

H 216

HILL POND SUBDIVISION

E1/2 SE1/4, SEC. 21, T56N, R84W
SHERIDAN, WYOMING

DESIGNED BY
TSP WYOMING INC.
1058 KENTUCKY AVE.
SHERIDAN, WYOMING
JULY 1980

CERTIFICATE OF OWNER

The above or foregoing Subdivision located in the E1/2 SE1/4 of Section 21, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at the southeast corner of Lot 6, Block 2, North Heights Subdivision, Sheridan, Wyoming; thence N 90° 00' 00" W, 1303.99 ft. to a 5/8 inch rebar; thence S 1° 22' 00" E, 492.50 ft. to a 2 1/2 inch iron pipe; thence N 30° 00' 00" E, 562.50 ft. to a 2 1/2 inch iron pipe; thence S 61° 03' 28" E, 157.31 ft.; thence N 86° 38' 13" E, 120.21 ft.; thence S 88° 25' 34" E, 240.10 ft.; thence S 81° 19' 49" E, 121.39 ft.; thence S 74° 49' 31" E, 127.10 ft.; thence N 0° 58' 44" W, 620.09 ft. to the point of beginning this description.

Said tract of land containing 16.0 acres, more or less.

as appears on this plat, is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as "Hill Pond".

The undersigned owners and proprietors do hereby release and waive all rights, under and by virtue of the homestead exemption laws of the State of Wyoming.

An easement is hereby dedicated for public use, the location and width right-of-way of which are shown in dotted line on the accompanying plat, and said easement may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, replacing, maintaining and maintaining sewers, water lines, gas lines, electric lines and fixtures, telephone lines and fixtures, cable television lines and fixtures and other forms and types of public utilities now or hereafter being generally utilized by the public.

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

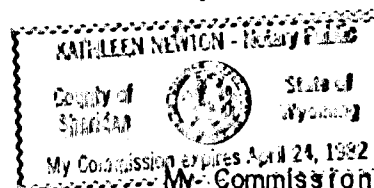
In Witness Whereof we have caused these presents to be signed this 22nd day of July, 1980.

SENTRY HOMES, INC. HEIGHTS DEVELOPMENT CORPORATION
BY Stanley K. Everitt BY John Shallcross
OPTIONEE / OWNER OWNER / MORTGAGEE
President Vice President

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing instrument was acknowledged before me by Stanley K. Everitt and John Shallcross, Vice President of Heights Development Corporation, this 22nd day of July, 1980.

WITNESS my hand and official seal.



Kathleen Newton
NOTARY PUBLIC

SUPPLEMENTARY INFORMATION

Comes now Stanley K. Everitt and John Shallcross

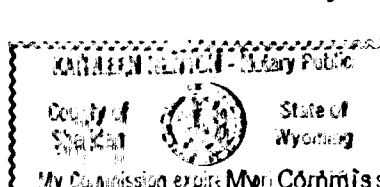
and hereby certifies that all taxes and encumbrances upon the lands shown on the foregoing plat to be dedicated as streets, alleys or other public purposes have been satisfied on record.

SENTRY HOMES, INC. HEIGHTS DEVELOPMENT CORPORATION
BY Stanley K. Everitt BY John Shallcross
President Vice President

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing instrument was acknowledged before me by Stanley K. Everitt and John Shallcross, Vice President of Heights Development Corporation, this 22nd day of July, 1980.

WITNESS my hand and official seal.



Kathleen Newton
Notary Public

CERTIFICATES OF APPROVAL

The Sheridan Planning and Zoning Commission herewith approves the foregoing plat and recommends approval of the foregoing plat to the Sheridan City Council.

Bob J. Jurek
Chairman

Donna M. Tait
Secretary

The foregoing plat is hereby approved for filing by the City of Sheridan and by the undersigned Mayor and City Clerk in and for the City of Sheridan, County of Sheridan, State of Wyoming, on this 24th day of July, 1980.

Don Muesel
Mayor

Arthur W. Elchin
City Clerk

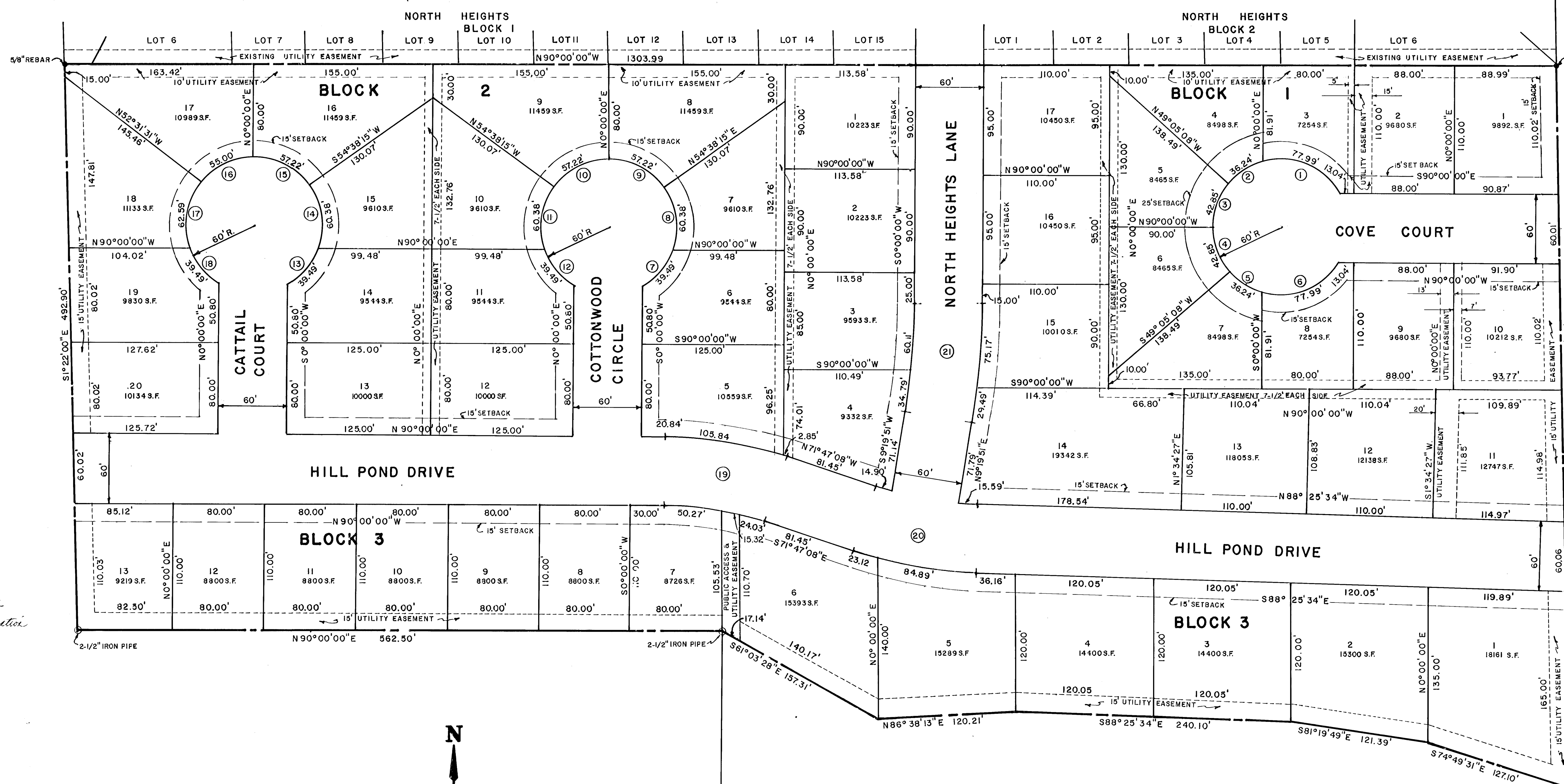
CITY SEAL

DEVELOPER

SENTRY HOMES

BOX 6434 SHERIDAN, WYOMING

SCALE: 1" = 50'



CERTIFICATE OF SURVEYOR

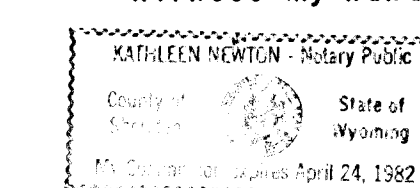
I, Richard E. Horak, a duly licensed and registered land surveyor in the State of Wyoming, do hereby certify that I have accurately surveyed this addition and plat thereof; that the lots, blocks, streets, avenues, alleys, parks and other grounds are accurately plotted and will be accurately marked; that this plat truly and correctly represents the results of a survey made by me or under my supervision; and that the physical and mathematical details of the plat are correct.

Witness my hand and seal this 22nd day of July, 1980.

Richard E. Horak
Richard E. Horak
Wyoming Registration No. 2144

The foregoing instrument was acknowledged before me by Richard E. Horak, this 22nd day of July, 1980.

Witness my hand and official seal.



Kathleen Newton
Notary Public

My Commission Expires: April 24, 1982

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I hereby certify that this plat was filed for record in my office at 3:20 o'clock, P.M., this 15 day of September, 1980, and recorded in Plat Book No. one on page 302.

Margaret Lewis
County Clerk

Deputy

No. 729431
Fee \$2.25

50 LOTS
TOTAL AREA = 15.99 ACRES
(EXCLUDING OPEN AREA)

NOTE:
ALL DIMENSIONS ARE PROPERTY LINE DIMENSIONS.
ALL CURVE DIMENSIONS ARE ARC DIMENSIONS.
ALL SETBACK LINES ARE MIN. PROPERTY SETBACK LINES.

NOTE:
ANY SINGLE FAMILY DWELLING ERRECTED ON ANY LOT IN THIS SUBDIVISION SHALL MEET (R-1) SINGLE FAMILY REGULATIONS.

CURVE DATA					
NO	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
1	60.00	77.99	74°28'39"	72.62	N67°14'20"W
2	60.00	36.24	34°36'29"	35.69	S58°13'06"W
3	60.00	42.85	40°54'52"	41.94	S20°27'26"W
4	60.00	42.85	40°54'52"	41.94	S20°27'26"E
5	60.00	36.24	34°36'29"	35.69	S58°13'06"E
6	60.00	77.99	74°28'39"	72.62	N67°14'20"E
7	60.00	39.49	37°42'28"	38.78	N41°08'46"E
8	60.00	60.38	57°39'17"	57.86	N 6°32'07"W
9	60.00	57.22	54°38'15"	55.07	N62°40'52"W
10	60.00	57.22	54°38'15"	55.07	S62°40'52"W
11	60.00	60.38	57°39'17"	57.86	S 6°32'07"W
12	60.00	39.49	37°42'28"	38.78	S41°08'46"E

CURVE DATA					
NO	RADIUS	ARC	DELTA	CHORD	CHORD BRNG
13	60.00	39.49	37°42'28"	38.78	N41°08'46"E
14	60.00	60.38	57°39'17"	57.86	N 6°32'07"W
15	60.00	57.22	54°38'15"	55.07	N62°40'52"W
16	60.00	55.00	52°31'31"	53.10	S63°44'14"W
17	60.00	62.59	59°46'01"	59.79	S 7°35'28"W
18	60.00	39.49	37°42'28"	38.78	S41°08'46"E
19	311.91	99.16	18°12'53"	98.74	S80°53'34"E
20	341.89	99.30	16°38'26"	98.95	S80°06'21"E
21	612.69	99.78	9°19'51"	99.67	N 4°39'56"E