FINAL PLAT OF
HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT NO. 9

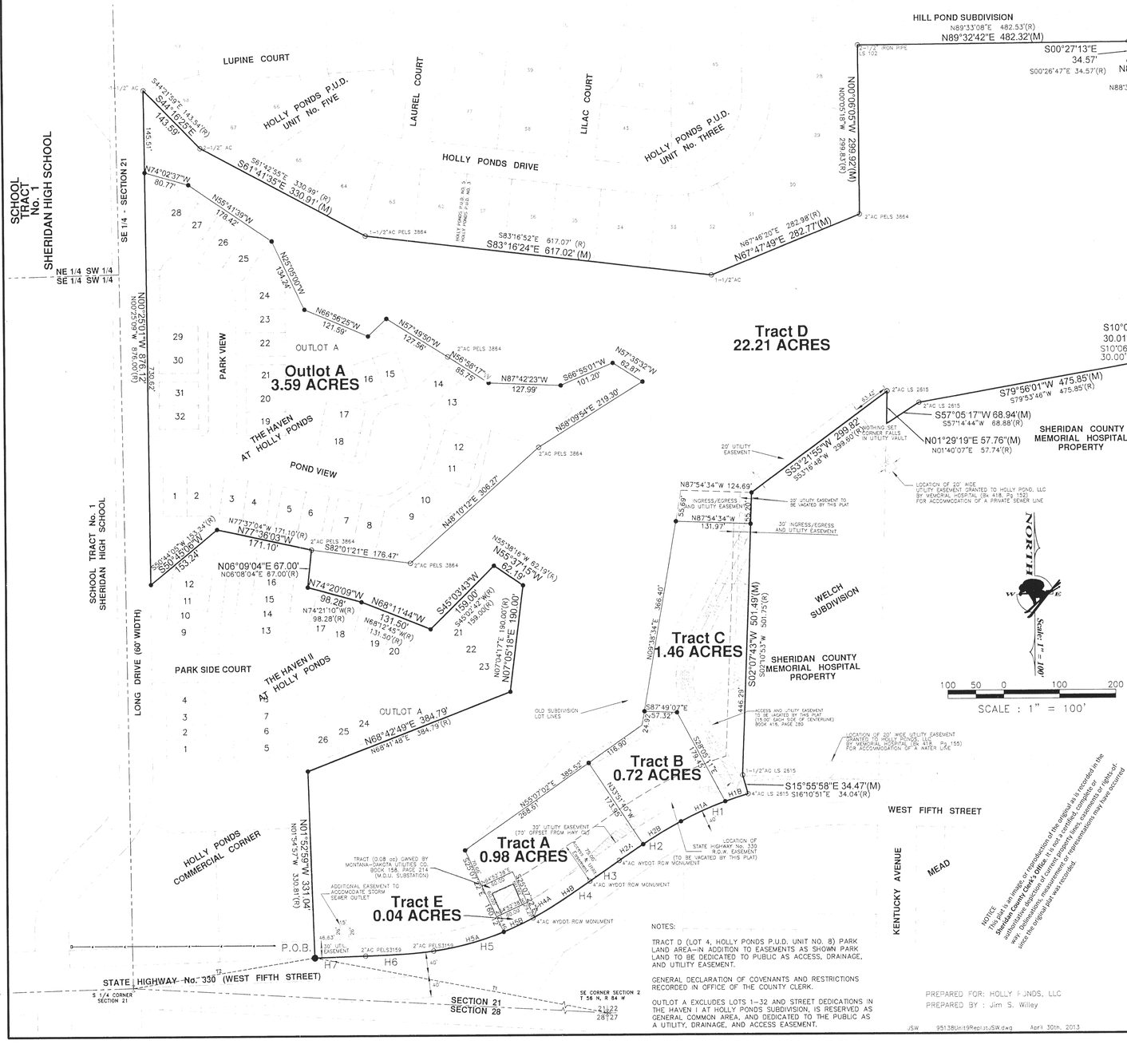
A REPLAT OF LOTS 1, 2, & 4 OF HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT No. 8 AND OUTLOT A OF THE HAVEN AT HOLLY PONDS
WITHIN THE SE1/4 SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH P.M.
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 29.00 ACRES
TOTAL NO. OF LOTS = 6

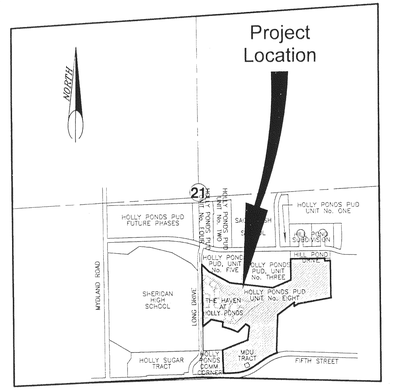
LEGEND

- = SECTION CORNER
- = 1/4 CORNER
- = FOUND SURVEY MONUMENT (AS NOTED)
- = SET 5/8" X 24" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR
- SECTION LINE
- EXISTING LOT LINES
- SUBDIVISION BOUNDARY
- LOT LINE
- EXCEPTION AREAS (NOT A PART OF THIS PLAT)
- EASEMENTS TO BE VACATED BY THIS PLAT

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

(M) INDICATES MEASURED BEARING AND/OR DISTANCE
(R) INDICATES RECORD BEARING AND/OR DISTANCE





LOCATION MAP
Scale: 1"=1000'

HIGHWAY R.O.W. DATA		
REF. No.	TYPE	DATA
H1	SIMPLE CURVE	R=612.96', Δ=11°58'58", L=128.19' CHORD: S 67°48'38"W, 127.96'
H2	SPIRAL OFFSET	CHORD: S 57°41'14"W, 129.30'
H3	LINE	S 55°34'09"W, 64.13'
H4	SPIRAL OFFSET	CHORD: S 57°36'52"W, 120.58'
H5	SIMPLE CURVE	R=524.49', Δ=20°20'17", L=185.81' CHORD: S 71°49'28"W, 185.19'
H6	SPIRAL OFFSET	CHORD: S 86°02'05"W, 120.59'
H7	LINE	S 88°04'48"W, 89.69'
H1A	SIMPLE CURVE	R=612.96', Δ=08°01'33", L=85.86' CHORD: S 65°49'55"W, 85.79'
H1B	SIMPLE CURVE	R=612.96', Δ=03°57'25", L=42.32' CHORD: S 71°49'25"W, 42.32'
H2A	SPIRAL OFFSET	CHORD: S 55°54'54"W, 51.49'
H2B	SPIRAL OFFSET	CHORD: S 58°51'33"W, 77.86'
H4A	SPIRAL OFFSET	CHORD: S 61°12'54"W, 2.66'
H4B	SPIRAL OFFSET	CHORD: S 57°29'11"W, 117.99'
H5A	SIMPLE CURVE	R=524.49', Δ=14°03'51", L=128.75' CHORD: S 74°57'39"W, 128.42'
H5B	SIMPLE CURVE	R=524.49', Δ=06°16'23", L=57.42' CHORD: S 64°47'32"W, 57.39'

TIES			
PT.	FROM	TO (DESCRIPTION)	TIE
T1	SE COR SEC 21	P.O.B.	N85°04'21"W, 2385.47'
T2	S1/4 COR SEC 21	P.O.B.	N80°50'04"E, 327.60'

NOTES:

TRACT D (LOT 4, HOLLY PONDS P.U.D. UNIT NO. 8) PARK LAND AREA–IN ADDITION TO EASEMENTS AS SHOWN PARK LAND TO BE DEDICATED TO PUBLIC AS ACCESS, DRAINAGE, AND UTILITY EASEMENT.

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

OUTLOT A EXCLUDES LOTS 1–32 AND STREET DEDICATIONS IN THE HAVEN I AT HOLLY PONDS SUBDIVISION, IS RESERVED AS GENERAL COMMON AREA, AND DEDICATED TO THE PUBLIC AS A UTILITY, DRAINAGE, AND ACCESS EASEMENT.

NOTICE: This plat is image, or reproduction of the original as is received in the Sheridan County Clerk's Office. It is not a certified, complete, or right of way, bottom/mark description of current property lines, easements or rights of way. Dimensions, measurements or representations may have occurred since the original plat was recorded.

PREPARED FOR: HOLLY PONDS, LLC
PREPARED BY : Jim S. Willey
JSW 9513BUnit9ReplatJSW.dwg April 30th, 2013

CERTIFICATE OF DEDICATION
HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT NO. 9

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 DEVELOPMENT UNIT No. 9, BEING A REPLAT OF THE FOLLOWING:

A REPLAT OF LOTS 1, 2 & 4 OF HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT NO. 8 AND OUTLOT A OF THE HAVEN AT HOLLY PONDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

EXCEPTING THEREFROM A 0.08 ACRE TRACT OWNED BY MONTANA-DAKOTA UTILITIES CO. AS RECORDED IN SHERIDAN COUNTY BOOK 158 OF DEEDS, PAGE 214.

SAID TRACT (HAVING EXCEPTED SAID M.D.U. TRACT), CONTAINING 29.00 ACRES, MORE OR LESS.

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.

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, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

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

TRACT D, AS DESIGNATED ON THIS PLAT, IS HEREBY DEDICATED FOR PEDESTRIAN ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES AND WALKWAYS.

AND ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 16th DAY OF May, 2013.

Ronald J Patterson

RONALD J. PATTERSON
MANAGER-HOLLY PONDS, LLC-OWNER

STATE OF WYOMING)
)S.S.
COUNTY OF SHERIDAN)

ELIZABETH KINCAID • NOTARY PUBLIC — COUNTY OF SHERIDAN — STATE OF WYOMING — My Commission Expires Dec. 20, 2014

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2013, BY RONALD J. PATTERSON, MANAGER-HOLLY PONDS, LLC-OWNER.

WITNESS MY HAND AND OFFICIAL AND SEAL: Elizabeth Kincaid
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 20, 2014

THE PHOENIX LIMITED PARTNERSHIP, a Wyoming limited partnership

By: W. L. Love
Name: W.L. LOVE
Title: MANAGING PARTNER

STATE OF WYOMING)
)S.S.
COUNTY OF SHERIDAN)

ELIZABETH KINCAID • NOTARY PUBLIC — COUNTY OF SHERIDAN — STATE OF WYOMING — My Commission Expires Dec. 20, 2014

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2013, BY W.L. Love

WITNESS MY HAND AND OFFICIAL AND SEAL: Elizabeth Kincaid
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 20, 2014

MOUNTAIN STATES INVESTMENTS, LLC, a Colorado limited liability company

By: Robert G. Utter
Name: Robert G. Utter
Title: Managing Member

STATE OF WYOMING)
)S.S.
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF May, 2013, BY Robert G. Utter

WITNESS MY HAND AND OFFICIAL AND SEAL: Eydie L Simpson
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 5 2015

EYDIE L. SIMPSON • NOTARY PUBLIC — My Commission Expires April 5, 2015 — SHERIDAN COUNTY, WYOMING

THE HAVEN AT HOLLY PONDS PATIO HOMEOWNERS ASSOCIATION, INC.

By: Thomas P Wallen VICE
Name: THOMAS P. WALLEN VICE
Title: PRESIDENT

STATE OF WYOMING)
)S.S.
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2013, BY Thomas P. Wallen VICE

WITNESS MY HAND AND OFFICIAL AND SEAL: Robert James Lutt
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 19, 2015

LuAnn Heward

STATE OF WYOMING)
)S.S.
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF May, 2013, BY LuAnn Heward.

WITNESS MY HAND AND OFFICIAL AND SEAL: Eydie L Simpson
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 5, 2015

EYDIE L. SIMPSON • NOTARY PUBLIC — My Commission Expires April 5, 2015 — SHERIDAN COUNTY, WYOMING

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
)S.S.
COUNTY OF SHERIDAN)

I, JOSH JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND 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. 9 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 CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Engineer (Civil) & Land Surveyor — JOSH JOHNSON — 8663 — State of WYOMING

JOSH JOHNSON WYO PELS No. 8663

SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY CITY OF SHERIDAN PLANNING COMMISSION THIS 22 DAY OF October, 2013.

ATTEST: VICE CHAIRMAN — CHAIRMAN

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 2 DAY OF July, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 3rd DAY OF Dec, 2013.

ATTEST: CITY CLERK — MAYOR

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOTS 1, 2 & 4 OF HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT NO. 8 AS RECORDED IN DRAWER H OF PLATS, PAGE 45, AND OUTLOT A OF THE HAVEN AT HOLLY PONDS AS RECORDED IN DRAWER H OF PLATS, PAGE 44, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. EXCEPTING THEREFROM A 0.08 ACRE TRACT OWNED BY MONTANA-DAKOTA UTILITIES CO. AS RECORDED IN SHERIDAN COUNTY BOOK 158 OF DEEDS, PAGE 214. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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 12:08 O'CLOCK PM ON July 10, 2013, AND FILED IN DRAWER H, PLAT NUMBER 59 INSTRUMENT NO. 2013-706162 FEE $75.00

Eda Schunk Thompson — COUNTY CLERK
Susan Myers — DEPUTY COUNTY CLERK

2013-706162 7/10/2013 12:08 PM PAGE: 1 OF 1
BOOK: H PAGE: 59 FEES: $75.00 VL PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

H-59