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

> $TOTAL AREA = \pm 6.67 ACRES$ $AREA OF LOTS = \pm 5.11 ACRES$ AREA OF OULOT = ± 0.07 ACRES $AREA OF ROADS = \pm 1.49 ACRES$

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 NEI/4NEI/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

RECORD

WC WITNESS CORNER

LOT/PROPERTY LINE

SUBDIVISION BOUNDARY

(M) MEASURED

LEGEND:

TOWNSHIP 57 NORTH TOWN OF RANGE 86 WEST RANCHESTER

CERTIFICATES OF APPROVAL

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT IT'S APRIL 744 ZOS 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 20 PM DAY

SURVEYOR'S CERTIFICATE

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 -

WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR

TOWN OF RANCHESTER'S REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

PHASE I, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT

UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS

OF ALL LOTS, EASEMENTS, AND ROADS OF SAID SUBDIVISION IN COMPLIANCE WITH THE

RANCHESTER PLANNING COMMISSION

GRAPHIC SCALE (U.S. SURVEY FEET) 1 inch = 50 ft. DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)

DATUM ADJUSTMENT FACTOR (DAF): 1.00024

DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE

NOTES:

1. ALL LOTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC

2. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW

WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN

3. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY

CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS

5. ZONED: R1 RESIDENCE; BUILDING SETBACKS FOR DWELLINGS SHALL BE

6. ALL EXISTING EASEMENTS UPON APPROVAL OF SAID SUBDIVISION WILL BECOME VACATED WITHIN

NO LESS THAN TWENTY (20) FEET IN THE FRONT AND REAR YARDS AND

RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE

OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE

PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE

4. STONERIDGE MEADOWS SUBDIVISION - PHASE I, DOES NOT FALL

WITHIN THE STATED FLOOD HAZARD AREAS PER COMMUNITY PANEL

7. 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,

8. OVERHEAD ELECTRIC LINE EASEMENT PER BOOK 137, PAGE 321 TO MONTANA - DAKOTA UTILITIES COMPANY, AND OR ANY OF THIER RESPECTIVE SUCCESSORS AND ASSIGNS HAVE

9. 30.0' PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT TO BE VACATED BY THIS PLAT

BY THE MIKADO EXTENSION OF THE O.Z.&K AND HANOVER DITCH TO LOT 1, SPIRIT RIDGE

SUBDIVISION, AND TO EACH LOT OF STONERIDGE MEADOWS SUBDIVISION - PHASE 1. THE

MILE COUNTY ROAD FOR THE USE AND MAINTENACE OF OVERHEAD POWER LINES.

PROPRIETARY RIGHTS TO THE TWENTY (20.0) FOOT UTILITY EASEMENT ALONG RANCHESTER FIVE

10. THE DEVELOPER SHALL INSTALL AN IRRIGATION RAW WATER DISTRUBUTION SYSTEM SUPPLIED

PATHWAY, AND IRRIGATION EASEMENT. OUTLOT A IS NOT AN ALLEY AND SHALL BE RESTRICTED

NUMBER 56033C0341E (FINALIZED, JANUARY 16, 2014).

FIVE (5) FEET IN SIDE YARDS AS SHOWN.

SAID SUBDIVISION UNLESS OTHERWISE INDICATED.

FROM PUBLIC MOTORIZED INGRESS AND EGRESS.

SEWAGE SYSTEMS.

BANK OF ANY STREAM OF RIVER.

OF THE TOWN OF RANCHESTER.

INGRESS AND EGRESS).

BEARINGS ARE BASED ON THE

WYOMING COORDINATE SYSTEM NAD 1983. EAST CENTRAL ZONE

DISTANCES ARE SURFACE

CURVE TABLE CURVE | DELTA | RADIUS | ARC LENGTH CHORD BEARING CHORD LENGTI C1 8979'26" 19.20' 29.93' N45'00'59"E 26.99' C2 104°30′14″ 19.20′ 35.02′ \$38°04′11″E 30.36′ C3 1476'41" 430.00' 107.16' S07'03'50"W 106.88'

LOT 2

- - INTERIOR SECTION LINE ----- COUNTY ROAD RIGHT-OF-WAY LINE PROPOSED COUNTY ROAD REALIGNMENT — — — — — — — SPIRIT RIDGE SUBVISION BOUNDARY LINE TO BE VACATED BY THIS PLAT ----- UTILITY EASEMENT LINE

----- SECTION LINE

---- 20.0' SETBACK, IRRIGATION & DRAINAGE EASEMENT LINE - 20.0' SETBACK & IRRIGATION EASEMENT LINE

SET 2" ALUMINUM CAP PER PLS 6812

FOUND 3-1/4" ALUMINUM CAP PER PLS 6812

FOUND 3-1/4" ALUMINUM CAP PER PLS 6594

CALCULATED, NOTHING FOUND/NOTHING SET

FOUND 2" ALUMINUM CAP PER PLS 6812

OUTLOT A (SEE NOTE: 7)

THE WYOMING COORDINATE SYSTEM NAD 1983. SPIRIT RIDGE SUBDIVISION EAST CENTRAL ZONE, COORDINATES 20.0' SETBACK & IRRIGATION EASEMENT NOTE:
60' RADIUS CUL-DE-SAC (PUBLIC RIGHT-OF-WAY EASEMENT FOR THIS EASEMENT WILL BE VACATED UPON SUBDIVISION OF THIS PROPERTY FOR FUTURE EXTENSION OF THE ROAD. ("NOT A UTILITY EASEMENT") SILVERTOND R I V ES89'40'42"W 70.00' SEE NOTE: 8 LOT 2 ±9,100 SF SEE NOTE: 9 20.0' SETBACK, IRRIGATION & DRAINAGE EASEMENT 20.0' SETBACK & IRRIGATION EASEMENT \$20.0' SETBACK & IRRIGATION EASEMENT 95 nn' S89°40'42"W LOT 2 SPIRIT RIDGE SUBDIVISION LOT 1 60.00' PROPOSED SPIRIT RIDGE SUBDIVISION PORTION OF THE EXISTING REALIGNMENT RIGHT-OF-WAY TO BE VACATED BY

CERTIFICATE OF DEDICATION

THE FORGOING SUBDIVISION BEING A TRACT OF LAND SITUATED IN LOT 2, SPIRIT RIDGE SUBDIVISION, TO THE TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, SPIRIT RIDGE SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S89°40'42"W, 723.01 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE, CONTINUE \$89'40'42"W, 130.00 FEET TO A POINT; THENCE NOO'03'24"W, 320.00 FEET TO A POINT; THENCE N89'40'42"E, 853.00 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID LOT 2; THENCE SOO 03'24"E, 320.00 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 6.27 ACRES OF LAND, MORE OR LESS.

ALSO INCLUDING A TRACT OF LAND SITUATED IN THE NEWNEY OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 (MONUMENTED WITH A 31/2" ALUMINUM CAP PER PLS 6594); THENCE S89"30"32"W, 1367.89 FEET ALONG THE NORTH LINE OF SAID NE' NE' TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 2. SPIRIT RIDGE SUBDIVISION, AND BEING THE NORTHWEST CORNER OF SAID NE'ANE'A (MONUMENTED WITH A 31/4" ALUMINUM CAP PER PLS 6812); THENCE S00"03"24"E, 323.05 FEET ALONG THE EAST LINE OF SAID LOT 2, SPIRIT RIDGE SUBDIVISION AND THE WEST LINE OF SAID NE'LINE'L TO THE POINT OF BEGINNING OF SAID TRACT; THENCE N89'40'42"E, 55.55 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 299 OF DEEDS, PAGE 201; THENCE SOO"21'16"W, 320.02 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 299 OF DEEDS, PAGE 201 TO A POINT; THENCE S89'40'42"W, 53.24 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1. SPIRIT RIDGE SUBDIVISION; THENCE NOO'03'24"W, 320.00 FEET ALONG THE EAST LINE OF SAID LOT 2, SPIRIT RIDGE SUBDIVISION TO THE POINT OF BEGINNING OF SAID

SAID TRACT CONTAINS 0.40 ACRES OF LAND, MORE OR LESS.

THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY DEDICATE FOR PUBLIC USE TO THE TOWN OF RANCHESTER AND ITS LICENSEES ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE TOWN OF RANCHESTER AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

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.

MMW Kadinger (RECORD OWNER) STONEMILL CONSTRUCTION, LLC DREW REDINGER, PRESIDENT

STATE OF WYOMING COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF OPTION STONEMILL CONSTRUCTION, LLC, DREW REDINGER, PRESIDENT.

_____1367.89' __E1/16__13 __S89*30'32"W 1367.89' _____

NE CORNER, LOT 2

SPIRIT RIDGE SUBDIVISION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

SHERIDAN COUNTY

KATHIE STEVENS - NOTARY PUBLIC State of Sheridan Wyoming
My Commission Expires 9-30-18

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:37 O'CLOCK P.M., THIS 8 , DAY OF May , 20 15 , AND IS DULY RECORDED IN DRAWER S , PLAT NO. 148 FEE \$ 75.00

STAMP RECEIVING NUMBER 2015 - 71916

OF THE

STONERIDGE MEADOWS SUBDIVISION - PHASE I

FINAL PLAT

"PLAT IS VALID ONLY IF PRINT HAS

ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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

SHERIDAN, WY 82801

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

RESTFELDT A URVEYING 2340 WETLANDS DR., SUITE 100 PO BOX 3082 SHERIDAN, WY 82801 307-672-7415

FAX 674-5000

COUNTY OF SHERIDAN)

DOWL HKM

JN: 2013-042 DF: 2013-042_PT PF: T2013-042 APRIL 02, 2015



HOMEOWNERS OF STONERIDGE MEADOWS SUBDIVISION - PHASE 1 ARE PROHIBITED FROM USING THE TOWN OF RANCHESTERS POTABLE WATER FOR IRRIGATION PURPOSES SUCH AS LAWN WATERING, GARDENING & LANDSCAPING. STONERIDGE MEADOWS SUBDIVISION - PHASE 1 HOMEOWNERS SHALL MAINTAIN THE SYSTEM WITHIN PHASE 1 AND SHALL COORDINATE AND COOPERATE WITH SURROUNDING SPIRIT RIDGE SUBDIVISION LOT OWNERS TO ENSURE IRRIGATION RAW WATER IS