

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

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	99.29'	50.69'	98.28'	S12°31'01"W	28°26'45"
C2	250.00'	126.45'	64.61'	125.10'	S77°45'09"E	28°58'47"
C3	130.00'	59.21'	30.13'	58.70'	N78°18'11"W	26°05'49"
C4	150.00'	147.81'	82.24'	139.20'	N58°51'05"E	62°00'00"
C5	150.00'	82.01'	41.59'	81.44'	N77°23'23"E	23°59'58"
C6	150.00'	233.41'	147.81'	210.53'	S46°17'05"E	89°09'26"
C7	100.00'	107.43'	59.56'	102.34'	N57°31'01"E	61°33'15"

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

[illegible]

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 PLAN, 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 UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC;

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAN, 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. Pilgr
THOMAS J. PILGR, MANAGING MEMBER

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

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


TOM MENTOCK - Notary Public
 Oregon
 Sherridan

 My Commission Expires: 5/18/2004

Tom Mentock
 NOTARY PUBLIC

STATE OF WYOMING
 COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
 18th day of AUGUST, 2001, BY THOMAS J. PILCH,
 MANAGING MEMBER.

MY COMMISSION EXPIRES: May 18, 2004

TOM MENTOCK - Notary Public
 Oregon
 Sherridan

 My Commission Expires: 5/18/2004

Tom Mentock
 NOTARY PUBLIC

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


Patricia Nowen
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN


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

Tabian Skyeatt
ATTEST: VICE-CHAIRMAN

Cy Hall
CHAIRMAN

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


ATTEST: CITY CLERK


MAYOR

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. 395191 FEE 50.00
Dorothy S. Battaglia Dale R. Raulsing
COUNTY CLERK DEPUTY COUNTY CLERK

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
TO BE USED FOR ANY OTHER PUBLIC

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 FINING 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 SHADOW SUBDIVISION, LAND 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
THE LOTS, BLOCKS 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: 7/31/00
WYO

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

JULY 11 2004 00403/00403BLAT DWG3 1418/1400

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

Partial Vacation 11-14-03 BK 448 Pg. 451