

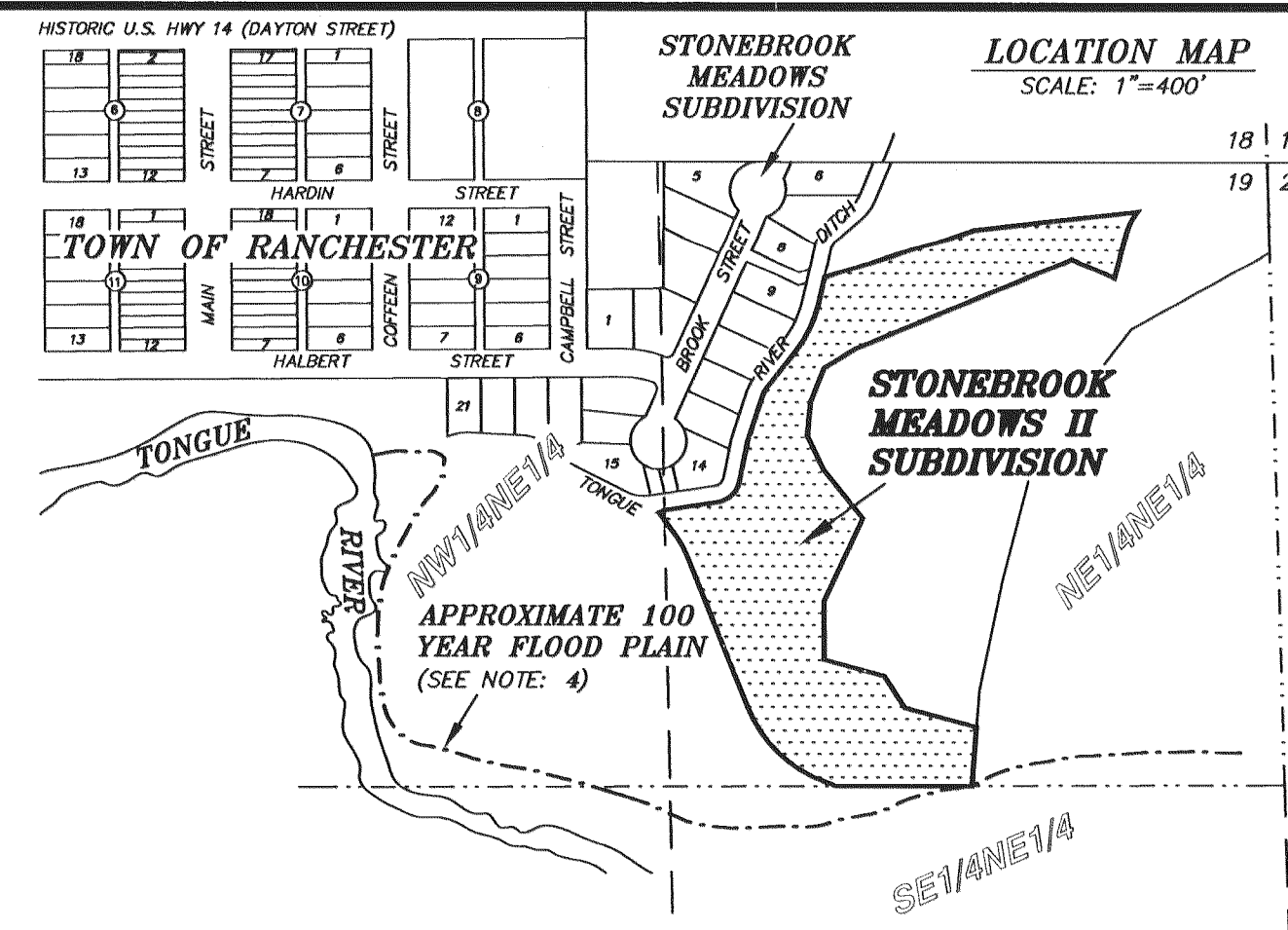
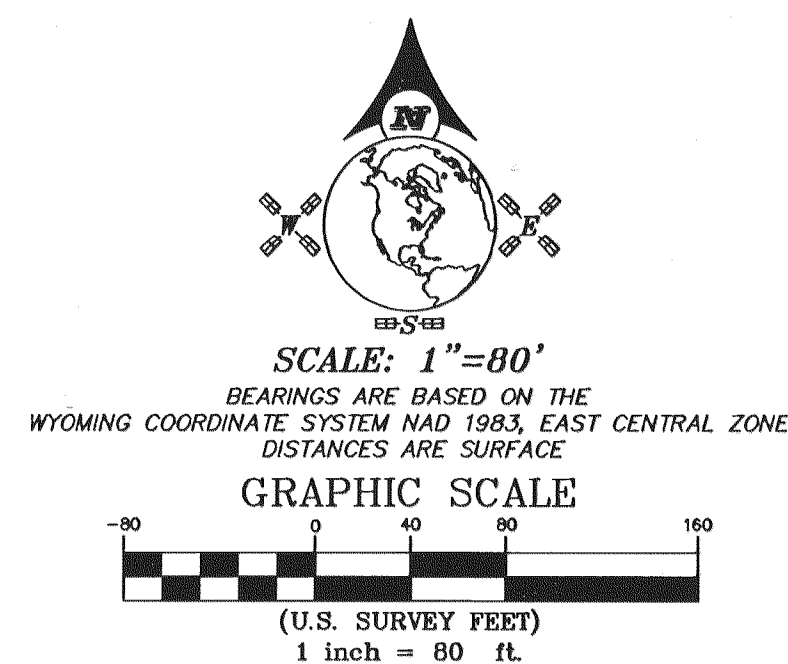
# FINAL PLAT OF STONEBROOK MEADOWS II SUBDIVISION

A SUBDIVISION LOCATED IN THE N1/2NE1/4 OF SECTION 19, T57N, R85W, 6TH P.M.,  
TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

TOTAL = ±7.75 ACRES  
PARK AREA = ±3.62 ACRES  
AREA OF ROADS = ±1.30 ACRES  
AREA OF LOTS = ±2.83 ACRES  
11 LOTS ZONED R-1

SURFACE COORDINATE  
N 1935060.36  
E 1359178.29

DATUM: NAD 83(1993)  
LAT. 44°54'29.1042"N  
LONG. 107°09'13.6068"W  
HEIGHT 3704.0  
ELEV. 3746.3 (NAVD 88)



## 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.
- STONEBROOK MEADOWS II SUBDIVISION IS NOT LOCATED IN ZONE AE PER COMMUNITY PANEL NUMBER 560046 001 C (JANUARY 20, 1999).
- 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 BECOME VACATED WITHIN SAID SUBDIVISION UNLESS OTHERWISE INDICATED.
- EXISTING WATERLINES, TELEPHONE LINES AND UNDERGROUND ELECTRIC LINES WITHIN SAID SUBDIVISION SHALL BE ABANDONED AND RELOCATED WITHIN THE PLATTED EASEMENTS TO FACILITATE ADJOINING LAND OWNERS.
- ALL WATER RIGHTS WILL BE DETACHED FROM THE STONEBROOK MEADOWS II SUBDIVISION. THE IRRIGATION WATER BEYOND THE STONEBROOK MEADOWS II SUBDIVISION SHALL BE MAINTAINED AND DISTRIBUTED THROUGH AN ENGINEERED SYSTEM TO FACILITATE ADJOINING LAND OWNERS. SEE ENGINEERING PLANS ON FILE WITH THE TOWN OF RANCHESTER. SEE STATE STATUTES FOR ACCESS AND MAINTENANCE OF IRRIGATION DITCHES.
- A GEOTECHNICAL REPORT, WHICH INDICATES SHALLOW GROUND WATER (FROM 2.5' TO 9' BELOW THE SURFACE) AND VARYING SOIL CONDITIONS, IS AVAILABLE FOR REVIEW THROUGH THE TOWN OF RANCHESTER ENGINEERING DEPARTMENT. SITE SPECIFIC SOIL CONDITIONS SHOULD BE VERIFIED PRIOR TO FOUNDATION CONSTRUCTION.

## CERTIFICATES OF APPROVAL

### RANCHESTER PLANNING COMMISSION

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWIT RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 4th DAY OF November, 2009.

ATTEST:  
Ray J. Hamilton, Chairman  
Kathie Stemann, Secretary

### RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS 4/3/2009 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 4th DAY OF November, 2010.

ATTEST:  
Capp Cloney, Mayor  
Dini L. Lippa, Town Clerk

## CERTIFICATE OF RECORDER

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:35 O'CLOCK, THIS 10th DAY OF November, 2009, AND RECORDED IN PLAT BOOK 5, ON PAGE 128.

County Clerk: Audrey Faltuska  
STAMP RECEIVING NUMBER: 655763

## FINAL PLAT OF STONEBROOK MEADOWS II SUBDIVISION

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

RECORD OWNER: STONEWILL CONSTRUCTION  
DREW REDINGER  
338 HIGHWAY 335  
SHERIDAN, WY. 82801

B RESTFELDT  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

HKM Engineering Inc.  
16 West 8th Street  
P.O. Box 7010  
Sheridan, WY 82801-7010  
(307) 672-9036  
FAX (307) 672-5214

JN: 26008  
DF: 2006/2006008P2  
PF: 12006008  
OCTOBER 9, 2009

## 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 NORTHEAST CORNER OF SAID SECTION 19 (MONUMENTED WITH A 3-1/4" BRASS CAP PER PLS 6812); THENCE S69°13'49"W, 297.22 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S35°17'27"W, 8.90 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 20°43'07", AN ARC LENGTH OF 50.63 FEET, A CHORD BEARING OF S24°55'53"W, A CHORD LENGTH OF 50.35 FEET TO A POINT; THENCE S14°34'20"W, 89.28 FEET TO A POINT; THENCE N68°50'34"W, 99.98 FEET TO A POINT; THENCE S67°37'13"W, 216.73 FEET TO A POINT; THENCE S87°32'05"W, 283.69 FEET TO A POINT; THENCE S58°14'02"W, 79.02 FEET TO A POINT; THENCE S21°41'54"W, 79.95 FEET TO A POINT; THENCE S05°03'36"W, 71.98 FEET TO A POINT; THENCE S25°41'04"E, 79.30 FEET TO A POINT; THENCE S39°10'40"E, 134.17 FEET TO A POINT; THENCE S25°11'42"W, 196.11 FEET TO A POINT; THENCE S00°43'16"E, 123.71 FEET TO A POINT; THENCE S75°00'00"E, 132.77 FEET TO A POINT; THENCE S32°53'51"E, 80.87 FEET TO A POINT; THENCE S75°00'00"E, 159.07 FEET TO A POINT; SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 492 OF DEEDS, PAGE 522; THENCE S04°28'06"W, 125.98 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 492 OF DEEDS, PAGE 522 AND LYING ON THE SOUTH LINE OF SAID N1/2NE1/4; THENCE S89°50'02"W, 289.83 FEET ALONG THE SOUTH LINE OF SAID N1/2NE1/4 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 492 OF DEEDS, PAGE 522; THENCE N69°49'52"W, 28.83 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 492 OF DEEDS, PAGE 522 TO A POINT; THENCE, ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 47°48'07", AN ARC LENGTH OF 233.60 FEET, A CHORD BEARING OF N45°55'48"W, AND A CHORD LENGTH OF 228.89 FEET TO A POINT; THENCE N22°01'45"W, 346.83 FEET ALONG SAID WEST LINE TO A POINT; THENCE, ALONG SAID WEST LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 18°13'12", AN ARC LENGTH OF 69.96 FEET, A CHORD BEARING OF N31°08'21"W, AND A CHORD LENGTH OF 69.67 FEET TO A POINT; THENCE, ALONG SAID WEST LINE THROUGH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 09°29'03", AN ARC LENGTH OF 46.35 FEET, A CHORD BEARING OF N35°30'25"W, AND A CHORD LENGTH OF 46.30 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 491 OF DEEDS, PAGE 419; SAID POINT ALSO BEING THIRTY FIVE (35) FEET SOUTH OF THE SOUTH LINE OF STONEBROOK MEADOWS SUBDIVISION WHEN MEASURED AT RIGHT ANGLES; THENCE N81°36'22"E, 129.78 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 491 OF DEEDS, PAGE 419 TO A POINT; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 491 OF DEEDS, PAGE 419 THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 70°21'33", AN ARC LENGTH OF 67.55 FEET, A CHORD BEARING OF N46°25'25"E, AND A CHORD LENGTH OF 63.38 FEET TO A POINT; THENCE N11°14'29"E, 84.45 FEET ALONG SAID EASTERLY LINE TO A POINT; THENCE N18°05'12"E, 104.33 FEET ALONG SAID EASTERLY LINE TO A POINT; THENCE, ALONG SAID EASTERLY LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 20°08'01", AN ARC LENGTH OF 22.84 FEET, A CHORD BEARING OF N28°09'12"E, AND A CHORD LENGTH OF 22.72 FEET TO A POINT; THENCE N38°13'13"E, 97.35 FEET ALONG SAID EASTERLY LINE TO A POINT; THENCE, ALONG SAID EASTERLY LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 25°14'30", AN ARC LENGTH OF 114.54 FEET, A CHORD BEARING OF N25°35'58"E, AND A CHORD LENGTH OF 113.62 FEET TO A POINT; THENCE N12°58'43"E, 57.08 FEET ALONG SAID EASTERLY LINE TO A POINT; THENCE N72°29'12"E, 335.97 FEET TO A POINT; THENCE N83°55'41"E, 351.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

## EXTERIOR BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	140.00'	20°43'07"	50.63'	S24°55'53"W	50.35'
C2	280.00'	47°48'07"	233.60'	N45°55'48"W	228.89'
C3	220.00'	18°13'12"	69.96'	N31°08'21"W	69.67'
C4	280.00'	09°29'03"	46.35'	N35°30'25"W	46.30'
C5	55.00'	70°21'33"	67.55'	N46°25'25"E	63.38'
C6	65.00'	20°08'01"	22.84'	N28°09'12"E	22.72'
C7	260.00'	25°14'30"	114.54'	N25°35'58"E	113.62'

## CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	220.00'	02°32'55"	11.07'	S38°48'30"E	11.06'
C9	280.00'	15°49'54"	77.37'	S32°20'00"E	77.12'
C10	280.00'	02°23'18"	11.67'	S23°13'24"E	11.67'
C11	220.00'	03°12'20"	13.59'	S23°42'55"E	13.59'
C12	220.00'	32°08'14"	123.40'	S41°38'12"E	121.79'
C13	220.00'	12°07'33"	46.56'	S63°46'05"E	46.47'
C14	14.00'	95°10'08"	23.25'	N62°35'04"E	20.67'
C15	14.00'	84°49'52"	20.73'	S27°24'56"E	18.89'

## LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" BRASS CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 5/8" REBAR PER PLS 537
- CALCULATED; NOTHING FOUND/NOTHING SET
- WITNESS CORNER
- W.C.
- ANGLE POINT
- SUBDIVISION BOUNDARY
- LOT/BLOCK/PROPERTY LINE
- 20.0' UTILITY EASEMENT AND SETBACK LINE
- SETBACK LINES (SEE NOTE: 5)
- SECTION LINE
- INTERIOR SECTION LINE
- TOWN OF RANCHESTER CORPORATE LIMITS
- EASEMENTS AS NOTED

## 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 PROPRIETORS, CONTAINING 7.75 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS STONEBROOK MEADOWS II SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, AND PARK AREA, 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.

EXECUTED THIS 4th DAY OF November, 2009.

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

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2009 BY STONEWILL CONSTRUCTION LLC, DREW REDINGER, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Dini L. Lippa  
NOTARY PUBLIC  
TERI L. LAYLA, NOTARY PUBLIC  
County of Sheridan  
My Commission Expires 12/31/10

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING ) :ss  
COUNTY OF SHERIDAN )

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

Professional Land Surveyor  
THOMAS D. TUCKER  
6812  
Date: 11-14-2009  
WYOMING

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

S-128