

FINAL PLAT MOUNTAIN SHADOWS II SUBDIVISION

BEING A REPLAT OF
LOTS 13-22, BLOCK 1, LOTS 1-3, BLOCK 3, & OPEN SPACE
MOUNTAIN SHADOWS SUBDIVISION
LOCATED IN

THE SE1/4NW1/4 AND THE NE1/4SW1/4 OF SECTION 10
T 55 N, R 84 W, OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 8.51 ACRES
TOTAL LOTS = 13

CERTIFICATE OF DEDICATION MOUNTAIN SHADOWS II SUBDIVISION

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, HERIN DESIGNATED AS THE MOUNTAIN SHADOWS II SUBDIVISION BEING A REPLAT OF LOTS 13-22, BLOCK 1, LOTS 1-3, BLOCK 3, AND OPEN SPACE, SAID TRACT ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SECTION 10, TOWNSHIP 55 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 LOCATED N02°48'28"W, 2007.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF GIRLS SCHOOL ROAD SOUTH (COUNTY ROAD 119); THENCE LEAVING SAID RIGHT-OF-WAY S87°46'00"W, 175.05 FEET; THENCE N01°01'35"W, 30.28 FEET; THENCE N37°21'54"W, 107.44 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 28°54'45", A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 114.19 FEET, AND A CHORD N12°31'01"E, 115.00 FEET; THENCE N01°42'21"W, 782.67 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 89°09'06", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 280.10 FEET, AND A CHORD N44°17'05"W, 252.48 FEET; THENCE S08°08'12"W, 223.26 FEET; THENCE N02°14'47"W, 200.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 84; THENCE ALONG SAID RIGHT-OF-WAY N89°01'17"E, 615.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF GIRLS SCHOOL ROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 91°25'01", A RADIUS OF 1492.39 FEET, AN ARC LENGTH OF 219.24 FEET, AND A CHORD S02°34'15"W, 219.04 FEET; THENCE S03°38'19"E, 223.84 FEET; THENCE S02°27'25"E, 10.37 FEET; THENCE S01°42'21"E, 606.28 FEET; THENCE S08°29'08"W, 16.87 FEET; THENCE S01°39'37"E, 164.02 FEET; THENCE N88°08'17"E, 16.37 FEET; THENCE S01°41'30"E, 119.24 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.51 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 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, MAINTAINING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER PIPES 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 FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

EXECUTED THIS 6th DAY OF NOVEMBER, 2003.

P & J ENTERPRISES, A LIMITED PARTNERSHIP, OWNER

BY: *Jack Pellusier*
JACK PELLUSIER, MANAGING MEMBER
BY: *Thomas J. Pilch*
THOMAS J. PILCH, MANAGING MEMBER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF NOVEMBER, 2003, BY JACK PELLUSIER, MANAGING MEMBER.

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK, Notary Public
County of Sheridan, Wyoming
My Commission Expires: 5/18/2004

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF NOVEMBER, 2003, BY THOMAS J. PILCH, MANAGING MEMBER.

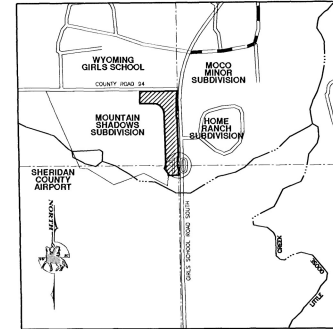
MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK, Notary Public
County of Sheridan, Wyoming
My Commission Expires: 5/18/2004

NOTES:

1. COVENANTS FOR MOUNTAIN SHADOWS SUBDIVISION, RECORDED IN BOOK 426, PAGE 482.
2. EASEMENT FOR MOUNTAIN SHADOWS SUBDIVISION, RECORDED IN BOOK 424, PAGE 688.
3. THE DEVELOPMENT AGREEMENT WITH THE CITY OF SHERIDAN RECORDED AUGUST 24, 2001 IN SHERIDAN COUNTY RECORDS BOOK NO. 385192 SHALL BE IN FULL FORCE AND EFFECT FOR THIS PLAT, INCLUDING THE ORIGINAL PLATSE LINES.

LEGEND

- SETBACKS AND UTILITY EASEMENT, OR AS NOTED
- CENTER LINE
- INTERIOR SECTION LINE
- BRASS CAP
- FOUND IRON PIPE
- FOUND REBAR & CAP PERLS 3864
- FOUND ROW MONUMENT
- SET REBAR & CAP PERLS 3864



LOCATION MAP
SCALE: 1" = 100'
SECTION 10, TOWNSHIP 55 NORTH
SHERIDAN, WYOMING

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
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 THE AMENDED PLAT OF THE MOUNTAIN SHADOWS SUBDIVISION, AS LAD OUT, PLATED, 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.

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

DIRECTOR OF PUBLIC WORKS

DATA ON THIS PLAT APPROVED THIS 10th DAY OF November, 2003, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Jackie Brown
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION

CERTIFICATE OF REVIEWAL
REVIEWED BY THE CITY COUNCIL OF SHERIDAN PLANNING COMMISSION THIS 10th DAY OF November, 2003.

ATTEST: VICE-CHAIRMAN
Wayne Blank
CHAIRMAN (Acting)

CITY COUNCIL OF SHERIDAN

CERTIFICATE OF APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 10th DAY OF November, 2003.

ATTEST: CITY CLERK
Debbie R. Keltus
MAYOR

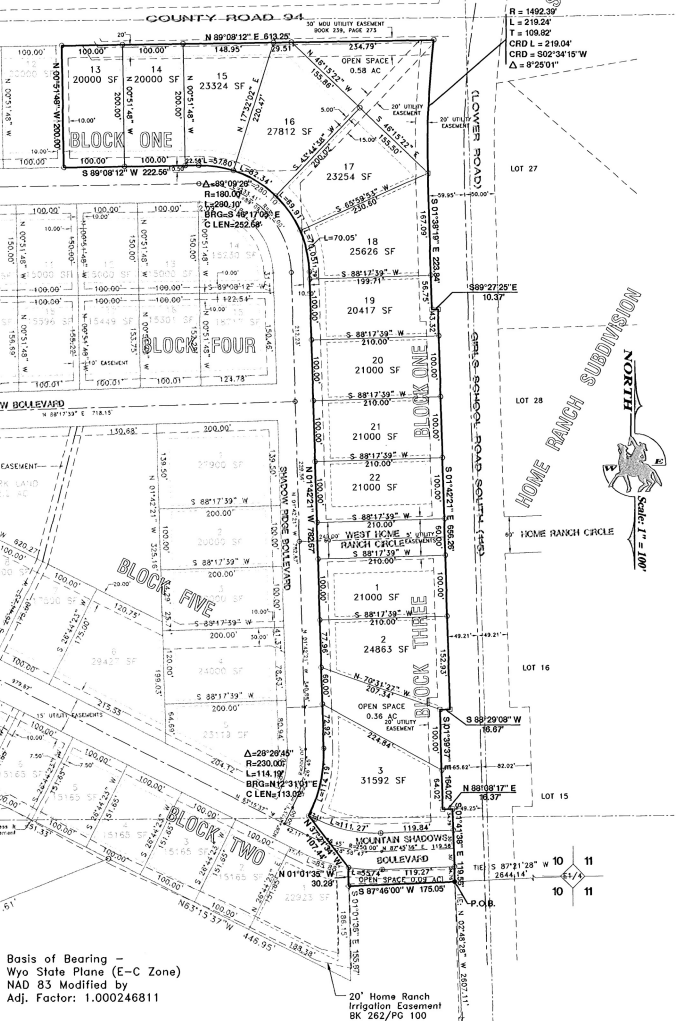
CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:00 O'CLOCK AM ON November 14, 2003, AND FILED IN DRAWER M, PLAT NUMBER 59.

INSTRUMENT NO. 459841
FEE \$0.00

Debbie R. Keltus
COUNTY CLERK
Debbie R. Keltus
DEPUTY COUNTY CLERK



Basis of Bearing -
Wyo State Plane (E-C Zone)
NAD 83 Modified by
Adj. Factor: 1.000246811

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
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