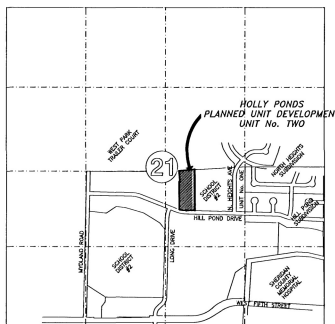
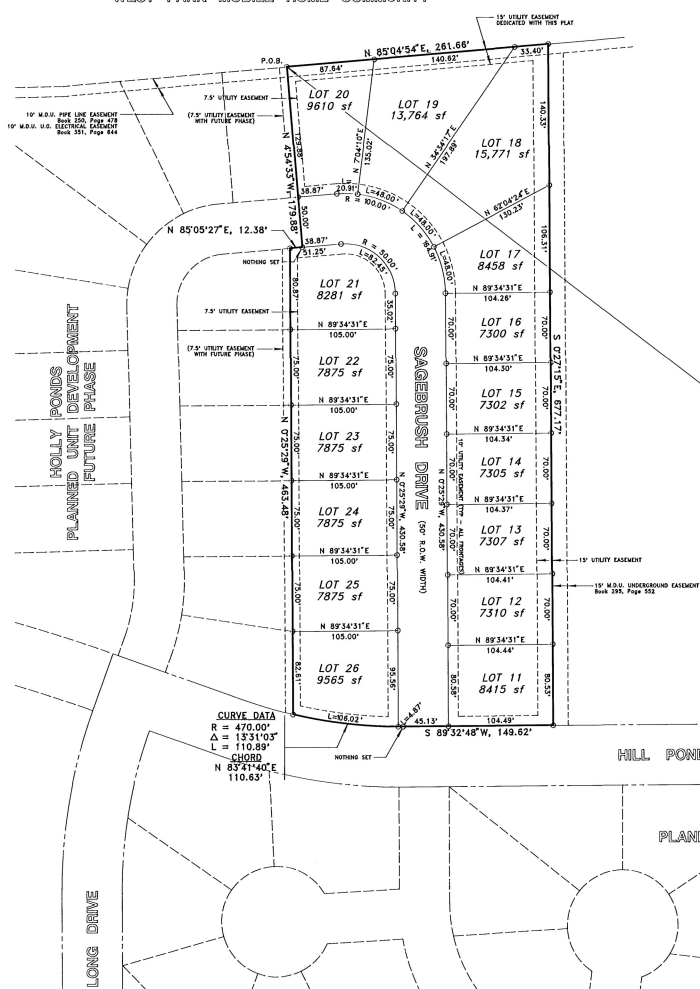


# PLAT OF HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT No. TWO

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" = 100'

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 QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) 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 POINT ON THE SOUTH BOUNDARY OF WEST PARK MOBILE HOME  
COMMUNITY LOCATED N 43°30'W, 288.97 FEET FROM THE SOUTHEAST CORNER  
OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE N 85°04'46"E, 291.68  
FEET TO THE NORTHWEST CORNER OF SAID TRACT 2; THENCE ALONG SAID NORTH  
LINE S 89°34'31"E, 148.82 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", AND ARC LENGTH OF 110.88 FEET, WITH CHORD BEARING  
AND DISTANCE OF N 83°41'40"E, 110.83 FEET; THENCE N 83°41'40"E, 110.83  
FEET; THENCE N 85°05'27"E, 12.38 FEET; THENCE N 45°43'57"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, GAS 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 13<sup>th</sup> 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  
13<sup>th</sup> DAY OF October, 1997, BY RONALD J. PATTERSON,  
REGISTERED AGENT OF HOLLY PONDS LLC.  
MY COMMISSION EXPIRES: May 18, 2000



Dan Mentebach  
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 28<sup>th</sup> DAY OF October, 1997.

Susan Kuhl  
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<sup>th</sup> DAY  
OF November, 1997.

ATTEST:

David C. Shady G. 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<sup>th</sup> DAY OF November, 1997.

ATTEST:

John W. Ellis Dan W. Ellis  
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. Rautberg  
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 307-672-5482

PREPARED FOR:  
HOLLY PONDS LLC  
728 LONG DRIVE #35A  
SHERIDAN, WY 82801

H-37