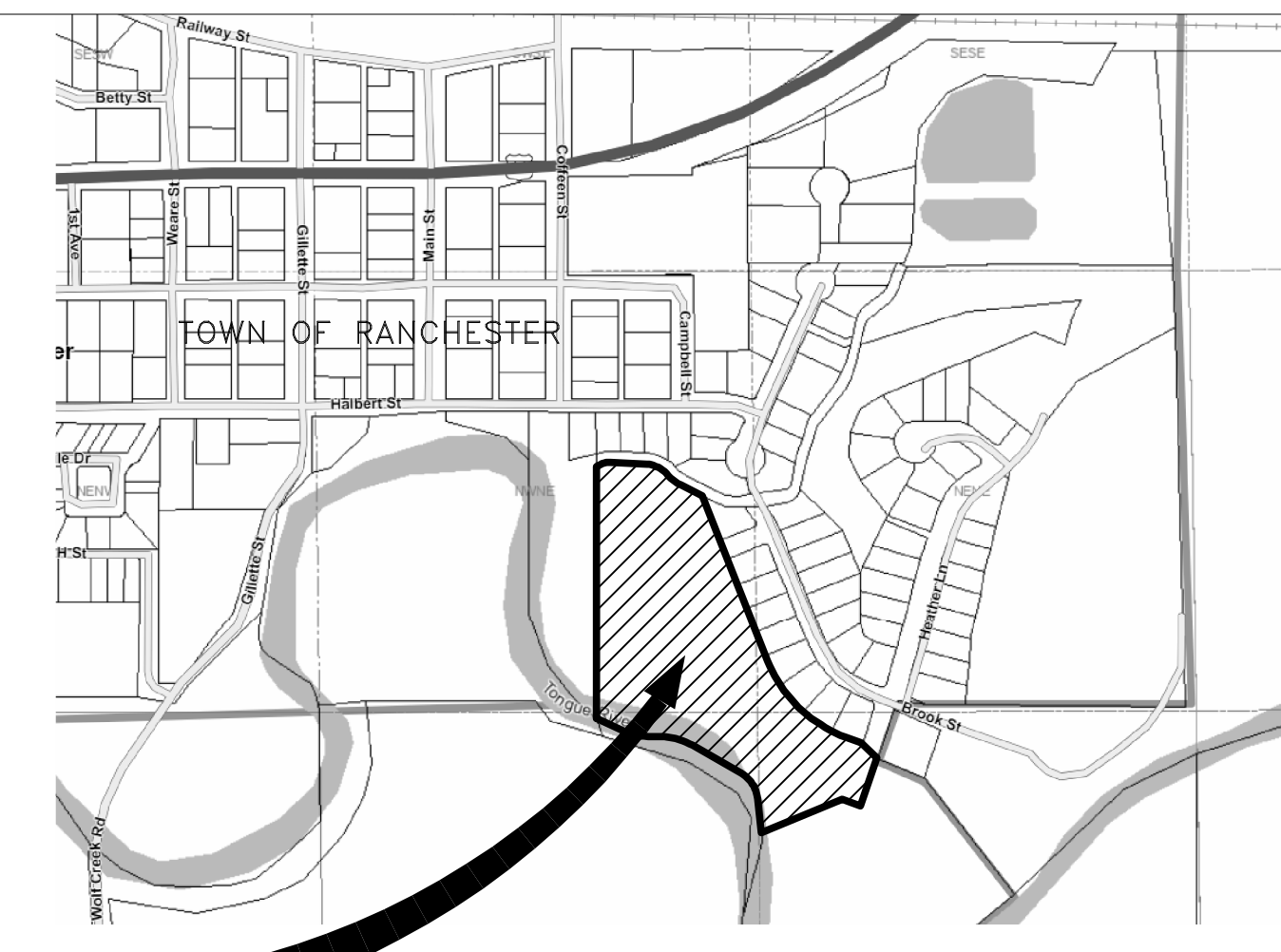


STONEBROOK MEADOWS VI SUBDIVISION

A SUBDIVISION OF TRACT A OF STONEBROOK MEADOWS V SUBDIVISION, RANCHESTER, WYOMING, LOCATED IN THE NORTHEAST QUARTER (NE¼) SECTION 19, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING
 CONTAINING: ± 10.67 ACRES
 NUMBER OF LOTS: 25
 LOTS: ± 8.72 ACRES
 ROADS ± 1.95 ACRES



SITE **LOCATION MAP**
NOT TO SCALE

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 SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE¼), 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 (NE¼), 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°39'07" 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 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 LOTS 6, 7, 8 AND 9 OF SAID STONEBROOK MEADOWS V SUBDIVISION THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, AN ARC LENGTH OF 342.19 FEET, A DELTA OF 47°49'09" AND A CHORD OF S 45°55'16" E, 332.34 FEET; THENCE S 69°50'48" E, 50.02 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 9 TO THE NORTHWEST LINE OF REC COURT RIGHT-OF-WAY; THENCE S 46°50'10" E, 66.03 FEET TO A POINT ON THE SOUTHEAST LINE OF REC COURT RIGHT-OF-WAY; THENCE S 18°29'25" W, 154.31 FEET ALONG THE NORTHWEST LINE OF TRACT B OF SAID STONEBROOK 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 LEFT, HAVING A RADIUS OF 200.00 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; THENCE N 00°19'37" W, 764.25 FEET ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED BY BOOK 424, PAGE 731 TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF ±10.67 ACRES MORE OR LESS

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 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 _____ DAY OF _____, 2021.
 (RECORD OWNER) STONEMILL CONSTRUCTION LLC
 DREW REDINGER (PRESIDENT)
 STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____ FOR
 THIS _____ DAY OF _____, 2021.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RANCHESTER TOWN COUNCIL
 THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS _____ 2021 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 DAY OF _____, 2021
 ATTEST:
 _____ MAYOR
 _____ TOWN CLERK

RANCHESTER PLANNING AND ZONING COMMISSION
 THE RANCHESTER PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS _____ DAY OF _____, 2021
 ATTEST:
 _____ CHAIRMAN
 _____ SECRETARY

CERTIFICATE OF RECORDER
 STATE OF WYOMING }
 COUNTY OF SHERIDAN }
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ THIS _____ DAY OF _____, 2021 AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____ (OR AS PLAT NO. _____)
 _____ COUNTY CLERK
 _____ STAMP RECEIVING NUMBER

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 42°16'56" 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'	65.99'	65.92'	S 52°48'38" 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°23'29"
C8	410.00'	52.36'	52.33'	N 25°40'12" W	7°19'02"
C9	155.00'	56.89'	56.67'	N 52°36'42" W	21°01'51"
C10	85.00'	67.32'	67.32'	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'	80.54'	80.54'	S 88°11'48" E	21°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°38'36" W	7°02'23"
C16	710.00'	136.41'	135.78'	S 61°53'43" E	15°50'59"
C17	710.00'	104.45'	104.36'	S 49°45'21" E	8°25'44"
C18	710.00'	109.69'	109.58'	S 41°06'57" E	8°51'05"
C19	710.00'	72.07'	72.04'	S 33°48'55" E	5°48'58"
C20	710.00'	67.70'	67.67'	N 28°08'32" W	9°27'49"
C21	650.00'	85.07'	85.01'	S 29°09'37" E	7°29'56"
C22	650.00'	85.87'	85.80'	S 36°41'39" E	7°34'08"
C23	650.00'	85.34'	85.28'	N 44°12'24" W	7°31'22"
C24	650.00'	85.03'	84.97'	N 51°44'58" W	7°29'43"
C25	650.00'	85.59'	85.53'	S 59°16'08" E	7°32'41"
C26	650.00'	66.74'	66.71'	N 65°58'57" W	5°52'58"
C27	25.00'	21.68'	21.60'	N 50°15'03" E	49°40'47"
C28	60.00'	78.65'	73.14'	N 37°32'19" W	75°08'14"
C29	60.00'	52.19'	50.56'	N 24°55'56" E	49°50'16"
C30	60.00'	52.81'	51.12'	S 75°03'58" W	50°29'46"
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'	32.85'	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'	98.57'	S 74°56'07" E	28°49'38"
C38	14.00'	22.80'	20.37'	S 45°14'24" E	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"

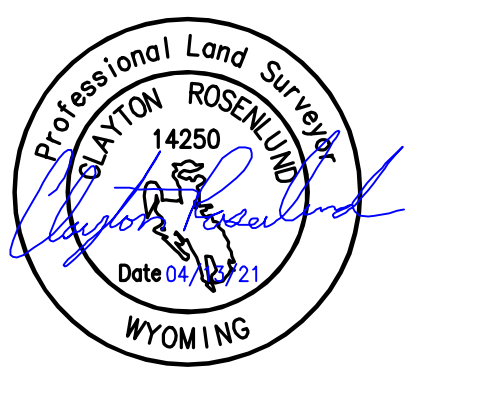
MINIMUM FINISH FLOOR ELEVATION

LOT	MINIMUM FINISH FLOOR ELEVATION
1	N/A
2	N/A
3	N/A
4	N/A
5	N/A
6	N/A
7	N/A
8	N/A
9	N/A
10	N/A
11	3758.7
12	3758.7
13	3758.7
14	3758.7
15	3758.9
16	3759.2
17	3759.3
18	3759.8
19	3759.8
20	3758.9
21	3758.6
22	3758.3
23	3757.9
24	3757.1

CERTIFICATE OF SURVEYOR

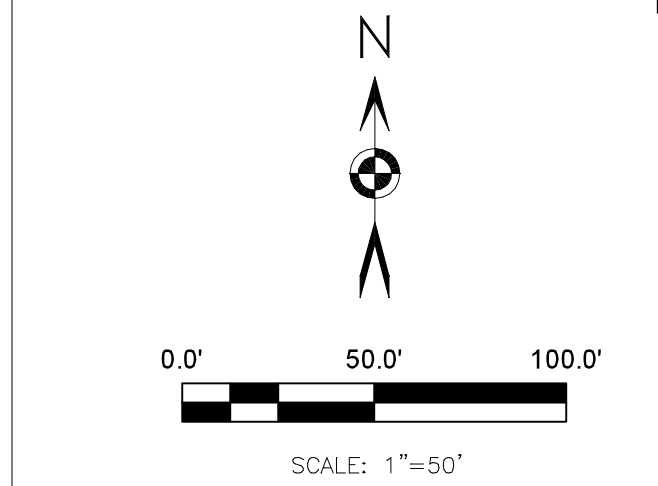
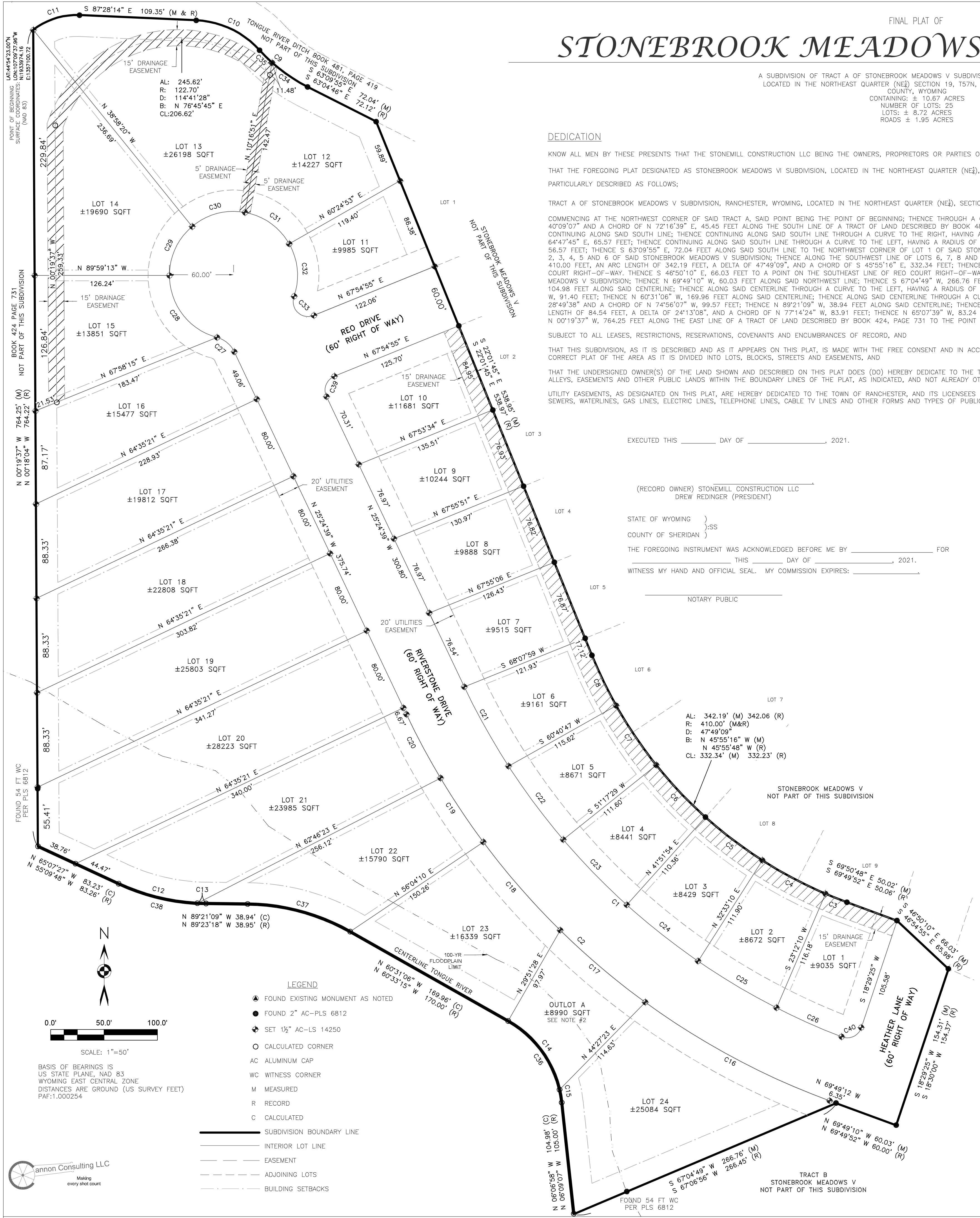
I, CLAYTON P. ROSENLUND, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF STONEBROOK MEADOWS VI SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN 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



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

DATE PREPARED: MARCH 30, 2021



LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 2" AC-PLS 6812
- SET 1/2" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- WC WITNESS CORNER
- M MEASURED
- R RECORD
- C CALCULATED
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- - - EASEMENT
- - - ADJOINING LOTS
- - - BUILDING SETBACKS

SCALE: 1"=50'
 BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE DISTANCES ARE GROUND (US SURVEY FEET) PAF-1.000254

