

PORTION OF THE NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M.,  
TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

TOTAL = ±25.07 ACRES  
 AREA OF ROADS = ±0.40 ACRES  
 AREA OF NINE (9) LOTS = ±2.25 ACRES  
 AREA OF TRACTS = ±22.42 ACRES  
 ZONED R-1

THE ABOVE OR FORGOING SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE NE¼ OF SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND (SUBDIVISION) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE N37°11'53"W, 932.16 FEET TO THE POINT OF BEGINNING OF SAID TRACT SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 284 OF DEEDS, PAGE

[illegible]

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); CONTAINING 25.07 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS **STONEBROOK MEADOWS V SUBDIVISION**, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREFTER 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 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 9<sup>th</sup> DAY OF April, 2015

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF April, 2015 BY  
STONEMILL CONSTRUCTION, LLC, DREW REDINGER, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Seal  
NOTARY PUBLIC

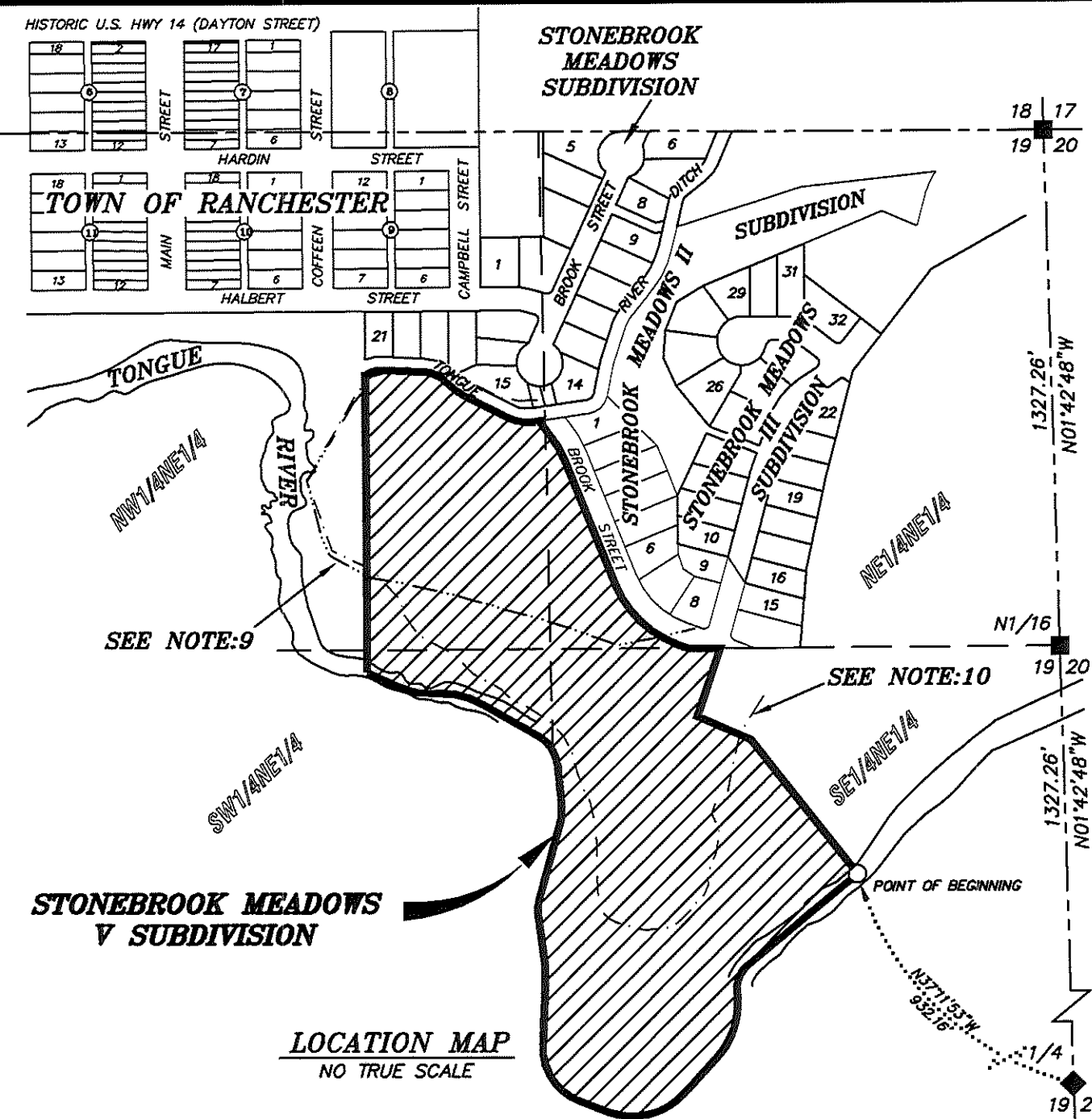
MY COMMISSION EXPIRES: 7-20-76

**NOTES:**

1. ALL LOTS & TRACTS SHALL BE REQUIRED TO USE PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS.
2. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAW DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OF RIVER.
3. 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 RANCHEDSTER.
4. 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.
5. ALL EXISTING EASEMENTS UPON APPROVAL OF SAID SUBDIVISION WILL BECOME VACATED WITHIN SAID SUBDIVISION UNLESS OTHERWISE INDICATED.
6. 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.
7. ALL WATER RIGHTS WILL BE DETACHED FROM THE STONEBROOK MEADOWS V SUBDIVISION. SEE STATE STATUTES FOR ACCESS AND MAINTENANCE OF IRRIGATION DITCHES.
8. SITE SPECIFIC SOIL CONDITIONS SHOULD BE VERIFIED PRIOR TO FOUNDATION CONSTRUCTION. IT IS RECOMMENDED THAT A GEOTECHNICAL STUDY BE COMPLETED BY ALL LOT OWNERS TO DETERMINE SOIL CONDITIONS AND GROUND WATER CONDITIONS THAT MAY OR MAY NOT EXIST. NO BASEMENTS WILL BE ALLOWED WITHIN THIS SUBDIVISION.

9. PORTIONS OF TRACT "A", LOT 7 AND LOT 8, ALL OF TRACT "B" AND LOT 9, STONEBROOK MEADOWS V SUBDIVISION ARE LOCATED WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560046, PANEL NUMBER 0343E & 0344E, MAP NUMBER 56033C0343E & 56033C0344E, EFFECTIVE DATE JANUARY 16, 2014.

10. STONEBROOK MEADOWS V SUBDIVISION, TO THE TOWN OF RANCHESTER, FLOOD PLAIN REPORT BY WYOMING PROFESSIONAL ENGINEER & LAND SURVEYOR NUMBER 4364, OCTOBER 31, 2014. A DETAILED REPORT TO THE TOWN OF RANCHESTER HAS REDEFINED THE 100 YEAR FLOOD PLAIN BOUNDARY AND SHALL BE SUBMITTED TO FEMA. THE BASE FLOOD ELEVATIONS (BFE'S) HAVE ALSO BEEN DETERMINED AND SHALL BE SUBMITTED TO THE TOWN OF RANCHESTER TO MEET THE TOWN'S FLOOD PLAIN ORDINANCE.

**RANCHESTER PLANNING COMMISSION**

THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 9<sup>th</sup> DAY OF April, 2015.


ATTEST:


Rory J. Hamilton  
CHAIRMAN

Kathie Stevens  
SECRETARY

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS \_\_\_\_\_ 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 7<sup>th</sup> DAY OF April, 2015.

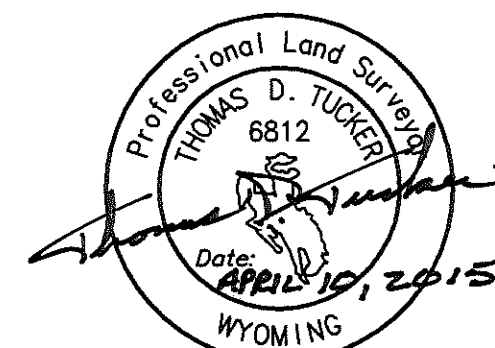
ATTEST:

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
TOWN CLERK

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 **STONEBROOK MEADOWS V 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 CLOSE SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND ROADS OF SAID SUBDIVISION IN COMPLIANCE WITH THE TOWN OF RANCHER'S REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:03 O'CLOCK P.M.,  
THIS 9, DAY OF April, 20 15, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 147  
FEE \$ 75.00

Eda Schunk Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER 2015-718591

FINAL PLAT  
OF THE  
**STONEBROOK MEADOWS V  
SUBDIVISION**

LOCATION: PORTION OF THE NE1/4, SECTION 19, TOWNSHIP 57 NORTH, RANGE 85 WEST,  
6TH P.M., TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

RECORD OWNER: STONEMILL CONSTRUCTION, LLC  
DREW REDINGER  
2727 COFFEEN AVENUE  
SHERIDAN, WY 82801

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



PAWL HKM

HKM Engineering Inc.  
16 West 8th Street  
P.O. Box 7010  
Sheridan, WY 82801-7010

PH: (307) 672-9006  
FAX: (307) 672-5214

JN: 2006-008  
DF: 2006008P5-FP  
PF: T2006008-P5  
FEBRUARY 20, 2015

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°58'15"W	112.42'
L2	N67°58'15"E	120.00'
L3	S67°58'15"W	130.00'
L4	S67°58'15"W	130.00'
L5	S67°58'15"W	130.00'
L6	S67°58'15"W	130.00'
L7	S66°34.43"W	130.00'
L8	S41°54'10"W	130.00'
L9	S27°33'37"W	130.00'
L10	S18°30'00"W	112.57'
L11	N46°54.55"W	65.98'
L12	N69°49'52"W	50.06'
L13	N22°01'45"W	60.00'
L14	N22°01'45"W	146.24'

<b>CURVE</b>	<b>DELTA</b>	<b>RADIUS</b>	<b>ARC LENGTH</b>	<b>CHORD BEARING</b>	<b>CHORD LENGTH</b>
<b>C1</b>	<b>40°48'36"</b>	<b>65.00'</b>	<b>46.30'</b>	<b>N72°08'54"E</b>	<b>45.33'</b>
<b>C2</b>	<b>45°21'33"</b>	<b>85.00'</b>	<b>67.24'</b>	<b>S64°44'06"E</b>	<b>65.65'</b>
<b>C3</b>	<b>31°00'30"</b>	<b>150.00'</b>	<b>50.63'</b>	<b>S33°31'14"E</b>	<b>78.83'</b>
<b>C4</b>	<b>35°17'59"</b>	<b>130.00'</b>	<b>80.09'</b>	<b>S80°44'42"E</b>	<b>78.83'</b>
<b>C5</b>	<b>08°29'03"</b>	<b>280.00'</b>	<b>46.35'</b>	<b>S35°30'25"E</b>	<b>46.30'</b>
<b>C6</b>	<b>18°13'12"</b>	<b>220.00'</b>	<b>69.96'</b>	<b>S31°08'21"E</b>	<b>69.67'</b>

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	2°56'58"	220.0'	10.69'	S38°51'28"E	10.68'
C8	10°26'14"	10.00'	18.40'	S15°55'08"E	15.91'
C9	10°30'00"	10.00'	15.71'	S41°14'12"E	14.11'
C10	11°13'32"	280.0'	56.22'	S2°43'31"E	55.58'
C11	14°40'33"	280.0'	71.72'	S40°45'34"E	71.52'
C12	14°40'33"	280.0'	71.72'	S55°26'08"E	71.52'
C13	7°03'28"	280.0'	34.48'	S66°18'08"E	34.47'
C14	8°13'22"	280.0'	37.22'	S25°45'28"E	36.08'
C15	7°03'28"	410.0'	50.50'	N66°18'08"W	50.47'
C16	14°40'33"	410.0'	105.02'	N55°26'08"E	104.73'
C17	14°40'33"	410.0'	105.02'	N40°45'34"E	104.73'
C18	11°13'32"	280.0'	56.22'	S41°14'12"E	55.58'
C19	15°26'14"	220.0'	28.87'	S29°54'54"E	29.10'

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