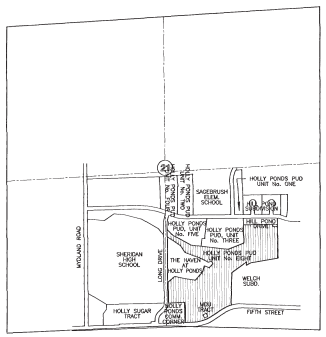
FINAL PLAT

HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT No. EIGHT

TOTAL AREA = 30.358 ACRES, NUMBER OF LOTS = 4
WITHIN THE SE1/4 OF SECTION 21
TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING
AND ALSO WITHIN PORTIONS OF
BLOCK 11, BLOCK 12 AND
KENTUCKY AVENUE AND BOULEVARD
MEAD ADDITION TO
CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING



LOCATION MAP
WITHIN SE1/4 OF SECTION 21
T 56 N, R 84 W
SHERIDAN, WYOMING
SCALE: 1" = 1000'

LOT AREAS / USAGE

LOT 1	77,391 sf	1.777 ac	B-1 BUSINESS / PROFESSIONAL
LOT 2	55,094 sf	1.265 ac	B-1 BUSINESS / PROFESSIONAL
LOT 3	197,144 sf	4.530 ac	R-2/R-3 MULTI-FAMILY
LOT 4	992,560 sf	22.786 ac	OPEN AREA / PARK LAND
TOTAL	1,322,389 sf	30.358 ac	

HIGHWAY R.O.W. DATA (OFFSET 40.00' FROM CENTERLINE)		
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 59°34'09"W, 64.13'
H4	SPIRAL OFFSET	CHORD: S 57°36'52"W, 120.58'
H5	SIMPLE CURVE	R=532.96', Δ=20°00'39", L=186.14' 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'

NOTES:

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

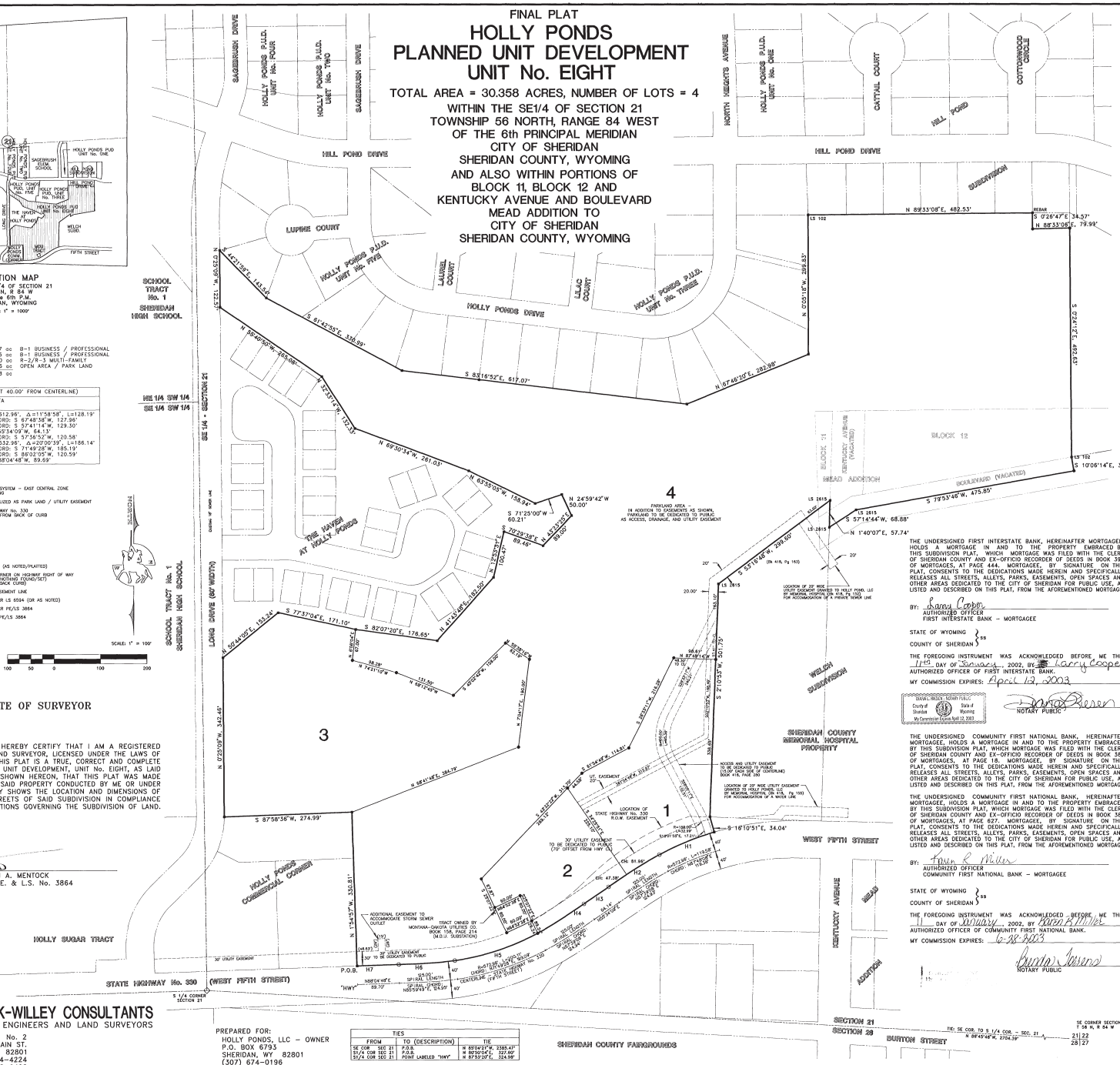
LOT 4 IS TO BE DEDICATED AND UTILIZED AS PARK LAND / UTILITY EASEMENT

40' OFFSET LINES FROM STATE HIGHWAY No. 330 LOCATED APPROXIMATELY 8.00 FEET FROM BACK OF CURB

LEGEND

- EX. EASEMENT (AS NOTED/PLATTED)
- ○ BOUNDARY CORNER ON HIGHWAY RIGHT OF WAY (CALCULATED-NOTHING FOUND/SET) (2.0' BEHIND BACK CURB)
- PROPOSED EASEMENT LINE
- ■ FOUND CORNER LS 6594 (OR AS NOTED)
- □ FOUND CORNER PE/LS 3864
- ● SET CORNER PE/LS 3864

SCALE: 1" = 100'



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

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. EIGHT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 58 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING AND ALSO WITHIN PORTIONS OF BLOCK 11, BLOCK 12 AND KENTUCKY AVENUE AND BOULEVARD, MEAD ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHEAST CORNER OF HOLLY PONDS COMMERCIAL CORNER, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF STATE HIGHWAY NO. 330, BEING LOCATED N 80°50'04"E, 327.90 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID HOLLY PONDS COMMERCIAL CORNER N 1°54'57"W, 330.81 FEET TO THE NORTHEAST CORNER OF HOLLY PONDS COMMERCIAL CORNER; THENCE ALONG THE NORTH LINE OF HOLLY PONDS COMMERCIAL CORNER S 87°58'56"W, 274.99 FEET TO A POINT ON THE EAST RIGHT OF WAY OF LONG DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY N 0°25'09"W, 342.46 FEET TO THE SOUTHWEST CORNER OF THE HAVEN AT HOLLY PONDS; THENCE ALONG THE BOUNDARY OF THE HAVEN AT HOLLY PONDS THE FOLLOWING BEARINGS AND DISTANCES: N 50°44'05"E, 153.24 FEET; THENCE S 77°37'04"E, 171.10 FEET; THENCE S 82°07'20"E, 178.65 FEET; THENCE N 41°43'48"E, 182.50 FEET; THENCE N 12°53'51"E, 100.47 FEET; THENCE S 70°29'38"E, 89.46 FEET; THENCE N 43°23'25"E, 89.00 FEET; THENCE N 24°59'42"W, 50.00 FEET; THENCE S 71°25'00"W, 60.21 FEET; THENCE N 63°55'05"W, 158.94 FEET; THENCE N 69°30'34"W, 261.03 FEET; THENCE N 32°33'14"W, 132.33 FEET; THENCE N 55°40'50"W, 265.08 FEET TO THE NORTHWEST CORNER OF THE HAVEN AT HOLLY PONDS, BEING A POINT ON THE EAST RIGHT OF WAY OF LONG DRIVE; THENCE LEAVING THE BOUNDARY OF THE HAVEN AT HOLLY PONDS ALONG SAID EAST RIGHT OF WAY N 0°25'09"W, 122.57 FEET TO THE SOUTHWEST CORNER OF HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. FOUR; THENCE ALONG THE BOUNDARY OF SAID UNIT NO. FOUR S 44°21'59"E, 143.54 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S 61°42'55"E, 330.99 FEET; THENCE ALONG THE BOUNDARY OF HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT Nos. FOUR AND TWO S 83°18'52"E, 617.07 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID UNIT No. TWO N 67°48'20"E, 282.98 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID UNIT No. TWO N 0°05'18"W, 299.83 FEET TO A POINT ON THE SOUTH LINE OF HILL PONDS SUBDIVISION; THENCE ALONG SAID SOUTH LINE N 89°53'08"E, 482.53 FEET; THENCE S 0°26'47"E, 34.57 FEET; THENCE N 88°33'08"E, 79.99 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN SHERIDAN COUNTY BOOK 118 OF DEEDS, PAGE 192; THENCE ALONG SAID EAST LINE S 0°24'12"E, 492.83 FEET TO A POINT ON THE NORTH LINE OF BOULEVARD (VACATED); THENCE S 10°06'14"E, 30.00 FEET TO A POINT ON THE CENTERLINE OF BOULEVARD (VACATED), SAID POINT ALSO BEING ON THE BOUNDARY OF WELCH SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: S 79°53'46"W, 475.85 FEET; THENCE S 57°14'44"W, 68.88 FEET; THENCE N 1°40'07"E, 57.74 FEET; THENCE S 53°16'48"W, 299.60 FEET; THENCE S 2°10'53"W, 501.75 FEET; THENCE S 16°10'51"E, 34.04 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE HIGHWAY No. 330 (WEST FIFTH STREET); THENCE ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 612.96 FEET, A CENTRAL ANGLE OF 11°58'58", AND ARC LENGTH OF 128.19 FEET, WITH CHORD BEARING AND DISTANCE OF S 67°48'38"W, 127.96 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY ON A CURVE (OFFSET 40.00 FEET FROM A SPIRAL CURVE) THE CHORD OF WHICH BEARS S 57°41'14"W, 129.30 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY S 59°34'09"W, 64.13 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY ON A CURVE (OFFSET 40.00 FEET FROM A SPIRAL CURVE) THE CHORD OF WHICH BEARS S 57°36'52"W, 120.58 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 532.96 FEET, A CENTRAL ANGLE OF 20°00'39", AND ARC LENGTH OF 186.14 FEET, WITH CHORD BEARING AND DISTANCE OF S 71°49'28"W, 185.19 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY ON A CURVE (OFFSET 40.00 FEET FROM A SPIRAL CURVE) THE CHORD OF WHICH BEARS S 86°02'05"W, 120.59 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY S 88°04'48"W, 89.69 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM A 3600 SQUARE FOOT 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 30.358 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, CABLE TELEVISION 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.

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

EXECUTED THIS 10th DAY OF January, 2002.

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 10th DAY OF January, 2002, BY RONALD J. PATTERSON, REGISTERED AGENT OF HOLLY PONDS LLC.

MY COMMISSION EXPIRES: May 18, 2004

TOM MENTOCK - Notary Public
County of Sheridan, State of Wyoming
My Commission Expires 5/18/2004
Tom Mentock
NOTARY PUBLIC

THE UNDERSIGNED FIRST INTERSTATE 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 392 OF MORTGAGES, AT PAGE 444. 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: Larry Cooper
AUTHORIZED OFFICER
FIRST INTERSTATE BANK - MORTGAGEE

STATE OF WYOMING }ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, 2002, BY Larry Cooper AUTHORIZED OFFICER OF FIRST INTERSTATE BANK.

MY COMMISSION EXPIRES: April 12, 2003

DIANA L. BECK - NOTARY PUBLIC
County of Sheridan, State of Wyoming
My Commission Expires April 12, 2003
NOTARY PUBLIC

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: Ken L. Miller
AUTHORIZED OFFICER
COMMUNITY FIRST NATIONAL BANK - MORTGAGEE

STATE OF WYOMING }ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF January, 2002, BY Ken L. Miller AUTHORIZED OFFICER OF COMMUNITY FIRST NATIONAL BANK.

MY COMMISSION EXPIRES: 6-28-2003

Donna Jones
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }ss
COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, 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. EIGHT, 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.

Registered Professional Engineer (Civil) & Land Surveyor
WILLIAM A. MENTOCK
3864
WYOMING
1/8/02

WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 15th DAY OF JANUARY, 2002, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF January, 2002.

~~ATTEST: VICE-CHAIRMAN~~ CHAIRMAN

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 15th DAY OF JANUARY, 2002.

ATTEST: CITY CLERK 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 3:00 O'CLOCK P.M. ON FEBRUARY 20, 2002, AND FILED IN DRAWER H, PLAT NUMBER 45

INSTRUMENT No. 400661 FEE 50.00

COUNTY CLERK DEPUTY COUNTY CLERK

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

PREPARED FOR:
HOLLY PONDS, LLC - OWNER
P.O. BOX 6793
SHERIDAN, WY 82801
(307) 674-0196

TIES		
FROM	TO (DESCRIPTION)	TIE
SE COR SEC 21	P.O.B.	N 89°04'23"W, 2389.47'
S1/4 COR SEC 21	P.O.B.	N 80°50'04"E, 327.90'
S1/4 COR SEC 21	POINT LABELED "HWY"	N 87°32'22"E, 324.98'

JOB No. 95-138 95138FP8.dwg JANUARY 8, 2002

Partial Vacation 4-20-06 BK 473 Pg 839

H - 45