

FINAL PLAT
HOLLY PONDS
PLANNED UNIT DEVELOPMENT
UNIT No. FIVE

BEING A PORTION OF
THE NW1/4 SE1/4 of SECTION 21
TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL ACRES = 5.402, TOTAL LOTS = 16

LOCATION MAP
WITHIN SECTION 21
T 56 N. R 84 W
OF THE 6th P.M.
CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING
SCALE: 1" = 1000'

HOLLY PONDS
PLANNED UNIT DEVELOPMENT
UNIT No. FIVE

APPROVED BY THE CITY COUNCIL OF THE
CITY OF SHERIDAN THIS 20th DAY OF
MARCH, 2000 BY RESOLUTION 4-00

SCHOOL
TRACT
No. 2

HOLLY PONDS
PLANNED UNIT DEVELOPMENT
UNIT No. TWO

HOLLY PONDS
PLANNED UNIT DEVELOPMENT
UNIT No. FOUR

HOLLY PONDS
PLANNED UNIT DEVELOPMENT
FUTURE PARK LAND

CURVE DATA
R = 530.00'
Δ = 19°59'00"
L = 184.85'
CHORD
S 80°29'32"E
183.92'

CURVE DATA
R = 470.00'
Δ = 19°58'11"
L = 163.81'
CHORD
N 9°33'57"E
162.98'

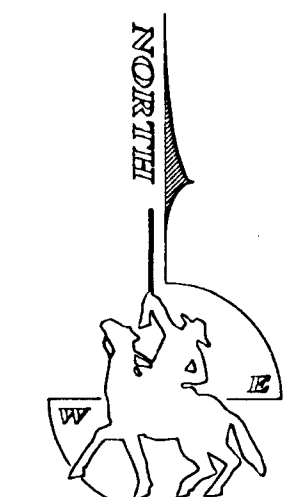
LONG DRIVE

HILL POND DRIVE

DRIVE

HOLLY PONDS
PLANNED UNIT DEVELOPMENT
UNIT No. THREE

HOLLY PONDS
PLANNED UNIT DEVELOPMENT
FUTURE PARK LAND

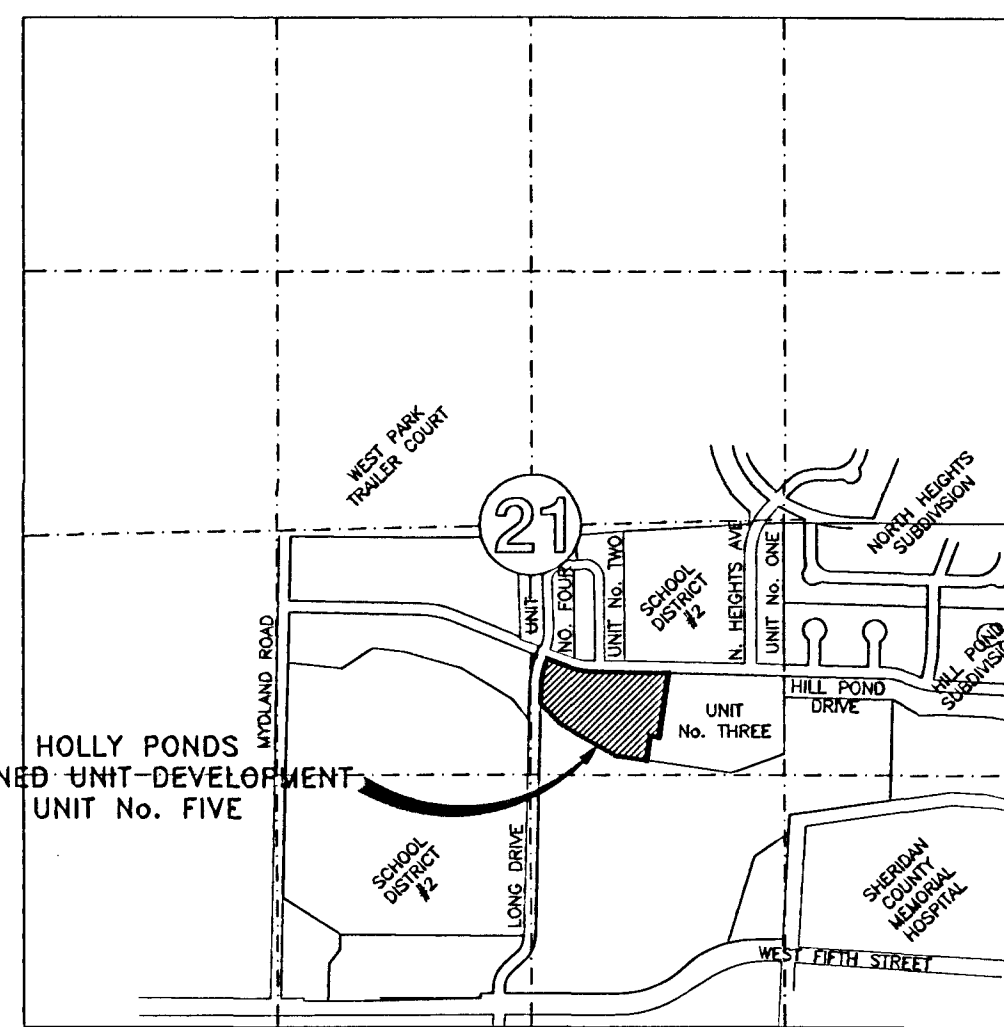


SCALE: 1" = 60'

PREPARED FOR:
HOLLY PONDS LLC
726 LONG DRIVE #35A
SHERIDAN, WY 82801

95138FP5.dwg

FEBRUARY 23, 2000



CERTIFICATE OF DEDICATION
HOLLY PONDS PLANNED UNIT DEVELOPMENT
UNIT No. FIVE

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING 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 OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS HOLLY PONDS PLANNED UNIT No. FIVE AND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF HILL POND DRIVE LOCATED N 46°15'46"W, 2783.88 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE S 41°57'W, 338.21 FEET; THENCE N 83°16'52"W, 167.00 FEET; THENCE S 64°30'58"W, 150.00 FEET; THENCE N 83°16'52"W, 167.00 FEET; THENCE N 61°42'55"W, 330.99 FEET; THENCE N 44°21'59"W, 143.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF LONG DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY N 0°23'08"W, 72.84 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°58'11", AND ARC LENGTH OF 163.81 FEET, WITH CHORD BEARING AND DISTANCE OF N 9°33'57"E, 162.98 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF LONG DRIVE AND THE SOUTHERLY RIGHT OF WAY OF HILL POND DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY S 70°30'01"E, 77.22 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 19°59'00", AND ARC LENGTH OF 184.85 FEET, WITH CHORD BEARING AND DISTANCE OF S 80°29'32"E, 183.92 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY N 89°30'58"E, 379.33 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 5.402 ACRES, MORE OR LESS, AND

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY DEDICATE FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND

THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC, AND

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

EXECUTED THIS 22nd DAY OF MARCH, 2000.

BY: Ronald J. Patterson
RONALD J. PATTERSON
REGISTERED AGENT - HOLLY PONDS, LLC - OWNER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF MARCH, 2000, BY RONALD J. PATTERSON, REGISTERED AGENT OF HOLLY PONDS, LLC.

MY COMMISSION EXPIRES: MAY 18, 2000

TOM MENTOCK - Notary Public
County of Sheridan
State of Wyoming
My Commission Expires 5/18/2000

Tom Mentock
NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 23 DAY OF March, 2000, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Insam Shields
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 6th DAY OF April, 2000

Jabian Wyatt
ATTEST: VICE-CHAIRMAN

Chris Hall
CHAIRMAN

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 10th DAY OF APRIL, 2000.

Patricia Hill ATTEST: CITY CLERK
Jim Wilk MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P.M. ON APRIL 13, 2000, AND FILED IN DRAWER H, PLAT NUMBER 41

INSTRUMENT No. 343838 FEE 50.00

Charles Kattiska
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

NOTES / LEGEND

○ - BOUNDARY / INTERIOR LOT CORNER
REBAR and ALUMINUM CAP PER WY L.S. No. 6594
(UNLESS OTHERWISE INDICATED)

LOTS DESIGNATED ON THIS PLAT ARE ZONED "R-1";
AS PER CITY OF SHERIDAN ZONING REGULATIONS,
BUILDING SETBACKS ARE AS FOLLOWS:

STREET FRONTS: 25.00 FEET
REAR LOT: 20.00 FEET
SIDE LOT: 5.00 FEET

BASIS OF BEARING - WYOMING STATE PLANE
COORDINATE SYSTEM (EAST CENTRAL ZONE) (NAD-27)

DEDICATED ROAD RIGHT OF WAY WIDTHS = 50.00'
CUL-DE-SAC RADII = 55.00'

GENERAL DECLARATION OF COVENANTS AND RESTRICTIONS
RECORDED IN OFFICE OF THE COUNTY CLERK

TIE FROM SOUTH QUARTER CORNER, SECTION 21 TO P.O.B.:
N 21°14'21"E, 1901.05'

THE UNDERSIGNED COMMUNITY FIRST NATIONAL BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 384 OF MORTGAGES, AT PAGE 18. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

THE UNDERSIGNED COMMUNITY FIRST NATIONAL BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 389 OF MORTGAGES, AT PAGE 627. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

BY: Alan R. Tormohlen PRESIDENT
AUTHORIZED OFFICER
COMMUNITY FIRST NATIONAL BANK - MORTGAGEE

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF March, 2000, BY Alan R. Tormohlen
AUTHORIZED OFFICER OF COMMUNITY FIRST NATIONAL BANK.

MY COMMISSION EXPIRES: June 28, 2003

FRANCES WINTERS
Notary Public
Sheridan County, WY
My Commission Expires June 28, 2003

Frances Winters
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I, DANIEL G. REDERTH, 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 HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. FIVE, 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 CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Daniel G. Rederth
Professional Land Surveyor
6594
Date 2/23/2000
WYOMING

DANIEL G. REDERTH
WY L.S. No. 6594

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492