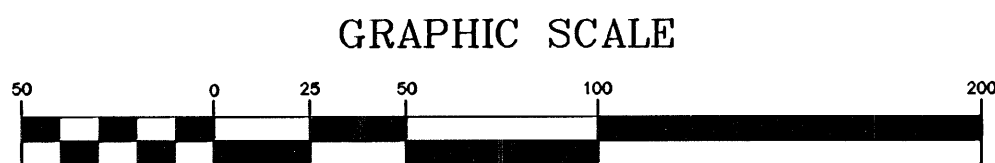


FINAL PLAT OF STONEBROOK MEADOWS SUBDIVISION

A SUBDIVISION LOCATED IN THE N1/2NE1/4 OF SECTION 19, T57N, R85W, 6TH P.M.,
TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING
TWENTY ONE (21) LOTS, CONTAINING ±6.78 ACRES.



HARDIN
STREET

SCALE: 1"=50'

BASIS OF BEARINGS IS
WYOMING STATE PLANE (EAST CENTRAL ZONE).

TOWN
OF RANCHESTER
BLOCK 9

VACATED
CAMPBELL STREET

CAMPBELL
STREET

HALBERT
STREET

HALBERT
STREET

BROOK
STREET

CENTERLINE OF
TONGUE RIVER DITCH

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	29°40'52"	65.00'	33.67'	S37°26'44"W	33.30'
C2	39°18'28"	65.00'	44.59'	S32°37'57"W	43.72'
C3	25°14'30"	225.00'	99.12'	S29°35'58"W	98.32'
C4	20°08'01"	100.00'	35.14'	S28°02'12"W	34.06'
C5	70°21'53"	20.00'	24.56'	S46°25'25"W	23.05'
C6	35°17'52"	95.00'	58.53'	N80°44'42"W	57.60'
C7	21°00'30"	120.00'	44.00'	N52°35'31"W	43.75'
C8	45°21'33"	120.00'	95.00'	N64°46'02"W	92.54'
C9	26°31'13"	100.00'	46.29'	S79°17'35"W	45.87'
C10	31°30'01"	120.00'	65.97'	N71°41'48"W	65.15'
C11	13°51'32"	120.00'	29.03'	N49°01'01"W	28.96'
C12	14°49'40"	100.00'	25.88'	S29°30'02"W	25.81'
C13	05°18'21"	100.00'	9.26'	S35°34'02"W	9.26'
C14	12°59'51"	225.00'	51.04'	S31°43'17"W	50.93'
C15	12°14'39"	225.00'	48.08'	S19°06'02"W	47.99'
C16	20°16'02"	200.00'	70.75'	S80°23'52"E	70.38'
C17	21°47'28"	260.00'	98.89'	S79°38'09"E	98.29'
C18	06°33'11"	260.00'	29.74'	S87°15'18"E	29.72'
C19	15°14'17"	260.00'	69.15'	S76°21'34"E	68.95'
C20	86°52'24"	15.00'	22.74'	N67°49'13"E	20.63'
C21	94°39'02"	15.00'	24.78'	S22°56'18"E	22.06'
C22	152°54'21"	60.00'	160.12'	N14°21'56"W	116.66'
C23	68°45'18"	60.00'	72.00'	N27°42'35"E	67.76'
C24	84°09'03"	60.00'	88.12'	N48°44'35"W	80.41'
C25	142°44'38"	60.00'	149.48'	N17°48'35"E	113.71'
C26	91°12'54"	60.00'	95.52'	N43°34'27"E	85.75'
C27	51°31'44"	60.00'	53.96'	N27°47'52"W	52.16'
C28	96°22'46"	60.00'	100.93'	N24°23'11"E	89.44'
C29	34°31'25"	60.00'	36.15'	N06°32'29"W	35.81'
C30	61°51'21"	60.00'	64.78'	N41°38'54"E	61.69'
C31	136°10'58"	60.00'	142.61'	S21°56'57"W	111.33'

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 102 (ACCEPTED)
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" BRASS OR ALUMINUM CAP PER PLS 6812
- SET 1-1/2" ALUMINUM CAP PER PLS 6812
- SET 1-1/2" ALUMINUM CAP PER PLS 6812 (WITNESS CORNER)
- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- FOUND 1-1/2" UNMARKED ALUMINUM CAP
- FOUND 1-1/2" UNMARKED ALUMINUM CAP/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1" IRON PIN/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND SPIKE/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR PER PLS 537
- CALCULATED; NOTHING FOUND/NOTHING SET
- RECORD
- MEASURED
- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- UTILITY/DRAINAGE/DITCH EASEMENT AND SETBACK LINE
- UTILITY/DITCH EASEMENT AND SETBACK LINE
- SETBACK LINE (20' FRONT & REAR LOT LINES AND 5' ON SIDE LOT LINES)
- SECTION LINE
- INTERIOR SECTION LINE
- PUBLIC EASEMENT LINE (SEE NOTE: #9)

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE N1/2NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 2615); THENCE S89°57'35"E, 1318.06 FEET ALONG THE NORTH LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING S00°35'47"W, 10.42' FROM A 1-1/2" ALUMINUM CAP PER PLS 102; THENCE S89°57'35"E, 448.68 FEET ALONG SAID NORTH LINE OF SECTION 19 TO A POINT, SAID POINT LYING ON THE CENTERLINE OF THE TONGUE RIVER DITCH, AND BEING N89°57'35"W, 843.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S22°36'18"W, 77.02 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 29°40'52", AN ARC LENGTH OF 33.67 FEET, A CHORD BEARING OF S37°26'44"W, AND A CHORD LENGTH OF 33.30 FEET TO A POINT; THENCE S22°36'18"W, 63.68 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 39°18'28", AN ARC LENGTH OF 44.59 FEET, A CHORD BEARING OF S32°37'57"W, AND A CHORD LENGTH OF 43.72 FEET TO A POINT; THENCE S12°58'43"W, 121.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 25°14'30", AN ARC LENGTH OF 99.12 FEET, A CHORD BEARING OF S29°35'58"W, AND A CHORD LENGTH OF 98.32 FEET TO A POINT; THENCE S38°13'13"W, 97.35 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 20°08'01", AN ARC LENGTH OF 35.14 FEET, A CHORD BEARING OF S28°02'12"W, AND A CHORD LENGTH OF 34.06 FEET TO A POINT; THENCE S19°06'02"W, 108.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S11°14'29"W, 86.54 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 70°21'53", AN ARC LENGTH OF 24.56 FEET, A CHORD BEARING OF S46°25'25"W, AND A CHORD LENGTH OF 23.05 FEET TO A POINT; THENCE S81°36'22"W, 140.50 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 35°17'52", AN ARC LENGTH OF 58.53 FEET, A CHORD BEARING OF N80°44'42"W, AND A CHORD LENGTH OF 57.60 FEET TO A POINT; THENCE N63°05'46"W, 118.37 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 21°00'30", AN ARC LENGTH OF 44.00 FEET, A CHORD BEARING OF N64°46'02"W, AND A CHORD LENGTH OF 92.54 FEET TO A POINT; THENCE N87°26'49"W, 109.35 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 26°31'13", AN ARC LENGTH OF 46.29 FEET, A CHORD BEARING OF S79°17'35"W, AND A CHORD LENGTH OF 45.87 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF SAID TONGUE RIVER DITCH; THENCE N00°31'53"W, 125.00 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HALBERT STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 389 OF DEEDS, PAGE 492; THENCE N89°28'07"E, 300.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE ORIGINAL TOWN OF RANCHESTER (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 102); THENCE N00°44'46"W, 186.15 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CAMPBELL STREET TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 102); THENCE N88°56'07"E, 165.00 FEET TO A POINT (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PLS 102); THENCE N00°05'48"E, 268.54 FEET TO THE POINT OF BEGINNING OF SAID SUBDIVISION.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 6.78 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS STONEBROOK MEADOWS SUBDIVISION, ON THIS PLAT, DO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES, AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

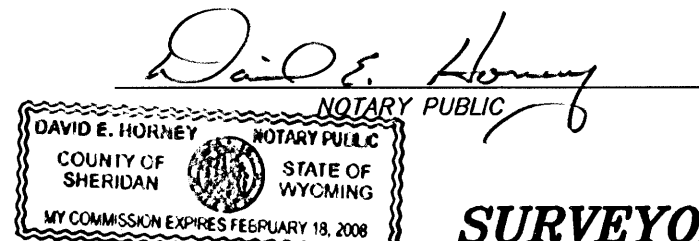
EXECUTED THIS 14TH DAY OF JULY, 2004.

BY: Drew Redinger
(RECORD OWNER) STONEMILL CONSTRUCTION L.L.C.,
DREW REDINGER, PRESIDENT

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF JULY, 2004 BY STONEMILL CONSTRUCTION L.L.C., DREW REDINGER, PRESIDENT.

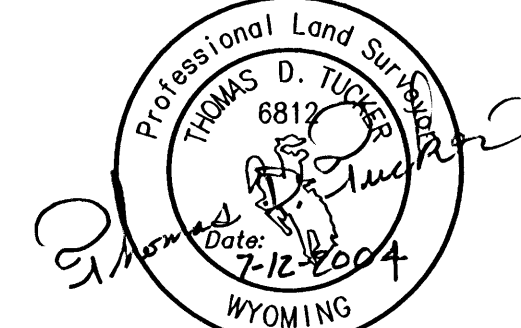
WITNESS MY HAND AND OFFICIAL SEAL.



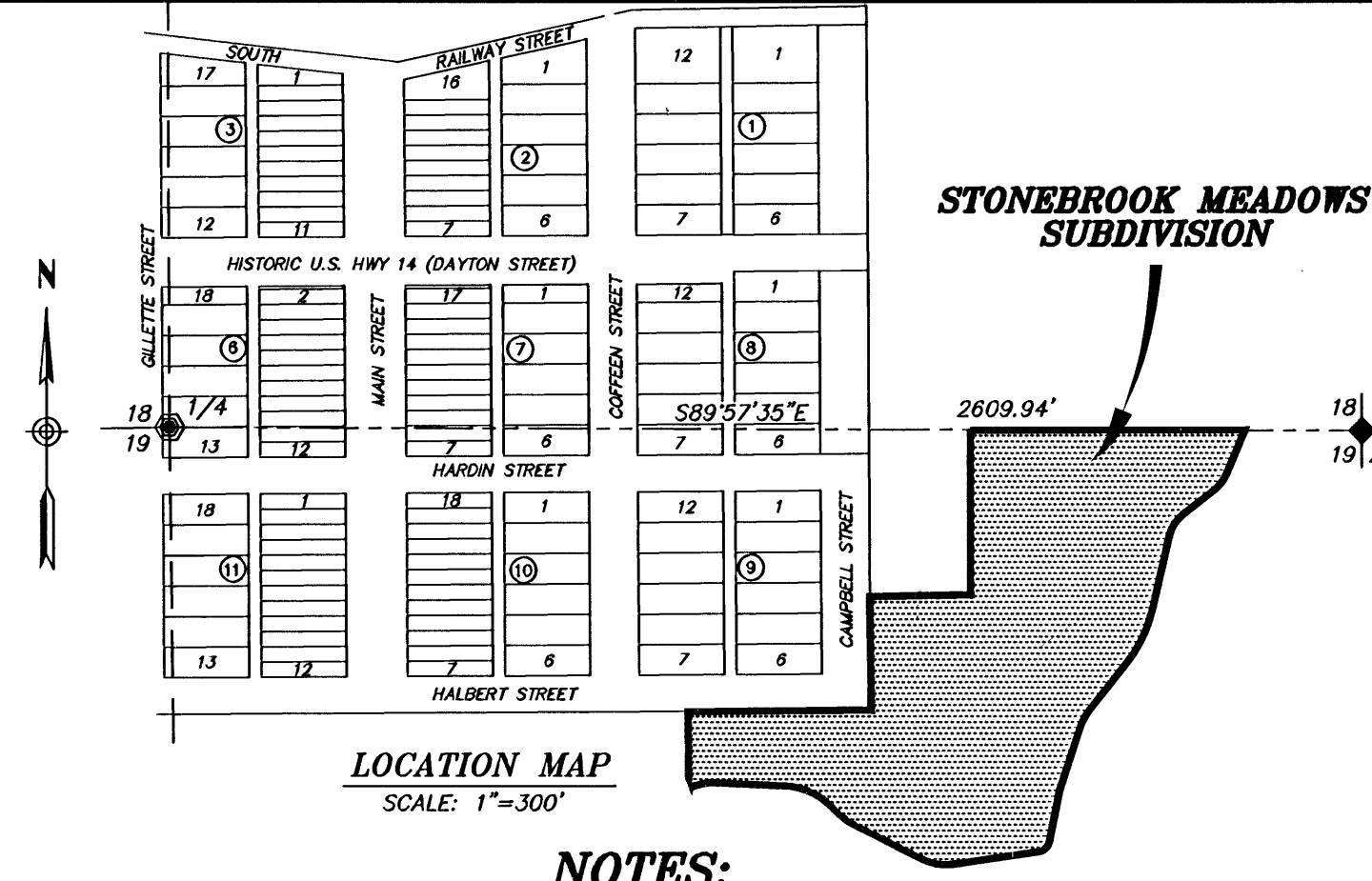
SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF THE STONEBROOK MEADOWS SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



NOTES:

- ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
- NO PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OF RIVER.
- THE WATER RIGHTS WILL BE DISTRIBUTED BETWEEN LOT OWNERS ACCORDINGLY.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE TOWN OF RANCHESTER. ALL PERMANENT STRUCTURES ON LOTS 15 THROUGH 21 SHALL NOT BE CONSTRUCTED BELOW A FIRST FLOOR NAVD-88 ELEVATION OF 3758.
- A PORTION OF THE TONGUE RIVER DITCH IS WITHIN THE FLOOD ZONE PER COMMUNITY PANEL NUMBER 560046 001 C (JANUARY 20, 1999), NGVD-29 ELEVATION 3754.7; NAVD-88 ELEVATION 3757.5.
- ZONED: R1 RESIDENCE; BUILDING SETBACKS FOR DWELLINGS SHALL BE NO LESS THAN TWENTY (20) FEET IN THE FRONT AND REAR YARDS AND FIVE (5) FEET IN SIDE YARDS AS SHOWN.
- ALL EXISTING EASEMENTS AFTER THE APPROVAL OF SAID SUBDIVISION WILL BE VACATED WITHIN THE SUBDIVISION AT WHICH TIME UTILITIES SHALL BE RELOCATED TO FIT NEW EASEMENTS AS PER THE AGREEMENTS STIPULATED IN BOOK 452 OF DEEDS, PAGE 317.
- ALL EXISTING UTILITY EASEMENTS AFTER THE APPROVAL OF SAID SUBDIVISION WILL BE VACATED WITHIN THE SUBDIVISION AT WHICH TIME UTILITIES SHALL BE RELOCATED TO FIT NEW EASEMENTS. THE EXISTING SEWER LINE EASEMENT PER BOOK 284, PAGE 568 WILL NOT BE VACATED. THE GRANTING OF ROADWAY AND EASEMENT WIDTHS WILL BE GREATER THAN THE EXISTING WIDTH OF TWENTY (20) FEET.
- SIXTY (60.0) FEET DEDICATED PUBLIC EASEMENT FOR INGRESS & EGRESS. (FUTURE EXTENSION OF BROOK STREET).
- SPECIAL NOTE FOR LOT 2: NO TREES, SHRUBS, LANDSCAPING OR SPRINKLER SYSTEMS SHALL BE PLACED ON THE SOUTHERLY TEN (10) FEET OF SAID LOT 2, "EXCEPT GRASS". MAINTENANCE OF THE SEWER LINE WILL BE REQUIRED BY THE TOWN OF RANCHESTER.
- PORTIONS OF THE TONGUE RIVER DITCH AND THE HANOVER DITCH ARE LOCATED WITHIN SPECIFIED EASEMENTS AS SHOWN ON THE FINAL PLAT OF THE STONEBROOK MEADOWS SUBDIVISION. STATE STATUTES SHALL BE ADHERED TO, INCLUDING BUT NOT LIMITED TO: 41-5-101, 41-5-102, 41-9-201 AND 41-9-202, WHICH GIVE THE DITCH COMPANIES AUTHORITY TO ENTER PROPERTIES IN SAID SUBDIVISION BEYOND SAID EASEMENTS TO MAINTAIN FACILITIES, AND WITH POWER OF EMINENT DOMAIN IF NECESSARY WHILE RESPECTING THE RIGHTS OF PROPERTY OWNERS.

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS June 14th MEETING, IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND TOWN CLERK IN AND FOR THE TOWN OF RANCHESTER, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 12th DAY OF July, 2004.

ATTEST:
Cliff Crocker MAYOR
Dei L. Laga TOWN CLERK

RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITHE RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 12th DAY OF July, 2004.

ATTEST:
Ray Hamilton CHAIRMAN
Kathie Stevens SECRETARY

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 2:00 O'CLOCK P.M., THIS 19th DAY OF JULY, 2004, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 106 FOR 50.00 FEE.

Audrey Kelluska COUNTY CLERK
STAMP RECEIVING NUMBER 481647

FINAL PLAT OF STONEBROOK MEADOWS SUBDIVISION

LOCATION: N1/2NE1/4, SECTION 19, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

RECORD OWNER: STONEMILL CONSTRUCTION
DREW REDINGER
10 GRANDVIEW DR.
SHERIDAN, WY. 82801

HKM Engineering Inc.
16 West 8th Street
P.O. Box 7010
Sheridan, WY 82801-7010
(307) 672-9006
FAX (307) 672-5214

JN: 24001
DF: 2004A 2004001FP
PP: 1200A0001
JUNE 12, 2004