

# FINAL PLAT OF STONEBROOK MEADOWS III SUBDIVISION

A SUBDIVISION LOCATED IN THE NE1/4NE1/4 OF SECTION 19, T57N, R85W, 6TH P.M.,

TOWN OF RANCHESTER, SHERIDAN COUNTY, WYOMING

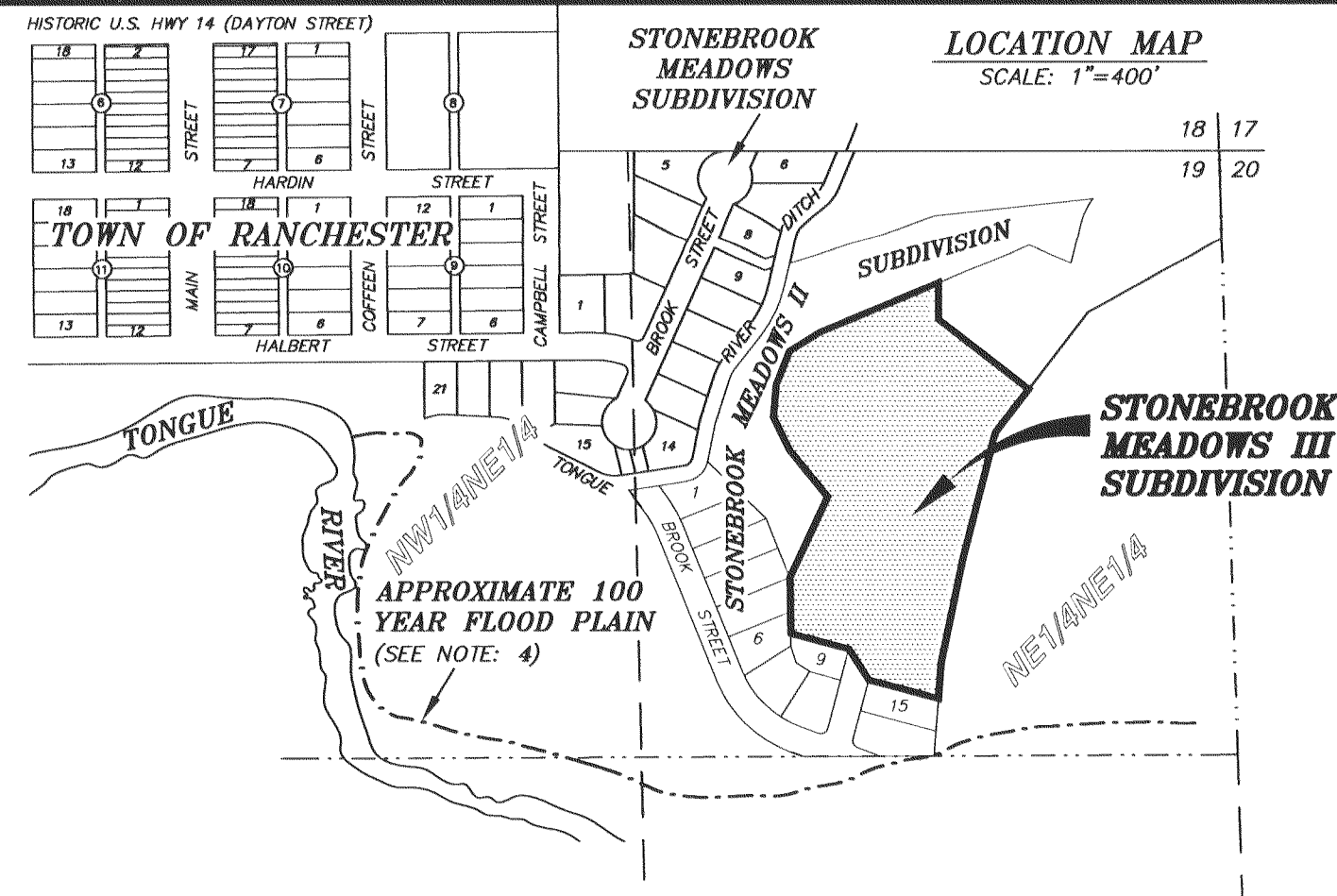
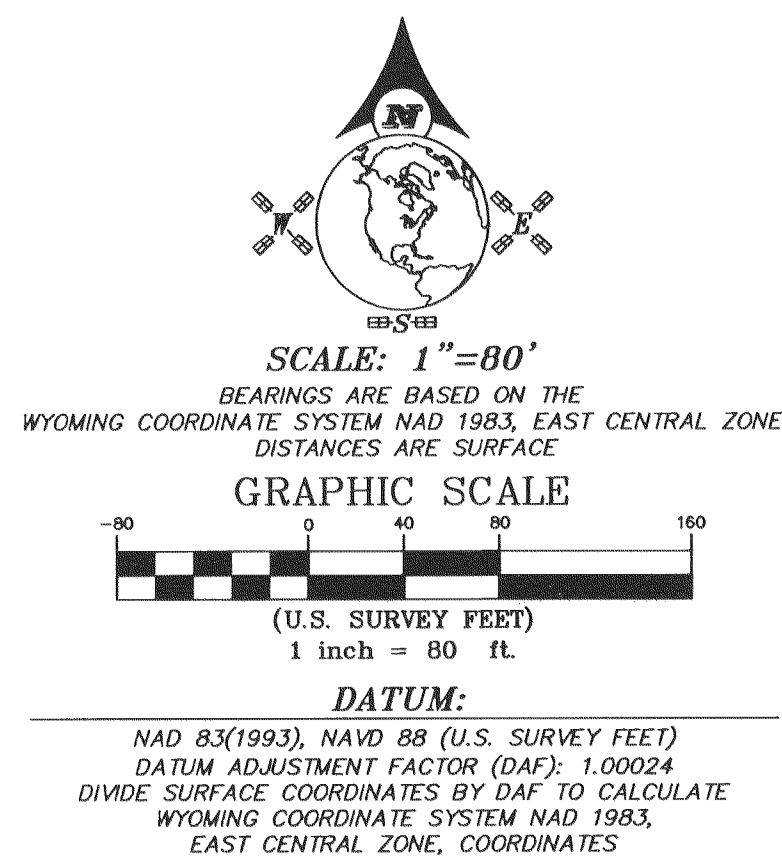
TOTAL = ±7.12 ACRES

AREA OF ROADS & ALLEYS = ±1.69 ACRES

AREA OF LOTS = ±5.43 ACRES

21 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 III 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 III SUBDIVISION. THE IRRIGATION WATER BEYOND THE STONEBROOK MEADOWS III 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 HERETHWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 7 DAY OF August, 2008.

ATTEST:  
*Roy J. Hamilton* CHAIRMAN  
*Kathie Stevan* SECRETARY

### RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS August 17, 2010 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 22nd DAY OF September, 2010.

ATTEST:  
*Clay Chung* MAYOR  
*Dei L. Loya* 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 10:35 AM O'CLOCK, THIS 4 DAY OF October, 2010, AND RECORDED IN PLAT BOOK 5, ON PAGE 134.

*Eda Schunk Thompson* COUNTY CLERK  
STAMP RECEIVING NUMBER: 480670

# FINAL PLAT OF STONEBROOK MEADOWS III SUBDIVISION

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

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

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

**DOWL HKM**  
HKM Engineering Inc.  
16 West 8th Street  
P.O. Box 7010  
Sheridan, WY 82801-7010  
PH: (307) 872-9008  
FAX: (307) 872-5214  
JN: 26008  
DF: 2006/2006008P3  
PF: 12006008  
APRIL 12, 2010

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE NE1/4NE1/4, 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 S38°03'17"W, 670.51 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 492 OF DEEDS, PAGE 522; THENCE S37°41'49"W, 120.25 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 492 OF DEEDS, PAGE 522 TO A POINT; THENCE S14°38'42"W, 285.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE S11°51'38"W, 237.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE S04°28'08"W, 78.20 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 15, STONEBROOK MEADOWS II SUBDIVISION; THENCE N75°00'00"W, 159.07 FEET ALONG THE NORTH LINE OF SAID LOT 15, STONEBROOK MEADOWS II SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 15, STONEBROOK MEADOWS II SUBDIVISION; THENCE N32°53'51"W, 80.87 FEET ALONG THE EAST LINE OF SAID STONEBROOK MEADOWS II SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 9, STONEBROOK MEADOWS II SUBDIVISION; THENCE N75°00'00"W, 132.77 FEET ALONG THE NORTH LINE OF SAID LOT 9, STONEBROOK MEADOWS II SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 9, STONEBROOK MEADOWS II SUBDIVISION; THENCE N00°43'16"W, 123.71 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N25°11'42"E, 196.11 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N39°10'40"W, 134.17 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N25°41'04"W, 79.30 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N05°03'36"E, 71.96 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N21°41'54"E, 78.95 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N58°14'02"E, 79.02 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE N67°32'05"E, 283.69 FEET ALONG SAID EASTERLY LINE OF STONEBROOK MEADOWS II SUBDIVISION TO A POINT; THENCE S00°07'42"W, 80.75 FEET TO A POINT; THENCE S52°18'11"E, 251.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

## 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 7.12 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS STONEBROOK MEADOWS III SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE 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 29 DAY OF September, 2010.

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

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF September, 2010 BY STONEMILL CONSTRUCTION, LLC, DREW REDINGER, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL.

*Dei L. Loya* NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/22/14

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

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

*Thomas D. Tucker*  
Professional Land Surveyor  
6812  
Date: 9-30-2010  
WYOMING

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

## 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
- W.C. WITNESS CORNER
- AP 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

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