

STONEBROOK MEADOWS VI SUBDIVISION

A SUBDIVISION OF TRACT A OF STONEBROOK MEADOWS V SUBDIVISION, RANCHESTER, WYOMING, LOCATED IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$), SECTION 19, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

CONTAINING: \pm 10.67 ACRES
NUMBER OF LOTS: 25
LOTS: \pm 8.72 ACRES
ROADS \pm 1.95 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE STONEMILL CONSTRUCTION LLC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS STONEBROOK MEADOWS VI SUBDMISION, LOCATED IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$), SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF STONEBROOK MEADOWS V SUBDIVISION, RANCHESTER, WYOMING, LOCATED IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$), SECTION 19, T57N, R85W, 6TH P.M. SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT BEING THE POINT OF BEGINNING; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 66.20 FEET, AN ARC LENGTH OF 46.39 FEET, A DELTA OF 40°09'07" AND A CHORD OF N 72°16'39" E, 45.45 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY BOOK 481 PAGE 419 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 87°28'14" E, 109.35 FEET CONTINUING ALONG SAID SOUTH LINE; THENCE CONTINUING ALONG SAID SOUTH LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 67.32 FEET, A DELTA OF 45°22'32", AND A CHORD OF S 64°47'45" E, 65.57 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 56.89 FEET, A DELTA OF 21°01'51" AND A CHORD OF S 52°36'42" E, 56.57 FEET; THENCE S 63°09'55" E, 72.04 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 OF SAID STONEBROOK MEADOWS V SUBDIVISION; THENCE S 22°01'45" E, 538.95 FEET ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5 AND 6 OF SAID STONEBROOK MEADOWS V SUBDIVISION; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 9 TO THE NORTHWEST LINE OF SAID LOT 9 TO THE NORTHWEST LINE OF REO MEADOWS V SUBDIVISION; THENCE N 69°49'10" W, 60.03 FEET ALONG SAID NORTHWEST LINE; THENCE S 67°04'49" W, 266.76 FEET, ALONG SAID NORTHWEST LINE TO THE CENTERLINE OF THE TONGUE RIVER; THENCE N 06°06'58" W, 104.98 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 94.92 FEET, AND A DELTA OF 54°23'14", AND A CHORD OF N 33°19'02" W, 91.40 FEET; THENCE N 60°31'06" W, 169.96 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.63 FEET, AN ARC LENGTH OF 100.63 FEET, AND A DELTA OF 28°49'38" AND A CHORD OF N 74°56'07" W, 99.57 FEET; THENCE N 89°21'09" W, 38.94 FEET ALONG SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 84.54 FEET, A DELTA OF 24°13'08", AND A CHORD OF N 77°14'24" W, 83.91 FEET; THENCE N 65°07'39" W, 83.24 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE

SUBJECT TO ALL LEASES, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, 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 THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE TOWN OF RANCHESTER AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

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

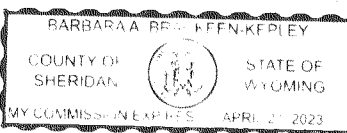
EXECUTED THIS 15th DAY OF April, 2021.

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

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

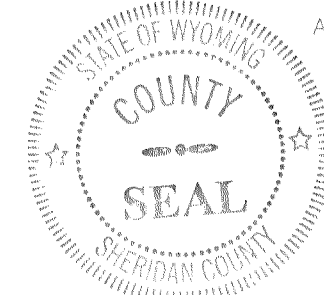
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Drew Redinger FOR Stonemill Construction THIS 15 DAY OF April, 2021.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: April 27, 2023

NOTARY PUBLIC



AL: 342.19' (M) 342.06' (R)
R: 410.00' (M&R)
D: 47°49'09"
B: N 45°55'16" W (M)
N 45°55'48" W (R)
CL: 332.34' (M) 332.23' (R)

STONEBROOK MEADOWS V
NOT PART OF THIS SUBDIVISION



Eula Shunk Thompson 2021-768649
COUNTY CLERK STAMP RECEIVING NUMBER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	650.00'	493.64'	481.86'	S 47°10'02" E	43°30'47"
C2	710.00'	550.31'	536.64'	N 47°36'56" W	44°24'34"
C3	410.00'	21.63'	21.63'	N 68°19'10" W	3°01'21"
C4	410.00'	66.91'	66.83'	N 62°07'59" W	9°21'01"
C5	410.00'	66.99'	66.92'	S 52°46'38" E	9°21'41"
C6	410.00'	67.11'	67.03'	N 43°24'27" W	9°22'42"
C7	410.00'	67.19'	67.12'	S 34°01'25" E	9°23'22"
C8	410.00'	52.36'	52.33'	N 25°40'12" W	7°19'02"
C9	155.00'	56.89'	56.57'	N 52°36'42" W	21°01'51"
C10	85.00'	67.32'	65.57'	S 64°47'45" E	45°22'32"
C11	66.20'	46.39'	45.45'	N 72°16'39" E	40°09'07"
C12	200.00'	76.49'	76.03'	S 76°05'14" E	21°54'48"
C13	200.00'	8.05'	8.05'	S 88°11'48" E	2°18'19"
C14	100.00'	82.64'	80.31'	S 36°50'13" E	47°20'52"
C15	100.00'	12.29'	12.28'	N 09°39'36" E	7°02'21"
C16	710.00'	196.41'	195.78'	S 61°53'43" E	15°50'59"
C17	710.00'	104.45'	104.36'	S 49°45'21" E	8°26'44"
C18	710.00'	109.59'	109.58'	S 41°06'57" E	8°51'05"
C19	710.00'	72.07'	72.04'	S 33°46'55" E	5°48'58"
C20	710.00'	67.70'	67.67'	N 28°08'32" W	5°27'47"
C21	650.00'	85.07'	85.01'	S 29°09'37" E	7°29'56"
C22	650.00'	85.67'	85.60'	S 38°41'39" E	7°34'08"
C23	650.00'	85.34'	85.28'	N 44°14'24" W	7°31'22"
C24	650.00'	85.03'	84.97'	N 51°44'56" W	7°29'43"
C25	650.00'	85.59'	85.53'	S 59°16'09" E	7°32'41"
C26	650.00'	66.74'	66.71'	N 65°58'57" E	5°52'58"
C27	25.00'	21.68'	21.00'	N 50°15'03" W	49°40'47"
C28	60.00'	78.65'	73.14'	N 37°32'19" W	75°06'14"
C29	60.00'	52.19'	50.56'	N 24°55'58" E	49°50'16"
C30	60.00'	52.81'	51.19'	S 76°03'59" W	50°25'49"
C31	60.00'	52.50'	50.84'	S 54°39'08" E	50°08'00"
C32	60.00'	50.75'	49.25'	N 05°21'15" W	48°27'42"
C33	14.00'	22.65'	25.82'	S 45°52'10" E	134°27'23"
C34	155.00'	40.22'	40.11'	N 55°41'34" W	14°52'08"
C35	155.00'	16.67'	16.66'	S 45°10'38" E	6°09'43"
C36	100.00'	94.92'	91.40'	S 33°19'02" E	54°23'14"
C37	200.00'	100.63'	99.57'	S 74°56'07" E	28°49'38"
C38	200.00'	84.54'	83.91'	S 77°14'24" W	24°13'08"
C39	14.00'	22.80'	20.37'	N 21°15'08" E	93°19'34"
C40	14.00'	22.73'	20.31'	S 64°59'46" W	93°00'42"

SITE

LOCATION MAP
NOT TO SCALE

NOTES:

- ALL LOTS SHALL BE REQUIRED TO USE THE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
- OUTLOT A TO BE DEDICATED TO THE TOWN OF RANCHESTER FOR PUBLIC USE
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF RANCHESTER BUILDING STANDARDS AND REGULATIONS
- ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THIS SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO THE NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
- ZONED: R1; BUILDING SETBACKS SHALL BE NO LESS THAN TWENTY (20) FEET IN THE FRONT AND BACK, AND FIVE (5) FEET ON THE SIDES AS SHOWN ON PLAT.
- ALL EXISTING EASEMENTS WITHIN THE BOUNDARIES OF STONEBROOK MEADOWS VI SUBDIVISION, NOT SHOWN ON THIS PLAT WILL BE VACATED UPON THE APPROVAL OF THIS SUBDIVISION.
- SITE SPECIFIC SOIL CONDITIONS SHOULD BE VERIFIED BEFORE CONSTRUCTION, IT IS RECOMMENDED THAT A GEOTECHNICAL STUDY BE COMPLETED BY ALL LOT OWNERS TO DETERMINE SOIL CONDITIONS AND GROUND WATER CONDITIONS PRIOR TO CONSTRUCTION. NO BASEMENTS WILL BE ALLOWED WITHIN THIS SUBDIVISION
- LOTS ARE SUBJECT TO MINIMUM FINISH FLOOR ELEVATION AS NOTED IN TABLE BELOW

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TRACT A OF STONEBROOK MEADOWS V SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 19, T57N R85W, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID PLAT IS RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK IN DRAWER S PLAT 147, IN THE SHERIDAN COUNTY COURT HOUSE. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

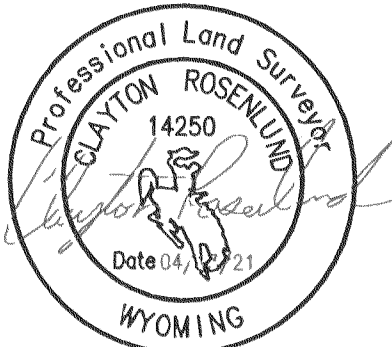
CERTIFICATE OF SURVEYOR

I, CLAYTON P. 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 STONEBROOK MEADOWS VI 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 ALL LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH TOWN OF RANCHESTER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

CLAYTON P. ROSENLUND

REGISTERED LAND SURVEYOR

NO. 14250



NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

PREPARED FOR:
STONEMILL CONSTRUCTION LLC
2727 COFFEE AVE
SHERIDAN WY 82801

DATE PREPARED: MARCH 30, 2021

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