

HOLLY PONDS COMMERCIAL CORNER

CONTAINING 2.769 ACRES

WITHIN THE SW1/4SE1/4 AND SE1/4SW1/4 OF
SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN

CITY OF SHERIDAN, WYOMING

UNPLATTED LANDS
HOLLY PONDS P.U.D.

UNPLATTED LANDS
HOLLY PONDS P.U.D.

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.

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 416 OF MORTGAGES, AT PAGE 114. 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 V.P.
AUTHORIZED OFFICER
FIRST INTERSTATE BANK - MORTGAGEE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF MARCH, 2000, BY Larry Cooper
AUTHORIZED OFFICER OF FIRST INTERSTATE BANK.

MY COMMISSION EXPIRES: 7-28-2001

ELSA S. 81022
County of
Sheridan
My Commission Expires
July 28, 2001

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

APPROVED BY THE CITY COUNCIL OF THE
CITY OF SHERIDAN THIS 20th DAY OF
MARCH, 2000 BY RESOLUTION 5-00

SECTION CORNER TO S 1/4 CORNER: 21 22
N 88°45'48" W 2704.39'
28 27

T 56 N
R 84 W

NOTES / LEGEND

HOLLY PONDS COMMERCIAL CORNER IS PART OF HOLLY PONDS PLANNED UNIT DEVELOPMENT AND IS SUBJECT TO ANY RESTRICTIONS AS SET FORTH IN THE APPROVED MASTER PLAN OF THE P.U.D.

ALL BUILDING WITHIN HOLLY PONDS COMMERCIAL CORNER SHALL CONFORM TO SETBACK RESTRICTIONS OF B-1 ZONING:
FRONT SETBACK: 0.00 FEET
REAR SETBACK: 10.00 FEET
SIDE SETBACK: 5.00 FEET

EASEMENTS SHOWN ON PLAT EXCEED ALL BUILDING SETBACK REQUIREMENTS; EASEMENT LINES SHALL THEN ALSO BE CONSIDERED BUILDING SETBACK LINES

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

NO PARK OR OPEN SPACE IS TO BE DEDICATED WITHIN THIS PROPERTY; HOWEVER, SOME AREAS ADJOINING THE PROPERTY HAVE BEEN DESIGNATED TO BE PARK OR OPEN SPACE WITH OTHER PHASES OF THE P.U.D. PLAN.

EASEMENT LINE (AS NOTED) AND BUILDING SETBACK LINE (SEE NOTE ABOVE)

• SUBDIVISION BOUNDARY CORNER
SET 5/8" REBAR w/ 2" ALUMINUM CAP
PER WY L.S. No. 6594
(OR AS NOTED)

○ INTERIOR LOT CORNER
SET 5/8" REBAR w/ 1-1/2" ALUMINUM CAP
PER WY L.S. No. 6594

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
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 COMMERCIAL CORNER, 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 Land Surveyor
DANIEL G. REDERTH
6594
Date 3/23/2000
WYOMING

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

CERTIFICATE OF DEDICATION HOLLY PONDS COMMERCIAL CORNER

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 PARTIES OF INTEREST SHOWN ON THIS PLAT, HEREIN DESIGNATED AS HOLLY PONDS COMMERCIAL CORNER AND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 71°31'04"W, 118.52 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT OF WAY OF LONG DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY N 1°58'24"W, 54.84 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 47°29'36", AND ARC LENGTH OF 99.47 FEET, WITH CHORD BEARING AND DISTANCE OF N 21°45'57"E, 96.65 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY N 43°30'53"E, 87.09 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 45°59'56", 45°59'56", AND ARC LENGTH OF 144.51 FEET, WITH CHORD BEARING AND DISTANCE OF N 22°30'57"E, 140.66 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY N 87°58'36"E, 274.99 FEET; THENCE S 1°54'57"E, 330.81 FEET TO A POINT OFFSET 40.00 FEET NORTH OF THE CENTERLINE OF STATE HIGHWAY NO. 330; THENCE ALONG A LINE OFFSET 40.00 FEET NORTH OF SAID CENTERLINE S 88°04'48"W, 436.07 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.769 ACRES (120,629 SQUARE FEET), 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.

EXECUTED THIS 22nd DAY OF MARCH, 2000.

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

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

STATE OF WYOMING }
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

NOTARY PUBLIC
Tom Mentock

STATE OF WYOMING }
COUNTY OF SHERIDAN }

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My Commission Expires
5/18/2000

NOTARY PUBLIC
Tom Mentock

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.

Susan Gault
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

Janice Wyatt
ATTEST: VICE-CHAIRMAN

Chip 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.

Pat W. Elch Jim Wilson
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

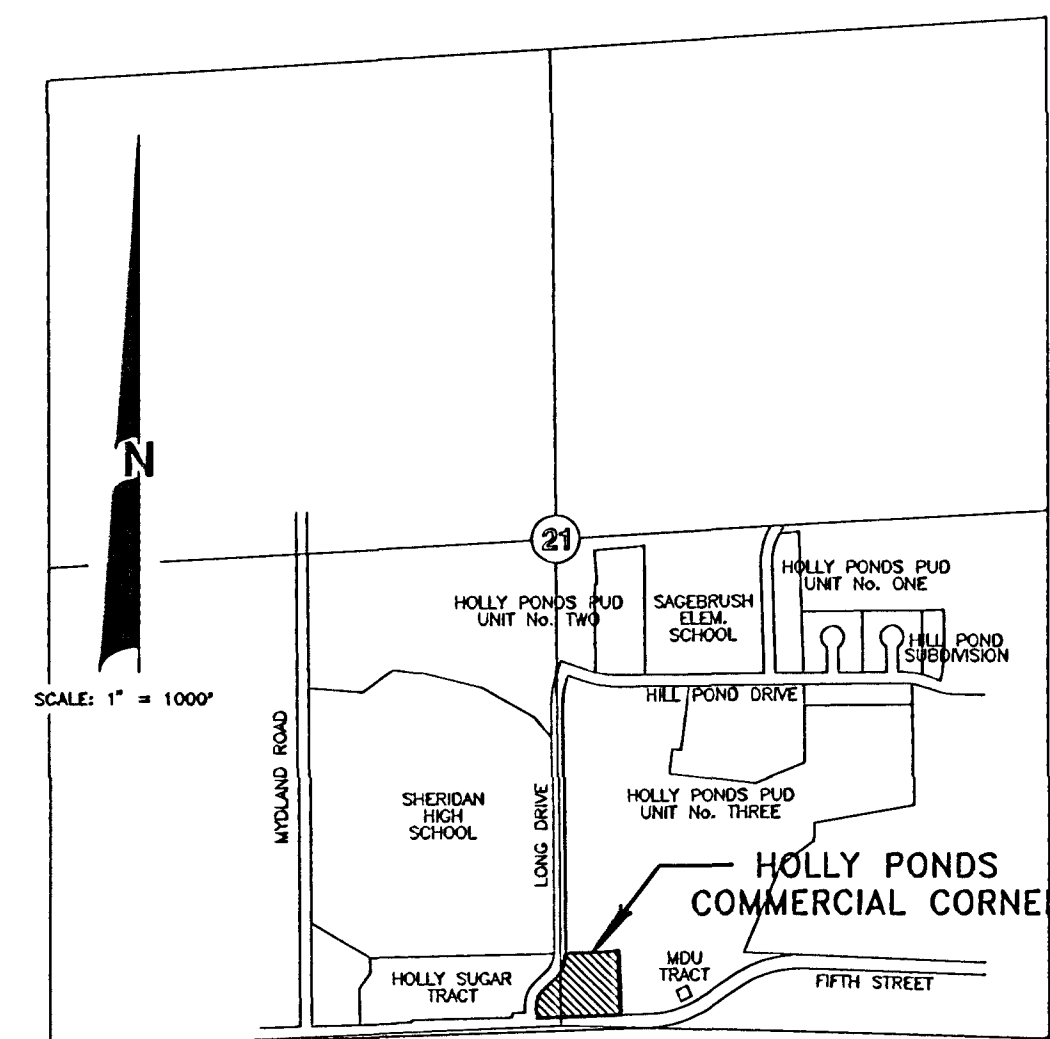
STATE OF WYOMING }
COUNTY OF SHERIDAN }

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 42

INSTRUMENT No. 343839 FEE 50.00

Dorothy Kalliska
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK



LOCATION MAP
SECTION 21
T 56 N, R 84 W
of the 6th P.M.
SHERIDAN, WYOMING

CURVE DATA
R = 120.00'
Δ = 47°29'36"
L = 99.47'
CHORD
N 21°45'57"E
96.65'

CURVE DATA
R = 180.00'
Δ = 45°59'56"
L = 144.51'
CHORD
N 22°30'57"E
140.66'

LOT 3
54,158 sq ft
1.243 ac

LOT 2
38,976 sq ft
0.895 ac

LOT 1
27,495 sq ft
0.631 ac

SUBDIVISION AREAS:

| | | |
|-------------|---------------|-----------|
| LOT 1 | 27,495 sq ft | 0.631 ac. |
| LOT 2 | 38,976 sq ft | 0.895 ac. |
| LOT 3 | 54,158 sq ft | 1.243 ac. |
| TOTAL AREA: | 120,629 sq ft | 2.769 ac. |

| | | |
|--------------------|--------------|-----------|
| No. OF LOTS: | 3 | |
| Ave. AREA PER LOT: | 40,210 sq ft | 0.923 ac. |