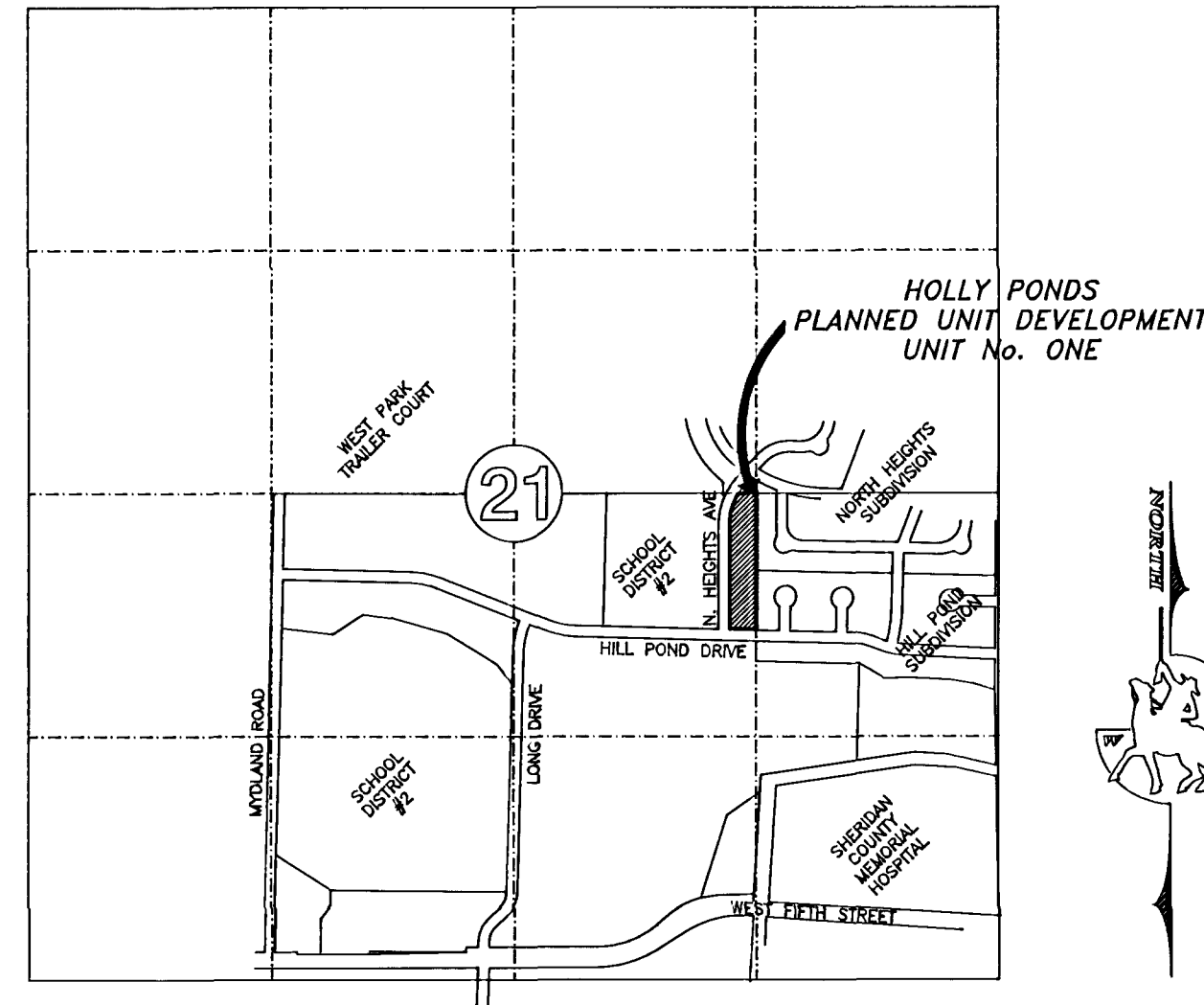
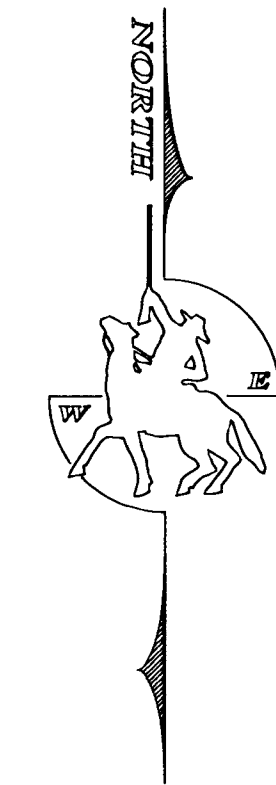


PLAT OF HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT No. ONE

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 = 2.380, TOTAL LOTS = 10



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'



SCALE: 1" = 50'

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

NOTES / LEGEND

- - SUBDIVISION BOUNDARY CORNER
(TYPE OF MONUMENTATION INDICATED ON PLAT)
- - INTERIOR LOT CORNER

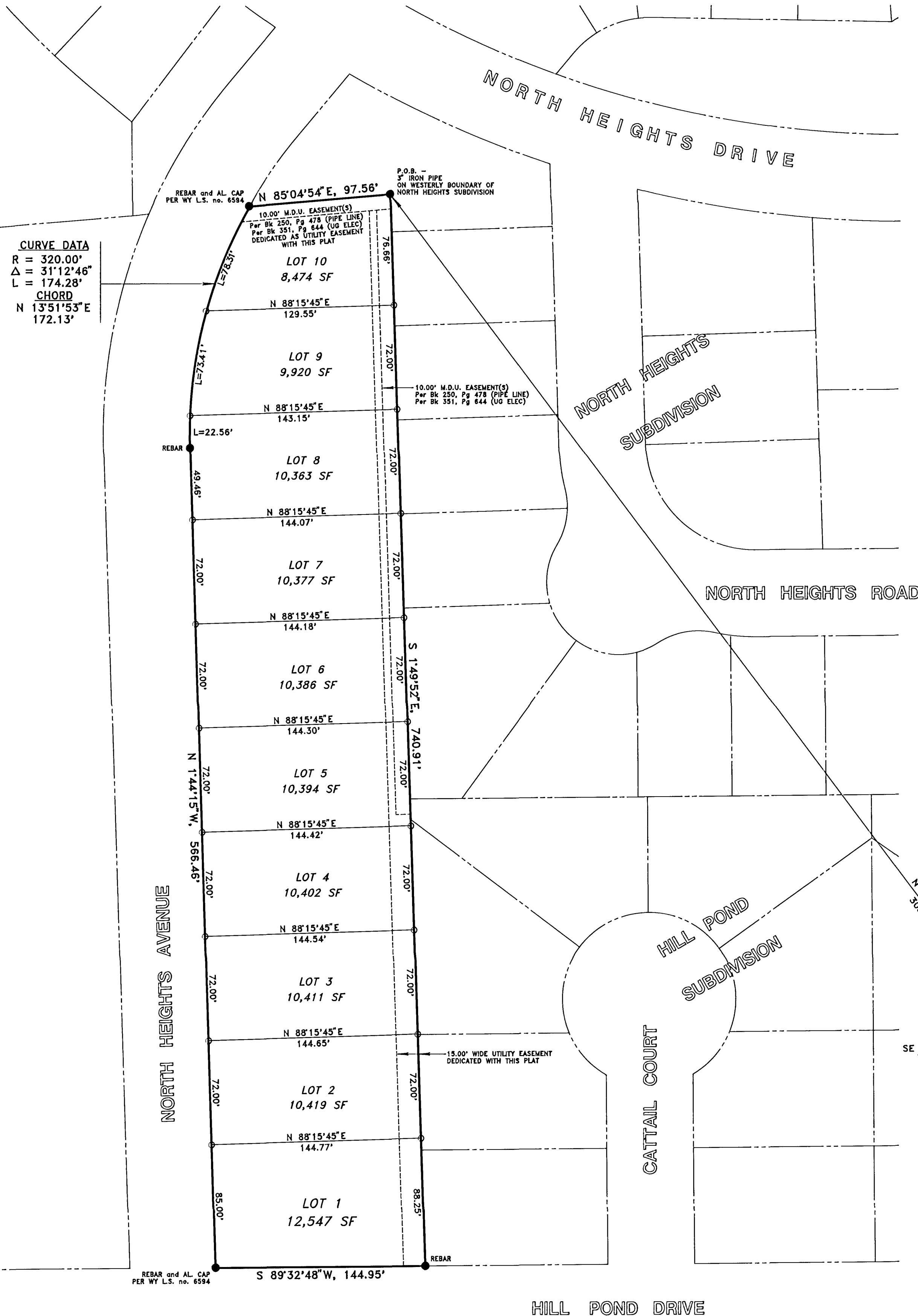
REBAR and ALUMINUM CAP PER WY L.S. No. 6594

AS PER CITY OF SHERIDAN, WYOMING ZONING
REGULATIONS (R-1 ZONE) MINIMUM BUILDING
SETBACKS ARE AS FOLLOWS:

FRONTAGES: 25.00 FEET
REAR: 20.00 FEET
SIDE: 5.00 FEET

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

SCHOOL
TRACT
No. 2



CURVE DATA
R = 320.00'
Δ = 31°12'46"
L = 174.28'
CHORD
N 13°51'53"E
172.13'

REBAR and AL. CAP
PER WY L.S. No. 6594

HILL POND DRIVE

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

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) 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 3-INCH DIAMETER IRON PIPE LOCATED N 27°43'16"W,
3083.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21,
AND ALSO ON THE WESTERLY BOUNDARY OF NORTH HEIGHTS
SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY S 1°49'52"E,
740.91 FEET TO THE NORTH LINE OF HILL POND DRIVE; THENCE ALONG
SAID NORTH LINE S 89°32'48"W, 144.95 FEET TO THE INTERSECTION OF
THE NORTH LINE OF HILL POND DRIVE AND THE EAST LINE OF NORTH
HEIGHTS AVENUE; THENCE ALONG SAID EAST LINE N 1°44'15"W, 568.46
FEET; THENCE CONTINUING ALONG SAID EAST LINE ALONG A CURVE TO
THE RIGHT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF
31°12'16", AND ARC LENGTH OF 174.28 FEET, WITH CHORD BEARING
AND DISTANCE OF N 13°51'53"E, 172.13 FEET TO A POINT ON THE
BOUNDARY OF NORTH HEIGHTS SUBDIVISION; THENCE ALONG SAID
BOUNDARY N 85°04'54"E, 97.56 FEET TO THE POINT OF BEGINNING,
SAID TRACT CONTAINING 2.380 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. ONE.

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, GAS LINES, ELECTRIC LIGHT LINES AND
POLES, TELEPHONE LINES 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 FOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF
WATER AND SEWER LINES AND OTHER UTILITIES.

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.

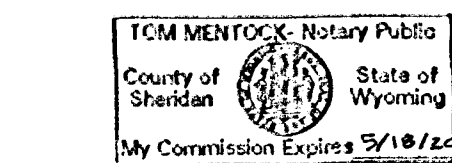
EXECUTED THIS 19th DAY OF SEPTEMBER, 1997.

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
19th DAY OF SEPTEMBER, 1997, BY RONALD J. PATTERSON,
REGISTERED AGENT OF HOLLY PONDS LLC.

MY COMMISSION EXPIRES: MAY 18, 2000

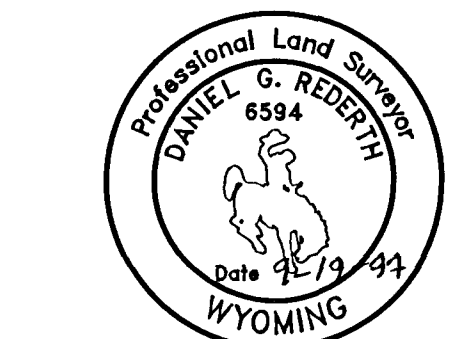


Tom Mentock
NOTARY PUBLIC

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 25th DAY OF September, 1997.

Susan Fields
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 16th DAY
OF October, 1997.

ATTEST:

Donald E. Hardy
CHAIRMAN

Cory Hall
SECRETARY

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY
OF SHERIDAN, WYOMING THIS 16th DAY OF October, 1997.

ATTEST:

John W. Elmer
CITY CLERK

Jim Linder
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 OCTOBER 29, 1997,
AND FILED IN DRAWER H, PLAT NUMBER 36

INSTRUMENT No. 269419 FEE 50.00

Paul D. Dally
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK