FINAL PLAT

MOUNTAIN SHADOWS SUBDIVISION

LOCATED IN
THE S1/2 NW1/4 AND THE N1/2 SW1/4 OF SECTION 10
T 55 N, R 84 W, OF THE 6th P.M.
SHERIDAN COUNTY, WYOMING

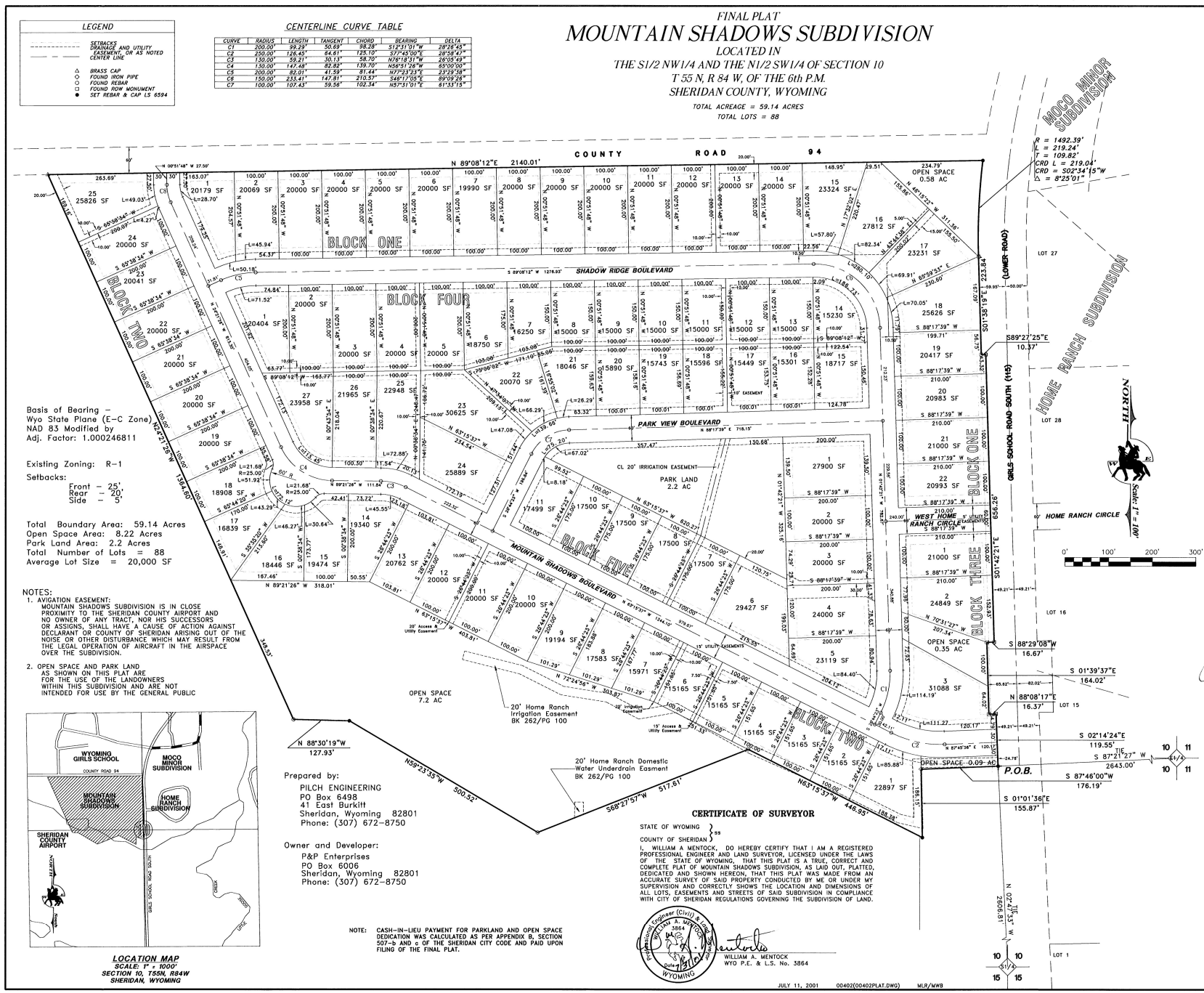
TOTAL ACREAGE = 59.14 ACRES
TOTAL LOTS = 88

LEGEND

- SETBACKS
- DRAINAGE AND UTILITY EASEMENT, OR AS NOTED
- CENTER LINE
- △ BRASS CAP
- ◇ FOUND IRON PIPE
- ○ FOUND REBAR
- □ FOUND ROW MONUMENT
- ● SET REBAR & CAP LS 6594

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	99.29'	50.69'	98.28'	S12°31'01"W	28°26'49"
C2	250.00'	126.45'	64.61'	125.10'	S77°45'00"E	28°58'41"
C3	130.00'	59.21'	30.13'	58.70'	N76°18'31"W	26°05'49"
C4	130.00'	147.48'	82.82'	139.70'	N56°51'28"W	65°00'00"
C5	200.00'	82.01'	41.59'	81.44'	N77°23'23"E	23°29'58"
C6	150.00'	233.41'	147.81'	210.57'	S46°17'05"E	89°09'26"
C7	100.00'	107.43'	59.56'	102.34'	N57°31'01"E	61°33'15"



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

Existing Zoning: R-1

Setbacks:
Front – 25'
Rear – 20'
Side – 5'

Total Boundary Area: 59.14 Acres
Open Space Area: 8.22 Acres
Park Land Area: 2.2 Acres
Total Number of Lots = 88
Average Lot Size = 20,000 SF

NOTES:
1. AVIGATION EASEMENT:
MOUNTAIN SHADOWS SUBDIVISION IS IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT, NOR HIS SUCCESSORS OR ASSIGNS, SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM THE LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER THE SUBDIVISION.

2. OPEN SPACE AND PARK LAND
AS SHOWN ON THIS PLAT ARE FOR THE USE OF THE LANDOWNERS WITHIN THIS SUBDIVISION AND ARE NOT INTENDED FOR USE BY THE GENERAL PUBLIC

LOCATION MAP
SCALE: 1" = 1000'
SECTION 10, T55N, R84W
SHERIDAN, WYOMING

Prepared by:
PILCH ENGINEERING
PO Box 6498
41 East Burkitt
Sheridan, Wyoming 82801
Phone: (307) 672-8750

Owner and Developer:
P&P Enterprises
PO Box 6006
Sheridan, Wyoming 82801
Phone: (307) 672-8750

NOTE: CASH-IN-LIEU PAYMENT FOR PARKLAND AND OPEN SPACE DEDICATION WAS CALCULATED AS PER APPENDIX B, SECTION 507-b AND c OF THE SHERIDAN CITY CODE AND PAID UPON FILING OF THE FINAL PLAT.

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 MOUNTAIN SHADOWS SUBDIVISION, 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 Surveyor WILLIAM A. MENTOCK 3864 Date 7/11/01 WYOMING

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

JULY 11, 2001 00402(00402PLAT.DWG) MLR/MWB

CERTIFICATE OF DEDICATION
MOUNTAIN SHADOWS 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, HEREIN DESIGNATED AS MOUNTAIN SHADOWS SUBDIVISION AND LOCATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2NW1/4) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2SW1/4) 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°41'53"W, 2605.81 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 115); THENCE LEAVING SAID RIGHT-OF-WAY S87°46'00"W, 176.19 FEET; THENCE N01°01'36"E, 155.87 FEET; THENCE N63°15'37"W, 446.95 FEET; THENCE S68°27'57"W, 517.61 FEET; THENCE N59°23'35"W, 500.52 FEET; THENCE N89°30'19"W, 127.93 FEET; THENCE N24°21'25"W, 1364.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 94; THENCE ALONG SAID COUNTY ROAD 94 RIGHT-OF-WAY N89°08'12"E, 2140.01 FEET TO THE WEST RIGHT-OF-WAY OF GIRLS SCHOOL ROAD SOUTH (COUNTY ROAD 115); THENCE ALONG SAID RIGHT-OF-WAY OF SAID GIRLS SCHOOL ROAD SOUTH ON A CURVE TO THE LEFT HAVING A RADIUS OF 1492.39 FEET, A LENGTH OF 219.24 FEET AND A DELTA OF 8°25'01" WITH A CHORD BEARING AND DISTANCE OF S02°34'15"W, 219.04 FEET; THENCE CONTINUING ALONG SAID GIRLS SCHOOL ROAD SOUTH RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES; S01°38'19"E, 223.84 FEET; THENCE S89°27'25"E, 10.37 FEET; THENCE S01°42'21"E 656.26 FEET; THENCE S88°29'08"W, 16.67 FEET; THENCE S01°39'37"E, 164.02 FEET; THENCE N88°08'17"E, 16.37 FEET; THENCE S02°14'24"E, 119.55 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 59.14 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, 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 1st DAY OF AUGUST, 2001.

P & P ENTERPRISES, A LIMITED PARTNERSHIP, OWNER

BY: Jack Pelissier
JACK PELISSIER, MANAGING MEMBER

BY: Thomas J. Pilch
THOMAS J. PILCH, MANAGING MEMBER

STATE OF WYOMING }ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF AUGUST, 2001, BY JACK PELISSIER, MANAGING MEMBER.
MY COMMISSION EXPIRES: MAY 18, 2004

TOM MENTOCK - Notary Public, County of Sheridan, State of Wyoming, My Commission Expires 5/18/2004
Tom Mentock
NOTARY PUBLIC

STATE OF WYOMING }ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF AUGUST, 2001, BY THOMAS J. PILCH, MANAGING MEMBER.
MY COMMISSION EXPIRES: MAY 18, 2004

TOM MENTOCK - Notary Public, County of Sheridan, State of Wyoming, My Commission Expires 5/18/2004
Tom Mentock
NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 16th DAY OF August, 2001, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Andrew Bowen
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24th DAY OF August, 2001.

Fabian Wyatt — ATTEST: VICE-CHAIRMAN
Guy Hall — CHAIRMAN

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 20th DAY OF AUGUST, 2001.

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 AUGUST 24, 2001, AND FILED IN DRAWER M, PLAT NUMBER 56
INSTRUMENT No. 385191 FEE 50.00

Andrea Kottinka — COUNTY CLERK
Dale R. Rawlings — DEPUTY COUNTY CLERK

Partial Vacation 11-14-03 BK 448 Pg 451

M-56