

DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.00024
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

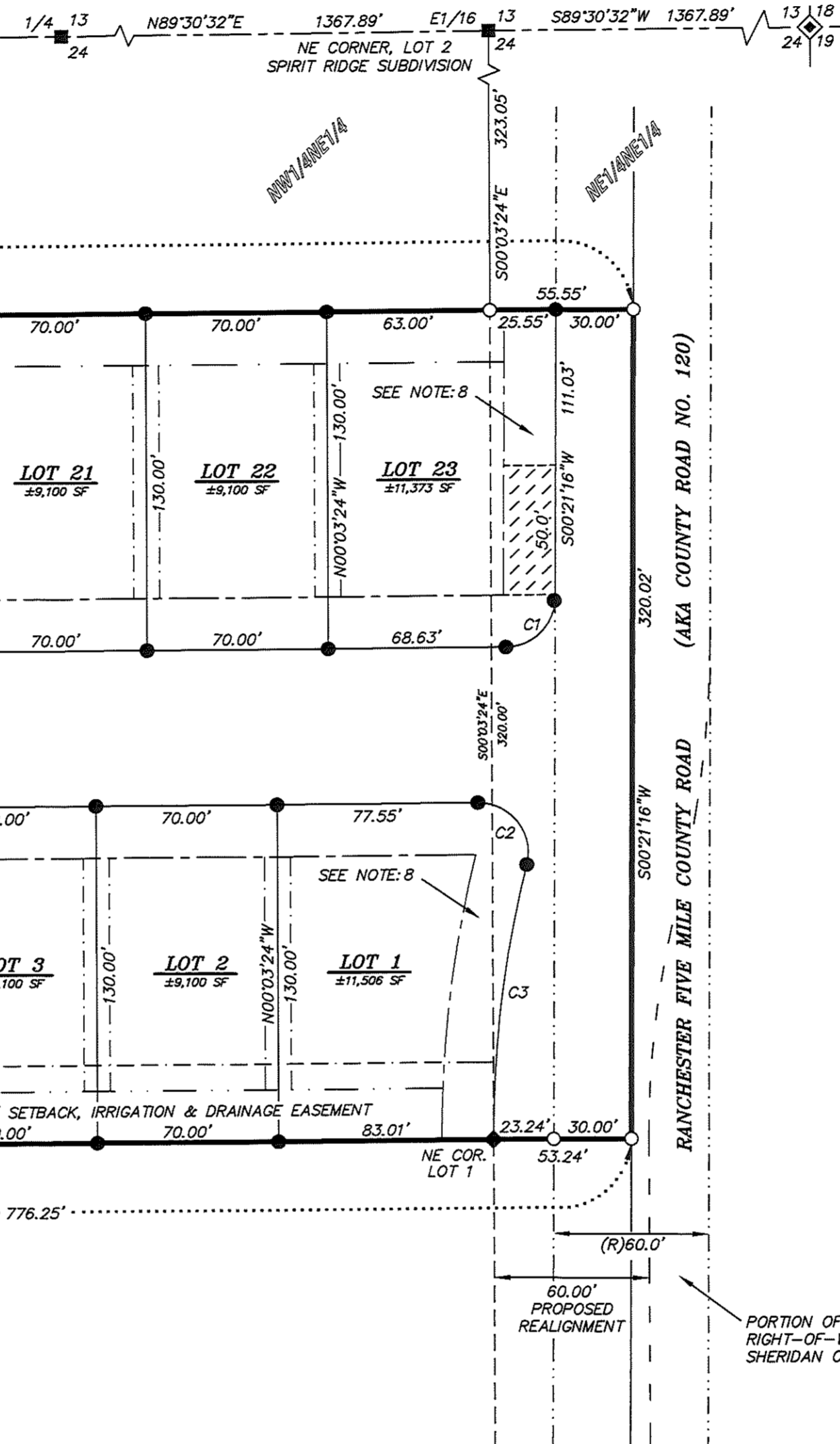
NOTE:
60' RADIUS CUL-DE-SAC (PUBLIC
RIGHT-OF-WAY EASEMENT FOR
INGRESS AND EGRESS)
THIS EASEMENT WILL BE VACATED
UPON SUBDIVISION OF THIS PROPERTY
FOR FUTURE EXTENSION OF THE ROAD.
(NOT A UTILITY EASEMENT)

FINAL PLAT OF THE STONERIDGE MEADOWS SUBDIVISION PHASE I

SITUATED IN LOT 2, SPIRIT RIDGE SUBDIVISION, AND THE NE1/4NE1/4, OF
SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = ±6.67 ACRES
AREA OF LOTS = ±5.11 ACRES
AREA OF OUTLOT = ±0.07 ACRES
AREA OF ROADS = ±1.49 ACRES

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°19'26"	19.20'	28.93'	N45°00'59"E	26.89'
C2	104°30'14"	19.20'	35.02'	S38°04'11"E	30.36'
C3	14°16'41"	430.00'	107.16'	S07°03'50"W	106.88'

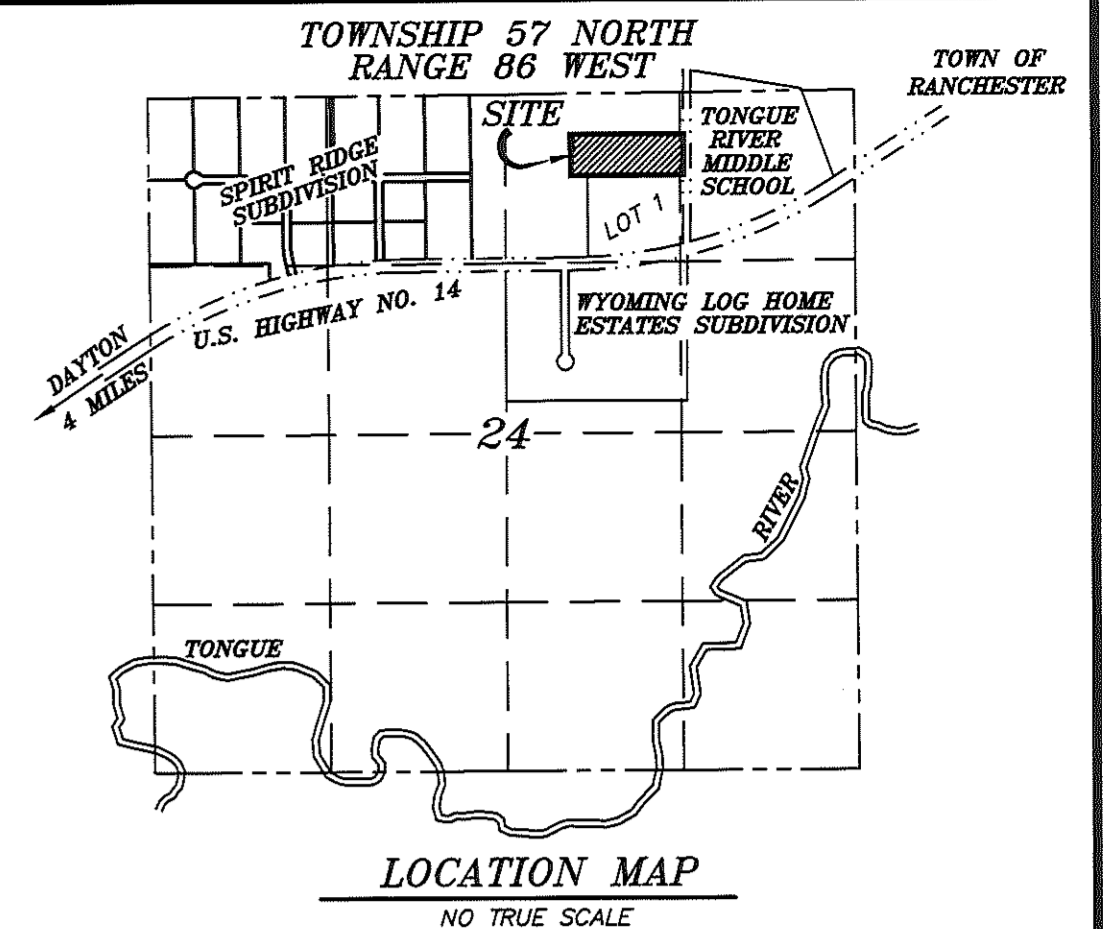


DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF A PORTION OF LOT 2, SPIRIT RIDGE SUBDIVISION, TO THE TOWN OF RANCHESTER, AND A PORTION OF THE NE1/4NE1/4, SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- CALCULATED, NOTHING FOUND/NOTHING SET
- RECORDED
- MEASURED
- WITNESS CORNER
- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- COUNTY ROAD RIGHT-OF-WAY LINE
- CUL-DE-SAC RIGHT-OF-WAY EASEMENT AS NOTED
- PROPOSED COUNTY ROAD ALIGNMENT
- SPIRIT RIDGE SUBDIVISION BOUNDARY LINE TO BE VACATED BY THIS PLAT
- 30.0' PUBLIC RIGHT-OF-WAY & UTILITY EASEMENT LINE (SEE NOTE:9)
- 20.0' SETBACK & UTILITY EASEMENT LINE
- 20.0' SETBACK, IRRIGATION & DRAINAGE EASEMENT LINE
- 20.0' SETBACK & IRRIGATION EASEMENT LINE
- SETBACK LINE (SEE NOTE:5)
- UTILITY EASEMENT LINE
- 20.0' x 50.0' SIGN & UTILITY EASEMENT (SEE NOTE:8)
- OUTLOT A (SEE NOTE:7)



LOCATION MAP
NO TRUE SCALE

CERTIFICATES OF APPROVAL

RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 20th DAY OF April, 2015.

ATTEST:
Ray J. Hamilton
CHAIRMAN
Kathi Steuermann
SECRETARY

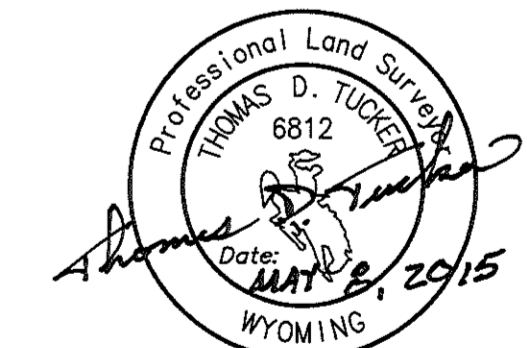
RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS April 7th 2015 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 20th DAY OF April, 2015.

ATTEST:
Chris Clark
MAYOR
Dei L. Loya
TOWN CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss
I, THOMAS D. TUCKER, DO HEREBY STATE 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 I, 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS, AND ROADS OF SAID SUBDIVISION IN COMPLIANCE WITH THE TOWN OF RANCHESTER'S REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

FINAL PLAT OF THE STONERIDGE MEADOWS SUBDIVISION - PHASE I

LOCATION: PORTION OF LOT 2, SPIRIT RIDGE SUBDIVISION, & THE NE1/4NE1/4, SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

RECORD OWNER: STONEMILL CONSTRUCTION, LLC
DREW REDINGER
338 HIGHWAY 335
SHERIDAN, WY 82801

RESTFELDT &
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

DOWL HKM
HKM Engineering Inc.
16 West 6th Street
Box 7010
Sheridan, WY 82801-7010
PH: (307) 672-9006
FAX: (307) 672-5214

JN:2013-042
DF:2013-042_P1
PF:2013-042
APRIL 02, 2015

CERTIFICATE OF OWNER(S)

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), CONTAINING 6.56 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS STONERIDGE MEADOWS SUBDIVISION - PHASE I, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREAFTER THE STREETS, AS SHOWN AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES AND FOR DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

BY: Drew Redinger
(RECORD OWNER) STONEMILL CONSTRUCTION, LLC
DREW REDINGER, PRESIDENT

EXECUTED THIS 20th DAY OF April, 2015.

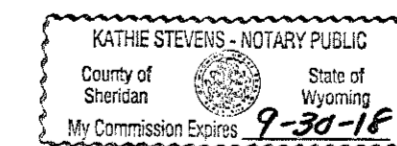
STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2015 BY STONEMILL CONSTRUCTION, LLC, DREW REDINGER, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL

Kathi Steuermann
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-30-18



CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

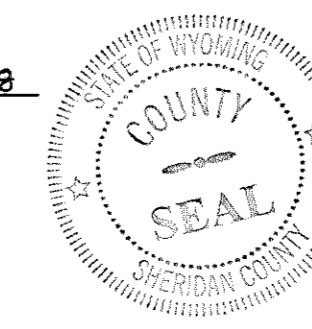
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:37 O'CLOCK P.M.

THIS 8th DAY OF May, 2015, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 148

SEE \$ 75.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2015-719141



NOTES:

- ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
- ANY 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 OR RIVER.
- 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.
- STONERIDGE MEADOWS SUBDIVISION - PHASE I, DOES NOT FALL WITHIN THE STATED FLOOD HAZARD AREAS PER COMMUNITY PANEL NUMBER 56033C0341E (FINALIZED, JANUARY 16, 2014).
- 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 UPON APPROVAL OF SAID SUBDIVISION WILL BECOME VACATED WITHIN SAID SUBDIVISION UNLESS OTHERWISE INDICATED.
- OUTLOT A IS DESIGNED AS OPEN SPACE AND WILL BE MAINTAINED BY THE TOWN OF RANCHESTER AND IS HEREBY DEDICATED TO THE PUBLIC AS A UTILITY, DRAINAGE, FIRE LANE, PATHWAY, AND IRRIGATION EASEMENT. OUTLOT A IS NOT AN ALLEY AND SHALL BE RESTRICTED FROM PUBLIC MOTORIZED INGRESS AND EGRESS.
- OVERHEAD ELECTRIC LINE EASEMENT PER BOOK 137, PAGE 321 TO MONTANA - DAKOTA UTILITIES COMPANY, AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS HAVE PROPRIETARY RIGHTS TO THE TWENTY (20.0) FOOT UTILITY EASEMENT ALONG RANCHESTER FIVE MILE COUNTY ROAD FOR THE USE AND MAINTENANCE OF OVERHEAD POWER LINES.
- 30.0' PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT TO BE VACATED BY THIS PLAT
- THE DEVELOPER SHALL INSTALL AN IRRIGATION RAW WATER DISTRIBUTION SYSTEM SUPPLIED BY THE MIKADO EXTENSION OF THE 0.2&K AND HANOVER DITCH TO LOT 1, SPIRIT RIDGE SUBDIVISION, AND TO EACH LOT OF STONERIDGE MEADOWS SUBDIVISION - PHASE I. THE HOMEOWNERS OF STONERIDGE MEADOWS SUBDIVISION - PHASE I ARE PROHIBITED FROM USING THE TOWN OF RANCHESTER'S POTABLE WATER FOR IRRIGATION PURPOSES SUCH AS LAWN WATERING, GARDENING & LANDSCAPING. STONERIDGE MEADOWS SUBDIVISION - PHASE I HOMEOWNERS SHALL MAINTAIN THE SYSTEM WITHIN PHASE I AND SHALL COORDINATE AND COOPERATE WITH SURROUNDING SPIRIT RIDGE SUBDIVISION LOT OWNERS TO ENSURE IRRIGATION RAW WATER IS AVAILABLE.