord length of 35.01 feet; thence 5.19 feet, through a curve to the right, having a radius of 1033.00 feet, a central angle of 0°17'16", a chord bearing of N 63°12'09" E, and a chord length of 5.19 feet; thence N 63°20'48" E, 240.02 feet; thence N 26°39'12" W, 437.74 feet; thence N 63°13'38" E, 243.36 feet; thence N 50°36'47" E, 226.14 feet; thence N 67°37'50" E, 56.46 feet to the Point of Beginning.

Section 1. GENERAL CONDITIONS

- A. The terms of this Agreement shall be binding on all heirs, successors, and assigns of the Developer. In the event of a transfer of all or any portion of the Subdivision by the Developer, the Developer shall be relieved of any and all obligations with respect to the transferred Subdivision upon acceptance of the transfer by the City and the execution of all required documents and financial assurance by the transferee. The City’s acceptance of the transfer shall not be unreasonably withheld.

- B. The development of the Subdivision is subject to the requirements in Appendix B (Subdivisions) of the Sheridan City Code, as well as adopted City of Sheridan Standards for Street and Utility Construction.

- C. Public improvements provided by the Developer for the Subdivision shall consist of the following as per plans and specifications approved by the City Engineer:
 - Site Grading
 - Street Improvements
 - Water System
 - Sanitary Sewer
 - Storm Drainage System

- D. The Developer shall provide financial assurances for public improvements pursuant to and in conformance with Sheridan City Code, Appendix B., Article 7. Financial assurances shall cover the following costs established by the Engineer’s Opinion of Probable Construction Cost for Public Improvements provided:

1.	Street/Grading/Subdivision Improvements ...	\$1,071,105.39
2.	Water System	\$384,600.00
3.	Sanitary Sewer	\$331,850.00
4.	Storm Drainage	\$53,100.00
TOTAL		\$1,840,655.39

The above financial assurances shall have appropriate amounts released upon the verification and acceptance of completed public improvements by the City.

Developer shall warrant all improvements with financial assurances in the amount of **\$184,065.54.00**, ten percent (10%) of the total value of the above improvements, for a period of one (1) year following the date the improvements were accepted by the City. Any failure, defect, or deficiency of the improvements during the one (1) year warranty period shall be corrected by the Developer to the satisfaction of the Director of Public Works at the sole expense of the Developer. Failure to do so may result in calling of the financial assurances by the City.

- E. Developer shall have all required improvements completed and accepted by the City within twenty-four (24) months from the date the Subdivision final plat was approved by the City Council.
- F. Developer shall provide test results, inspection reports and suitable as-built drawings, certified by a registered professional engineer, verifying satisfactory completion for roadway improvements and water and sewer utilities for the Subdivision. Water and sewer utilities must be approved and accepted by City prior to issuance of further building permits for the Subdivision. Acceptance of sewer utilities will include video inspection by City personnel. Verification for services of franchise utilities must be provided upon signing of this Agreement.
- G. Placement of ancillary utilities and services in platted easements, including but not limited to cable television, gas, electricity, and telephone service, will be coordinated with the installation of water and sewer service lines and sidewalks to avoid interference with, or damage to, any service or utility properly installed in a platted easement. The Developer shall be responsible for repairs to any City utilities for which lack of coordination led to damage.
- H. Any pedestrian pathway or sidewalk disturbed by building construction or installation of utilities for the Subdivision shall be restored by the Developer to at least its condition prior to the damage caused by the building construction or installation of utilities for the Subdivision.
- I. Building permits will be issued as per the requirements of the Building Department and Appendix B, Section 707 of Sheridan City Code.
- J. Sidewalks shall be installed by the Developer prior to the issuance of a Certificate of Occupancy.

Section 2. COMPLIANCE WITH TERMS AND CONDITIONS

The Developer agrees to comply with the terms of this Agreement, including all deadlines, contained in Section 1 hereto. Should the Developer fail to comply with any of the conditions in Section 1 of this Agreement or applicable Sheridan City Code, the City will send a letter to the Developer listing the conditions for which the Subdivision is not compliant. If the Developer does not propose appropriate remedies which are reasonably acceptable to the City to eliminate the non-compliance(s) within three (3) weeks of the date of said letter of non-compliance, the City reserves the right to withhold any future development approvals for the Subdivision, withhold the release of financial assurances, exercise or call the financial assurances, repeal the plat, and pursue any other enforcement means available under Sheridan City Code and state and federal law.

Section 4. TERMINATION

Any amendment, revision, or termination of this Agreement shall be made in writing and executed by all parties to this Agreement.

Section 5. SEVERABILITY

If any provision or portion of this agreement is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this agreement shall remain in full force and effect.

Section 6. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall in any way be deemed a waiver of any of the requirements or immunities provided by the Wyoming Governmental Claims Act.

IN WITNESS WHEREOF, the parties execute this agreement as of the date set forth above.

Developer:

StoneMill Construction, LLC:	Habitat for Humanity of the Eastern Bighorns, Inc.
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

City of Sheridan:

Richard Bridger, Mayor

Attest:

Cecilia Good, City Clerk

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, TRACT 4 AND TRACT 5, THE VILLAGES, PHASE I, AS RECORDED PLAT V, NUMBER 22, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.

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 THE VILLAGES PHASE II, 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:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°00'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE NORTHEAST CORNER OF THIS SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 1094.60 FEET; THENCE S 67°38'05" W, 35.01 FEET; THENCE S 22°22'10" E, 247.69 FEET TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE, THENCE LEAVING SAID RIGHT OF WAY ALONG THE NORTH LINE OF LOT 1 S 73°59'33" W, 528.28 FEET, THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.88 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING 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 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 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 1007.13 FEET; THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08 " E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 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 CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, 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 123.02 ACRES, MORE OR LESS.

TRACT 1A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE NORTHEAST CORNER OF THIS SUBDIVISION, AND 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 67°37'50" W, 56.46 FEET; THENCE S 50°36'47" W, 226.14 FEET; THENCE S 63°13'38" W, 448.56 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 S 28°52'59" E, 314.71 FEET; THENCE 447.91 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1033.00 FEET, A CENTRAL ANGLE OF 24°50'37", A CHORD BEARING OF S 48°41'42" W, AND A CHORD LENGTH OF 444.41 FEET; THENCE S 36°16'24" E, 121.24 FEET; THENCE S 53°43'36" E, 66.00 FEET; THENCE N 36°16'24" E, 121.24 FEET; THENCE 456.92 FEET, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 27°04'24", A CHORD BEARING OF N 49°48'36" E, AND A CHORD LENGTH OF 452.68 FEET; THENCE N 63°20'48" E, 641.35 FEET; THENCE S 22°36'02" E, 642.57 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 545.28 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING 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 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 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 1007.13 FEET; THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08 " E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 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 CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, 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 98.41 ACRES, MORE OR LESS.

TRACT 4A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WEST RIGHT OF WAY, 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, 483.87 FEET; THENCE N 63°20'48" E, 450.39 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 5A:

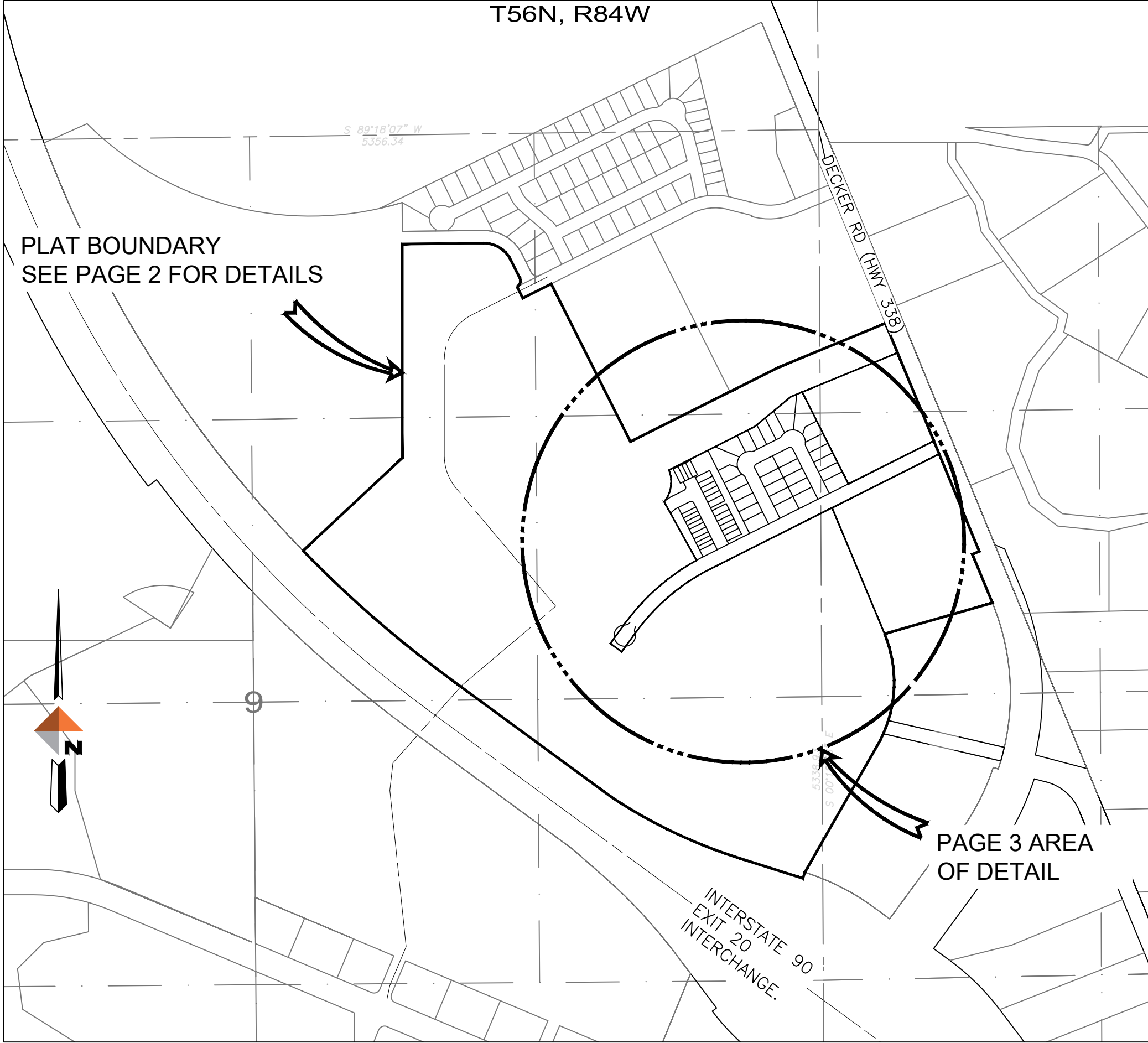
COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 1094.60 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY, N 22°22'10" W, 177.60 FEET; THENCE N 22°22'10" W, 317.92 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY, S 63°20'48" W, 564.11 FEET; THENCE S 22°36'02" E, 642.57 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.

THE VILLAGES PHASE II SUBDIVISION
FINAL PLAT

A RESUBDIVISION OF TRACT 1, 4, AND 5 OF THE VILLAGES PHASE I SUBDIVISION
AND LOCATED IN THE NE¹₄ OF SECTION 9 AND THE SW¹₄NW¹₄ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



CITY OF SHERIDAN, WY
LOCATION MAP
500 0 500
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 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, REINSTALLING, 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 PURPOSED 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

AND THAT PATHWAY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSED OF REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING PATHWAY INFRASTRUCTURE. NO STRUCTURES OR FENCES ARE TO BE BUILT WITHIN THIS PATHWAY EASEMENT.

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

EXECUTED THIS _____ DAY OF _____ 2024. BY:

StoneMill Properties, LLC

By: Swayne Redinger, Member

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVAL OF MORTGAGEE

MORTGAGEE: FIRST NORTHERN BANK

BY: _____

TITLE: _____

STATE OF WYOMING)
) :SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

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 _____ DAY OF _____, 2024.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2024.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____ DAY OF _____ 2023.

CHAIRMAN

SECRETARY

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____M., AND IS DULY

RECORDED IN BOOK NUMBER _____, PAGE NUMBER_____

COUNTY CLERK

BASIS OF BEARING

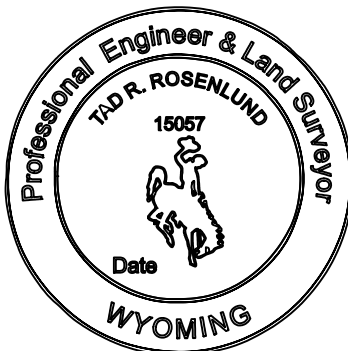
NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

LAND SURVEYOR CERTIFICATE

I, TAD R. 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 THE VILLAGES - PHASE II 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



REV	DATE	DESCRIPTION	BY	TRR
1	05/24/24	FINAL PLAT		

DOWL

WWW.DOWL.COM

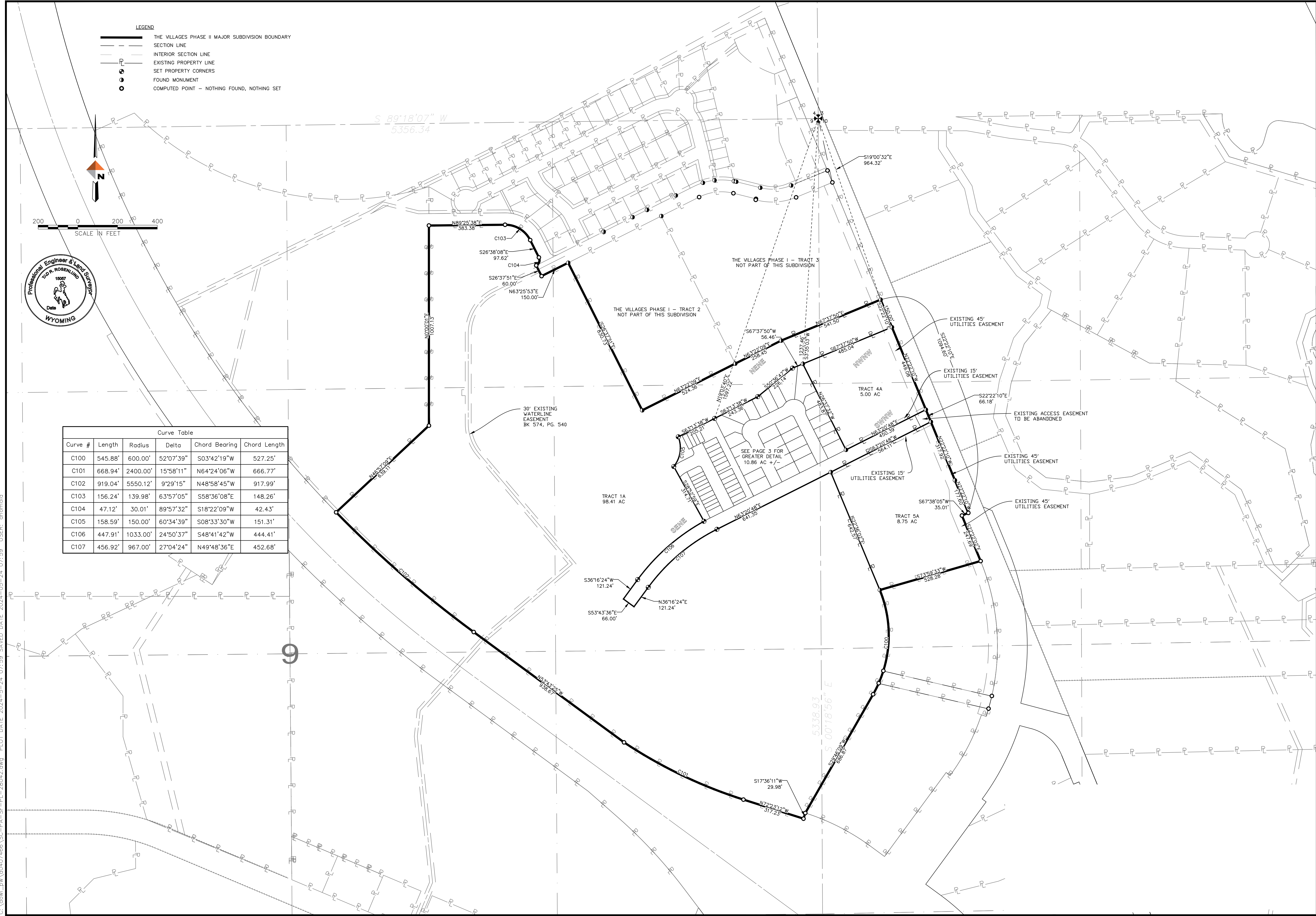
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

FINAL PLAT
THE VILLAGES PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28042.01
DATE 05/24/24

© DOWL 2024
SHEET

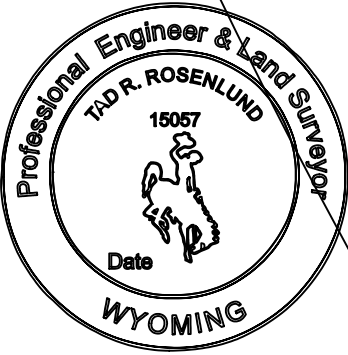
C:\dowl_pw\0407466\SC-PA-SF-PL-28042.dwg .PLOT DATE 2024-5-24 07:59 SAVED DATE 2024-05-24 07:59 USER: dhomola



LEGEND

- THE VILLAGES PHASE II MAJOR SUBDIVISION BOUNDARY
- SECTION LINE
- INTERIOR SECTION LINE
- EXISTING PROPERTY LINE
- SET PROPERTY CORNERS
- FOUND MONUMENT
- COMPUTED POINT - NOTHING FOUND, NOTHING SET

200 0 200 400
SCALE IN FEET



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C100	545.88'	600.00'	52°07'39"	S03°42'19"W	527.25'
C101	668.94'	2400.00'	15°58'11"	N64°24'06"W	666.77'
C102	919.04'	5550.12'	9°29'15"	N48°58'45"W	917.99'
C103	156.24'	139.98'	63°57'05"	S58°36'08"E	148.26'
C104	47.12'	30.01'	89°57'32"	S18°22'09"W	42.43'
C105	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C106	447.91'	1033.00'	24°50'37"	S48°41'42"W	444.41'
C107	456.92'	967.00'	27°04'24"	N49°48'36"E	452.68'

REVISIONS

REV	DATE	DESCRIPTION
1	05/24/24	FINAL PLAT

DOWL

www.dowl.com

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

FINAL PLAT

THE VILLAGES PHASE II SUBDIVISION

SHERIDAN, WYOMING

PROJECT 5063.28042.01

DATE 05/24/24

© DOWL 2024

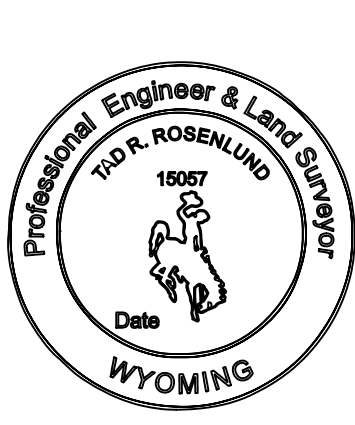
SHEET

2 OF 3

C:\dowl_dw\0407466\SC-PA-SF-PL-28042.dwg PLOT DATE 2024-5-24 07:59 SAVED DATE 2024-05-24 07:59 USER: dhromelo

- LEGEND
- FOUND ALUMINUM CAP - PELS 15057
 - SET ALUMINUM CAP - PELS 15057
 - CALCULATED POINT - NOTHING SET
 - 15' ACCESS, DRAINAGE, AND UTILITIES EASEMENT
 - DRAINAGE EASEMENT (WIDTHS VARY)
 - UTILITIES EASEMENT (WIDTHS VARY)
 - PRIVATE UTILITIES EASEMENT (WIDTHS VARY)
 - 12' PATHWAY EASEMENT
 - SETBACK LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR (2' AND 10' INTERVALS)
 - PROPOSED CONTOUR (2' AND 10' INTERVALS)

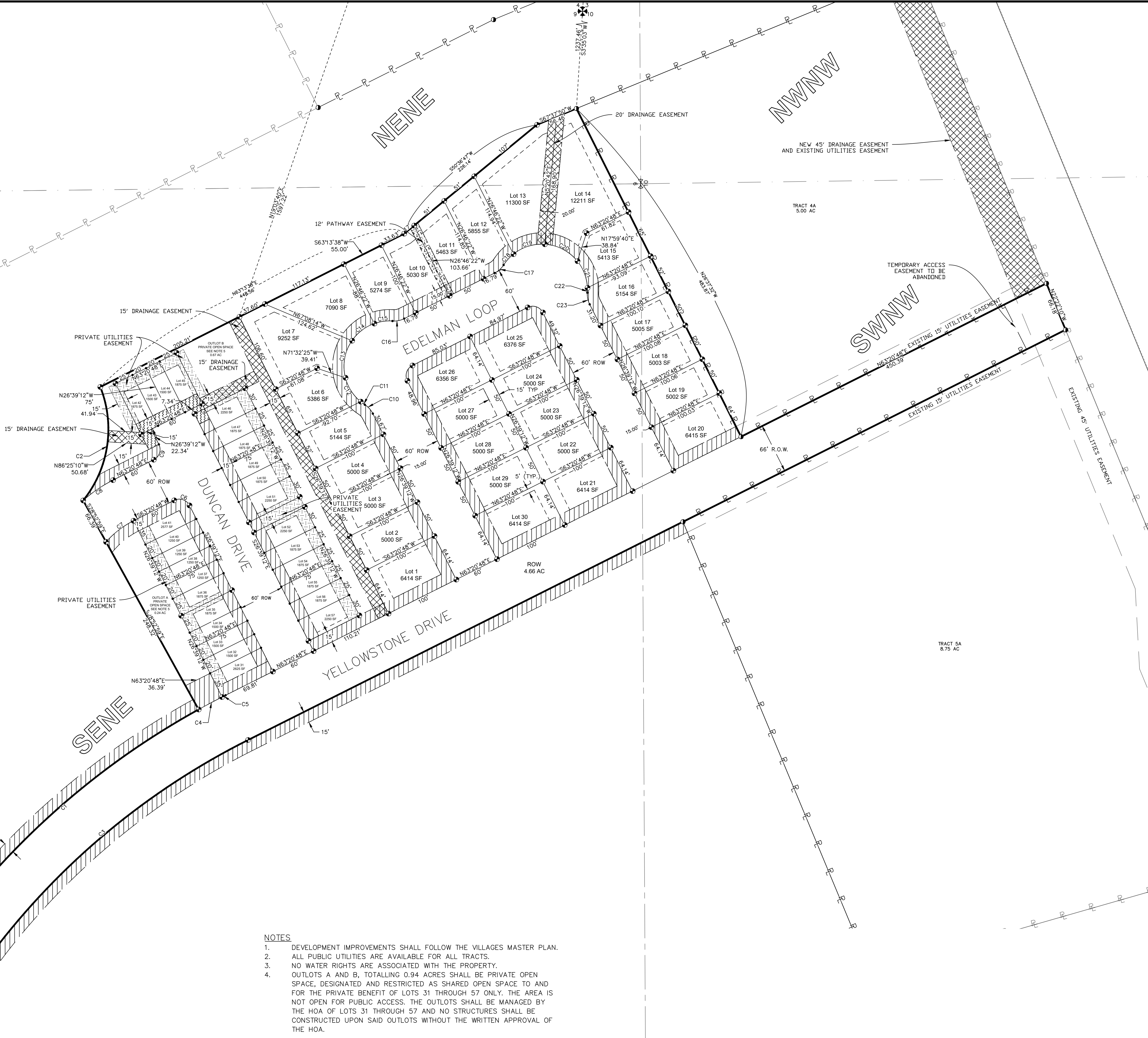
60 0 60 120
SCALE IN FEET



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	447.91'	1033.00'	24°50'37"	S48°41'42"W	444.41'
C2	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C3	456.92'	967.00'	27°04'24"	S49°48'36"W	452.68'
C4	35.01'	1033.03'	1°56'30"	N62°05'16"E	35.01'
C5	5.19'	1033.00'	0°17'16"	N63°12'09"E	5.19'
C6	23.56'	15.00'	90°00'00"	S71°39'12"E	21.21'
C7	45.93'	120.00'	21°55'46"	N52°22'55"E	45.65'
C8	47.80'	180.00'	15°12'59"	S55°44'18"W	47.66'
C9	23.56'	15.00'	90°00'00"	S18°20'48"W	21.21'
C10	15.98'	30.00'	30°31'18"	N41°54'51"W	15.79'
C11	6.86'	60.00'	6°33'01"	N53°53'56"W	6.86'
C12	37.90'	60.00'	36°11'37"	N32°31'37"W	37.27'
C13	51.15'	60.00'	48°50'51"	N09°59'37"E	49.62'
C14	37.69'	60.00'	35°59'28"	N52°24'47"E	37.07'
C15	24.44'	60.00'	23°20'20"	N82°04'42"E	24.27'
C16	15.98'	30.00'	30°31'18"	N78°29'17"E	15.79'
C17	15.92'	30.00'	30°24'38"	N48°01'19"E	15.74'
C18	19.41'	60.00'	18°31'52"	N42°04'52"E	19.32'
C19	44.21'	60.00'	42°13'16"	N72°27'26"E	43.22'
C20	49.90'	60.00'	47°38'57"	S62°36'27"E	48.47'
C21	38.22'	60.00'	36°29'58"	S20°32'00"E	37.58'
C22	6.33'	60.00'	6°02'30"	S00°44'14"W	6.32'
C23	15.92'	30.00'	30°24'38"	S11°26'53"E	15.74'

30' Waterline
Easement
BK 574, PG. 540

60' RADIUS TEMPORARY
CUL-DE-SAC (TO BE REMOVE
UPON FUTURE CONNECTION TO
DOVETAIL LANE



- NOTES
- DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
 - ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
 - NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.
 - OUTLOTS A AND B, TOTTALLING 0.94 ACRES SHALL BE PRIVATE OPEN SPACE, DESIGNATED AND RESTRICTED AS SHARED OPEN SPACE TO AND FOR THE PRIVATE BENEFIT OF LOTS 31 THROUGH 57 ONLY. THE AREA IS NOT OPEN FOR PUBLIC ACCESS. THE OUTLOTS SHALL BE MANAGED BY THE HOA OF LOTS 31 THROUGH 57 AND NO STRUCTURES SHALL BE CONSTRUCTED UPON SAID OUTLOTS WITHOUT THE WRITTEN APPROVAL OF THE HOA.

REV	DATE	DESCRIPTION	BY	TRF
1	05/24/24	FINAL PLAT		

DOWL

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

Professional Engineer & Land Surveyor
No. 15067
Dated: 05/24/24
WYOMING

FINAL PLAT
THE VILLAGES PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28042.01
DATE 05/24/24

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SHEET