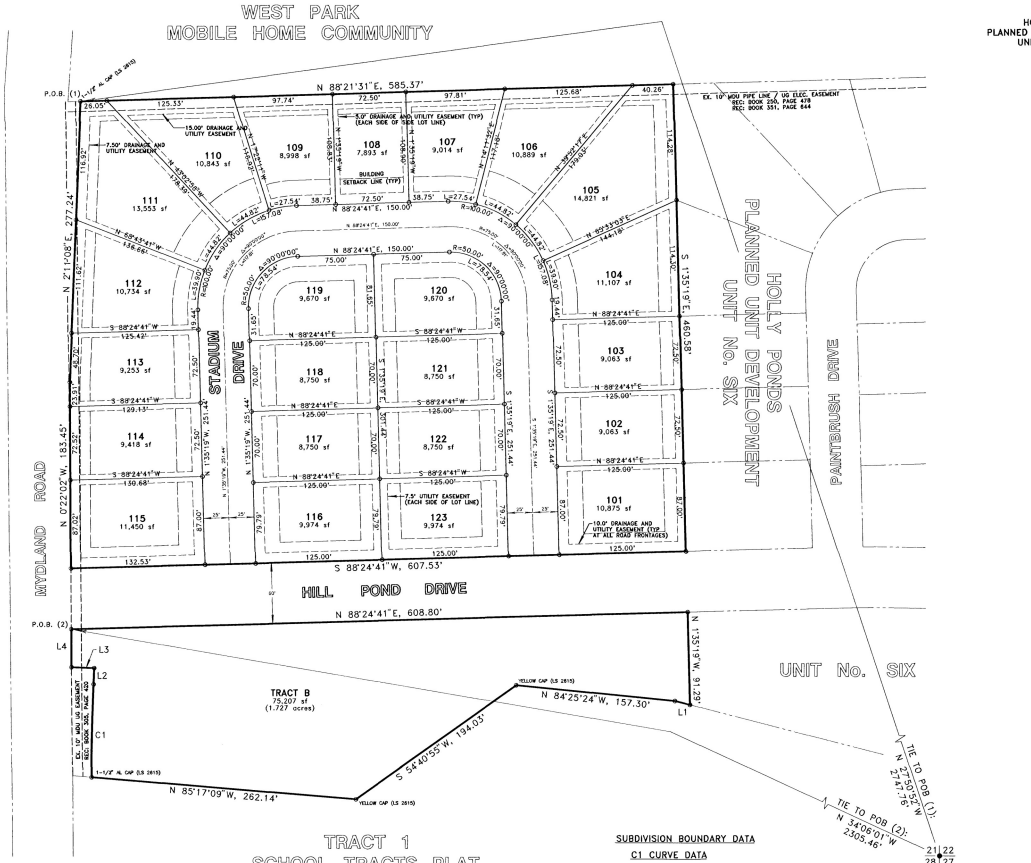
PLAT OF
HOLLY PONDS PLANNED UNIT DEVELOPMENT
UNIT No. SEVEN

BEING A PORTION OF
THE NE1/4 SW1/4 of SECTION 21
TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

TOTAL ACRES = 8.056, TOTAL LOTS = 24

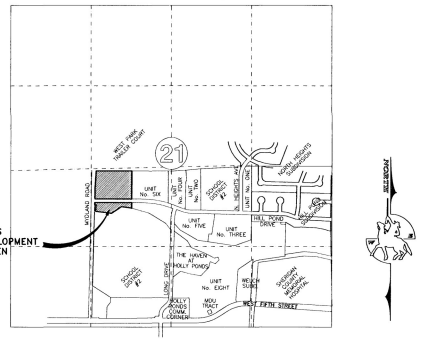


TIES			
FROM	TO	TIE
SE COR SEC 21	P.O.B. (1)	N 57°02'47"W, 4747.47'
SE COR SEC 21	P.O.B. (2)	N 62°41'12"W, 4493.65'
S1/4 COR SEC 21	P.O.B. (1)	N 27°50'52"W, 2747.76'
S1/4 COR SEC 21	P.O.B. (2)	N 34°06'01"W, 2305.46'

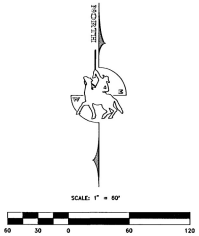
SUBDIVISION BOUNDARY DATA

C1 CURVE DATA
R = 2789.79'
Δ = 1°53'02"
L = 91.72'
CHORD
N 1°14'37"E
91.72'

L1 – N 75°40'44"W, 15.39'
L2 – N 2°11'08"E, 15.97'
L3 – N 87°48'52"W, 22.48'
L4 – N 0°22'02"W, 37.40'



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'



NOTES / LEGEND

○ – BOUNDARY / INTERIOR LOT CORNER
REBAR and ALUMINUM CAP PER WY P.E. & L.S. No. 3864
(UNLESS OTHERWISE INDICATED)

LOTS DESIGNATED ON THIS PLAT ARE ZONED "R-1" AS PER CITY OF SHERIDAN ZONING REGULATIONS.
BUILDING SETBACKS ARE AS FOLLOWS:
STREET FRONTAGES: 25.00 FEET
REAR LOT: 20.00 FEET
SIDE LOT: 5.00 FEET
WITH THE FOLLOWING EXCEPTIONS:
MIN. 35' FRONT SETBACK REQUIRED: LOTS 105, 106, 110, 111
20' ROAD FRONTAGE SETBACK ALLOWED
(FROM HILL POND DRIVE ONLY): LOTS 101, 115, 116, 123

BASIS OF BEARING – WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE) (NAD 27)

STADIUM DRIVE RIGHT OF WAY WIDTH = 50.00'
HILL POND DRIVE RIGHT OF WAY WIDTH = 60.00'

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

TRACT B IS PARKLAND AREA – TO BE DEDICATED AS ACCESS, DRAINAGE, AND UTILITY EASEMENT

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
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 HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. SEVEN, 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 Engineer (Civil) & Land WILLIAM A. MENTOCK 3864 REGISTERED WYOMING 6/5/03

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

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

CERTIFICATE OF DEDICATION
HOLLY PONDS PLANNED UNIT DEVELOPMENT
UNIT No. SEVEN

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, HEREIN DESIGNATED AS HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. SEVEN, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) 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 LINE OF WEST PARK MOBILE HOME COMMUNITY, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF WYDLAND ROAD, SAID POINT LOCATED N 27°50'52"W, 2747.76 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE N 88°21'31"E, 585.37 FEET TO THE NORTHWEST CORNER OF HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT NO. SIX; THENCE ALONG THE WEST BOUNDARY OF SAID UNIT NO. SIX S 1°35'19"E, 460.58 FEET TO A POINT ON THE NORTHERLY LINE OF HILL POND DRIVE; THENCE ALONG SAID NORTHERLY LINE S 88°24'41"W, 607.53 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WYDLAND ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY N 0°22'02"W, 185.45 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY N 2°11'08"E, 277.24 FEET TO THE POINT OF BEGINNING, CONTAINING 6.329 ACRES, MORE OR LESS,

AND

BEGINNING AT A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WYDLAND ROAD AND THE SOUTHERLY LINE OF HILL POND DRIVE, SAID POINT LOCATED N 34°06'01"W, 2305.46 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 21; THENCE ALONG SAID SOUTHERLY LINE N 88°24'41"E, 608.80 FEET TO A POINT ON THE WEST LINE OF HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT NO. SIX; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WEST LINE S 1°35'19"E, 91.29 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TRACT 1 OF THE SCHOOL TRACTS PLAT; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: N 75°40'44"W, 15.38 FEET; THENCE N 84°25'24"W, 157.30 FEET; THENCE S 54°40'55"W, 194.03 FEET; THENCE N 85°17'09"W, 262.14 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WYDLAND ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2789.79 FEET, A CENTRAL ANGLE OF 1°53'02", AND ARC LENGTH OF 91.72 FEET, WITH CHORD BEARING AND DISTANCE OF N 1°14'37"E, 91.72 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: N 2°11'08"E, 15.97 FEET; THENCE N 87°48'52"W, 22.48 FEET; THENCE N 0°22'02"W, 37.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.727 ACRES, MORE OR LESS,

THE COMBINED AREA OF THESE TWO TRACTS BEING 8.056 ACRES, MORE OR LESS,

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.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 10th DAY OF JUNE, 2003.

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

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JUNE, 2003, BY RONALD J. PATTERSON, REGISTERED AGENT OF HOLLY PONDS, LLC.

MY COMMISSION EXPIRES: May 18, 2004

TOM MENTOCK - Notary Public County of Sheridan State of Wyoming My Commission Expires 5/18/2004

NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 17th DAY OF June, 2003, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF June 25, 2003.

ATTEST: VICE-CHAIRMAN — CHAIRMAN

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 19th DAY OF JUNE, 2003.

ATTEST: 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 4:00 O'CLOCK P.M. ON JUNE 25, 2003, AND FILED IN DRAWER H, PLAT NUMBER 47

INSTRUMENT No. 445228 FEE 50.00

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, L.L.C.
P.O. BOX 6793
SHERIDAN, WY 82801

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