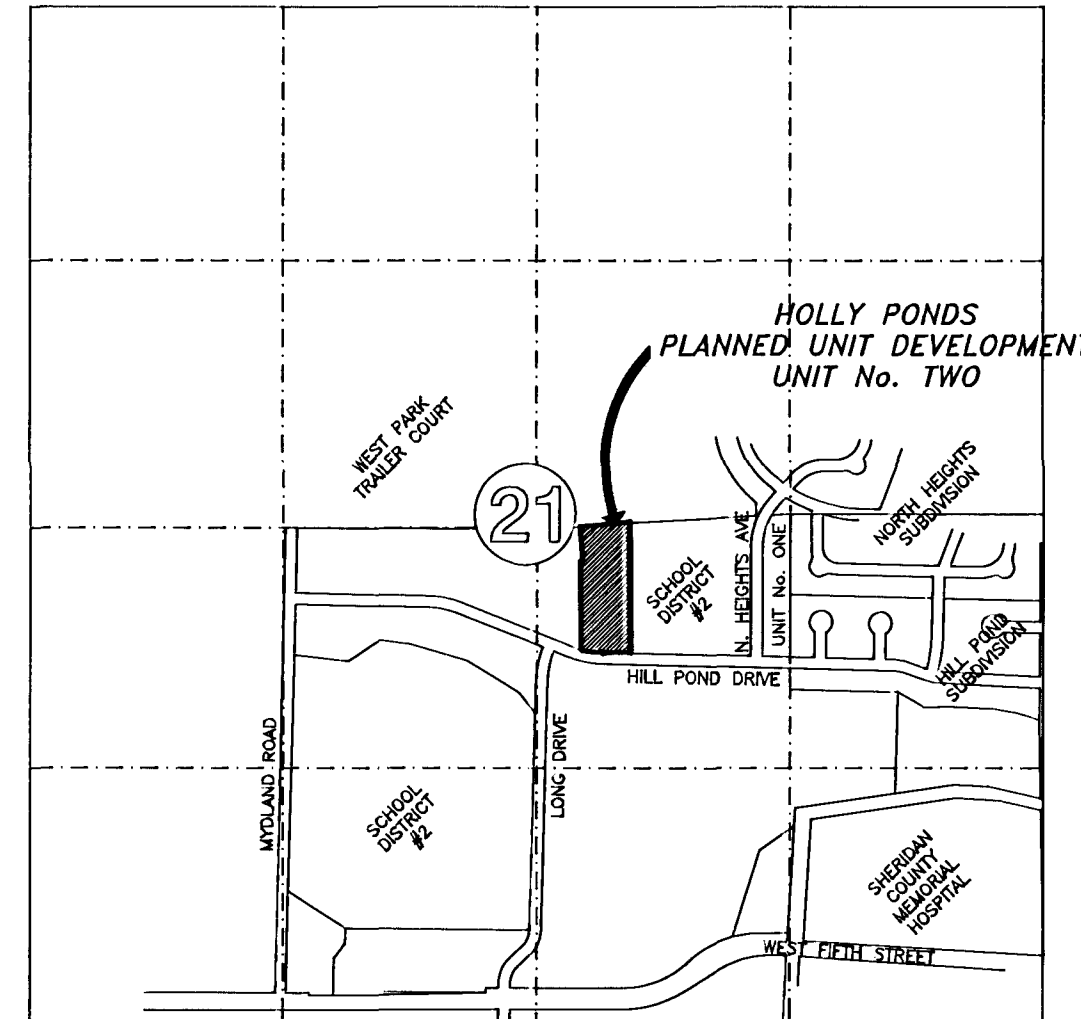
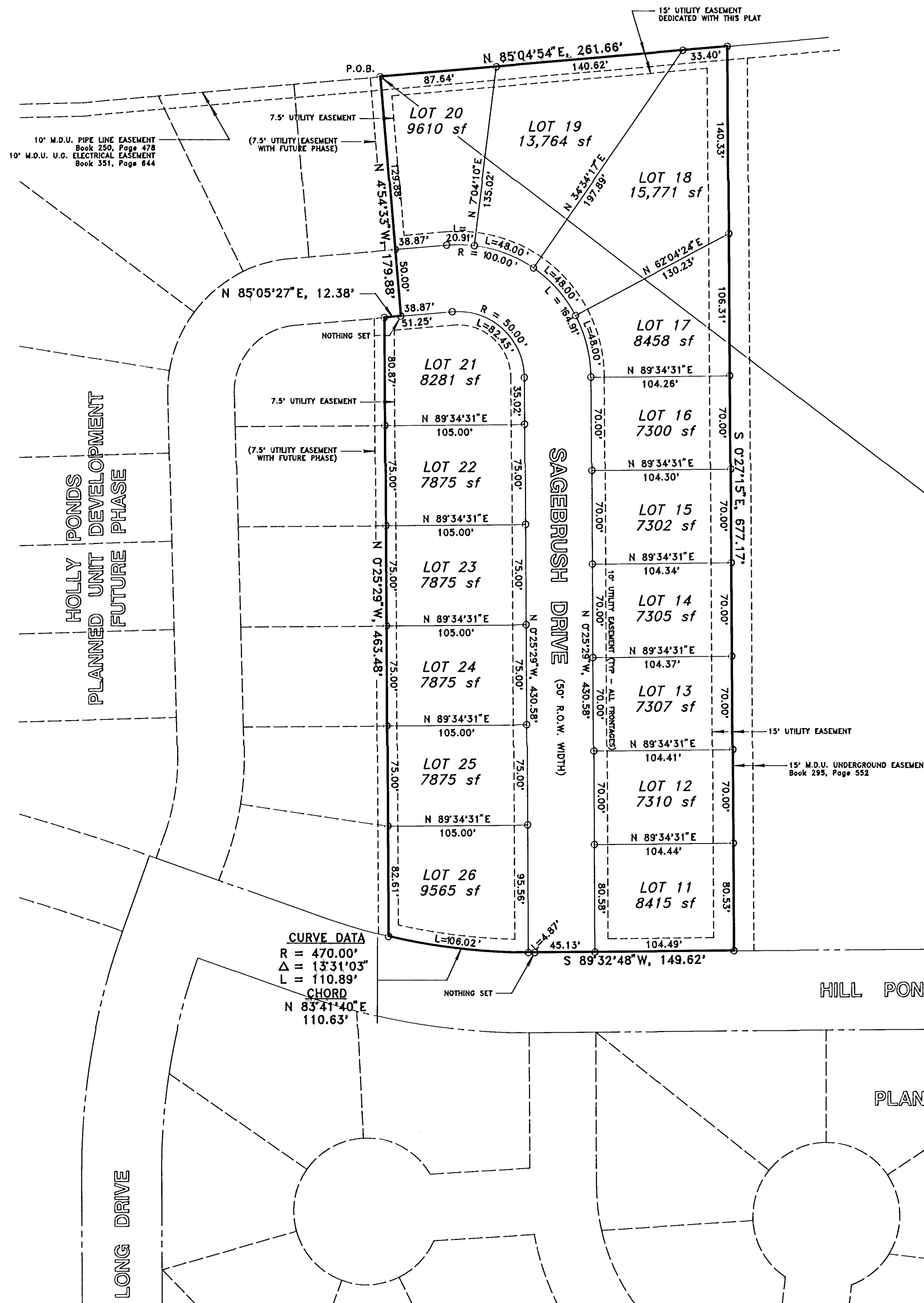


PLAT OF HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT No. TWO

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 = 3.938, TOTAL LOTS = 16

WEST PARK MOBILE HOME COMMUNITY



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'

SCHOOL
TRACT
No. 2

NOTES / LEGEND

- - BOUNDARY / INTERIOR LOT CORNER
REBAR AND ALUMINUM CAP PER WY L.S. No. 6594
(UNLESS OTHERWISE INDICATED)
- BASIS OF BEARING - WYOMING STATE PLANE
COORDINATE SYSTEM (EAST CENTRAL ZONE)
- 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
- GENERAL DECLARATION OF COVENANTS AND RESTRICTIONS
RECORDED IN OFFICE OF THE COUNTY CLERK

CERTIFICATE OF DEDICATION HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. TWO

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NORTHWEST 1/4 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 SOUTH BOUNDARY OF WEST PARK MOBILE HOME
COMMUNITY LOCATED N 43°33'39"W, 3689.77 FEET FROM THE SOUTHEAST CORNER
OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE N 85°04'54"E, 261.66
FEET TO THE NORTHWEST CORNER OF TRACT 2 OF THE SCHOOL TRACTS PLAT;
THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 0°27'15"E, 677.17 FEET TO
A POINT ON THE NORTH LINE OF HILL POND DRIVE; THENCE ALONG SAID NORTH
LINE S 89°32'48"W, 149.62 FEET; THENCE CONTINUING ALONG SAID NORTH LINE
ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL
ANGLE OF 13°31'03" BEARING, AND ARC LENGTH OF 110.88 FEET; THENCE
ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL
ANGLE OF 13°31'03" BEARING, AND ARC LENGTH OF 110.88 FEET; THENCE
N 85°05'27"E, 12.38 FEET; THENCE N 4°54'33"W, 179.88 FEET
TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.938 ACRES,
MORE OR LESS.

WHICH THE UNDERSIGNED OWNER OR PROPRIETOR OF THE ABOVE-DESCRIBED
TRACT OF LAND HAS CAUSED TO BE SUBDIVIDED IN THE MANNER SHOWN ON
THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "HOLLY PONDS PLANNED UNIT
DEVELOPMENT, UNIT No. TWO."

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE
WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE
UNDERSIGNED OWNER AND PROPRIETOR DOES HEREBY RELEASE AND WAIVE ALL
RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE
STATE OF WYOMING.

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH
RIGHT OF WAY OF WHICH IS SHOWN IN DOTTED LINE ON THIS PLAT, AND SAID
EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE
LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING
AND MAINTAINING SEWERS, WATER LINES, ELECTRIC LIGHT LINES AND
POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC
UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC. TWELVE
(12) FOOT TEMPORARY CONSTRUCTION EASEMENTS ARE ALSO PROVIDED ON EACH
SIDE OF THE AFOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF
WATER AND SEWER LINES AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE
ARE HEREBY SO DEDICATED.

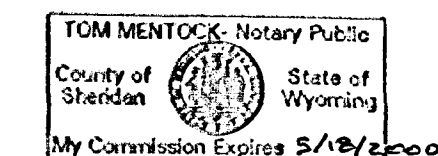
BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS INDICATED IN THE
"NOTES/LEGEND" ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE
BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE CORRESPONDING LOT LINE.
EXECUTED THIS 13th DAY OF October, 1997.

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

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
13th DAY OF OCTOBER, 1997, BY RONALD J. PATTERSON,
REGISTERED AGENT OF HOLLY PONDS LLC.

MY COMMISSION EXPIRES: MAY 18, 2000



Tom Mentock
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP
TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE
BY ME OR UNDER MY DIRECT SUPERVISION.



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

DEPARTMENT OF PUBLIC WORKS CERTIFICATE OF APPROVAL

APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF
SHERIDAN, WYOMING THIS 28th DAY OF October, 1997.

Susan Gulb
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING AND ZONING COMMISSION CERTIFICATE OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HERewith
RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 6 DAY
OF November, 1997.

ATTEST:
David C. Brady Chris Hall
CHAIRMAN SECRETARY

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY
OF SHERIDAN, WYOMING THIS 4 DAY OF November, 1997.

ATTEST:
Cathy W. Ellis Jim Wiles
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 2:00 O'CLOCK P.M. ON NOVEMBER 7, 1997,
AND FILED IN DRAWER H, PLAT NUMBER 37
INSTRUMENT No. 270196 FEE 50.00

Paul J. Daily Dale R. Rawlings
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
726 LONG DRIVE #35A
SHERIDAN, WY 82801

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