

NOTES / LEGEND

○ - SET BOUNDARY CORNER
REBAR and ALUMINUM CAP PER WY P.E. & L.S. No. 3864
(UNLESS OTHERWISE INDICATED)

■ - FOUND - ALUMINUM CAP PER WY P.E. & L.S. No. 3864
LOTS DESIGNATED ON THIS PLAT ARE ZONED "P.U.D." (R-3)

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

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

TIE FROM SOUTHEAST CORNER, SECTION 21 TO P.O.B.:
N71°57'16"W, 2802.91'

TIE FROM SOUTH QUARTER CORNER, SECTION 21 TO P.O.B.:
N2°48'12"E, 716.41'

ALL THAT PORTION OF THE SUBDIVISION EXCLUDING ALL
OF LOTS 1 THROUGH 26 AND PARK SIDE COURT TO BE
DESIGNATED AS OUTLOT A, WHICH IS RESERVED AS GENERAL
COMMON AREA AND DEDICATED TO THE PUBLIC AS A UTILITY,
DRAINAGE, AND ACCESS EASEMENT.

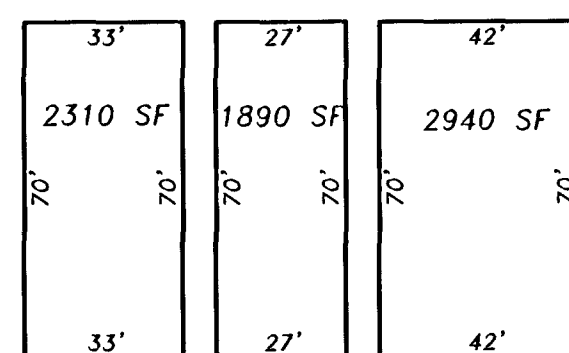
24' ACCESS EASEMENTS AS SHOWN ARE PART OF OUTLOT A
AS DESCRIBED ABOVE AND SUBJECT TO EASEMENTS AS DESCRIBED;
24' ACCESS EASEMENTS TO BE PRIVATELY MAINTAINED BY
HOMEOWNERS' ASSOCIATION. NO PARKING OF ANY VEHICLES
IS ALLOWED ON THE 24' ACCESS EASEMENTS AS SHOWN.

A GEOTECHNICAL EVALUATION MUST BE PERFORMED FOR EACH
LOT TO ENSURE PROPER FOUNDATION DESIGN PRIOR TO THE
ISSUANCE OF ANY BUILDING PERMITS.

WARNING
DRAINAGE FACILITIES, SPRINKLERS, AND IRRIGATION SHALL NOT
BE PLACED WITHIN FIVE (5) FEET OF FOUNDATION WALLS.

LOT CORNER TIES FROM NW CORNER (P.O.B.)

TO:	BEARING	DISTANCE
T1	S05°02'55"E	309.76'
T2	S05°35'59"E	276.88'
T3	S06°09'30"E	250.00'
T4	S06°51'06"E	225.15'
T5	S29°15'25"E	352.46'
T6	S32°04'24"E	323.94'
T7	S34°46'08"E	301.29'
T8	S37°53'40"E	279.41'
T9	S13°56'50"E	99.51'
T10	S23°59'38"E	69.92'
T11	S40°49'23"E	49.06'
T12	S73°48'28"E	37.18'
T13	S61°01'26"E	195.02'
T14	S70°33'43"E	185.63'
T15	S78°54'39"E	182.09'
T16	S87°24'13"E	182.52'
T17	S72°10'44"E	288.38'
T18	S72°27'19"E	330.35'
T19	S72°22'44"E	386.16'
T20	S71°58'14"E	428.06'
T21	S79°48'38"E	508.81'
T22	S76°50'23"E	540.81'
T23	S74°12'25"E	574.11'
T24	S52°32'39"E	468.73'
T25	S47°57'02"E	448.38'
T26	S42°57'22"E	431.18'



TYPICAL LOT SIZES
SCALE: 1" = 40'

ACCESS EASEMENT CENTERLINE DATA			
FROM:	TO:	BEARING:	DISTANCE:
POINT A	POINT N	N00°25'09"W	25.00'
POINT N	POINT H	N89°34'51"E	132.50'
POINT H	POINT I	N00°25'09"W	31.34'
POINT I	POINT J	N07°44'40"E	128.36'
POINT J	POINT K	N00°00'00"E	20.00'
POINT A	POINT O	S00°25'09"E	25.00'
POINT O	POINT L	N89°34'51"E	132.50'
POINT L	POINT M	S00°25'09"E	160.00'

NOTE: POINT A (THE INTERSECTION OF THE EAST LINE OF
LONG DRIVE AND THE CENTERLINE OF PARK SIDE COURT)
IS LOCATED S 00°25'09"E, 148.75 FEET FROM THE P.O.B.
(NORTHWEST CORNER) OF THE HAVEN II AT HOLLY PONDS.

ROAD CENTERLINE DATA							
FROM:	TO:	BEARING:	DISTANCE:	RADIUS:	ARC LENGTH:	CHORD LENGTH:	CHORD BEARING:
POINT A	POINT B	N89°34'51"E	272.48'				
POINT B	POINT C			300.00'	115.70'	114.99'	S79°22'14"E
POINT C	POINT D	S68°19'19"E	42.24'				
POINT D	POINT E			71.44'	74.35'	71.04'	N81°51'56"E
POINT E	POINT F	N52°03'12"E	34.00'				
POINT F	POINT G	S56°55'27"E	34.39'				

NOTE: POINT A (THE INTERSECTION OF THE EAST LINE OF
LONG DRIVE AND THE CENTERLINE OF PARK SIDE COURT)
IS LOCATED S 00°25'09"E, 148.75 FEET FROM THE P.O.B.
(NORTHWEST CORNER) OF THE HAVEN II AT HOLLY PONDS.

ACCESS EASEMENT CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.00'	8.53'	7.53'	S41°07'40"E	97°44'40"
C2	5.00'	7.18'	6.58'	N48°52'20"E	82°15'20"
C3	5.00'	7.85'	7.07'	S44°34'51"W	90°00'00"
C4	5.00'	7.85'	7.07'	N45°25'09"W	90°00'00"

PREPARED FOR:
HOLLY PONDS LLC - OWNER
1701 WEST FIFTH STREET
SHERIDAN, WY 82801
(307) 674-0196

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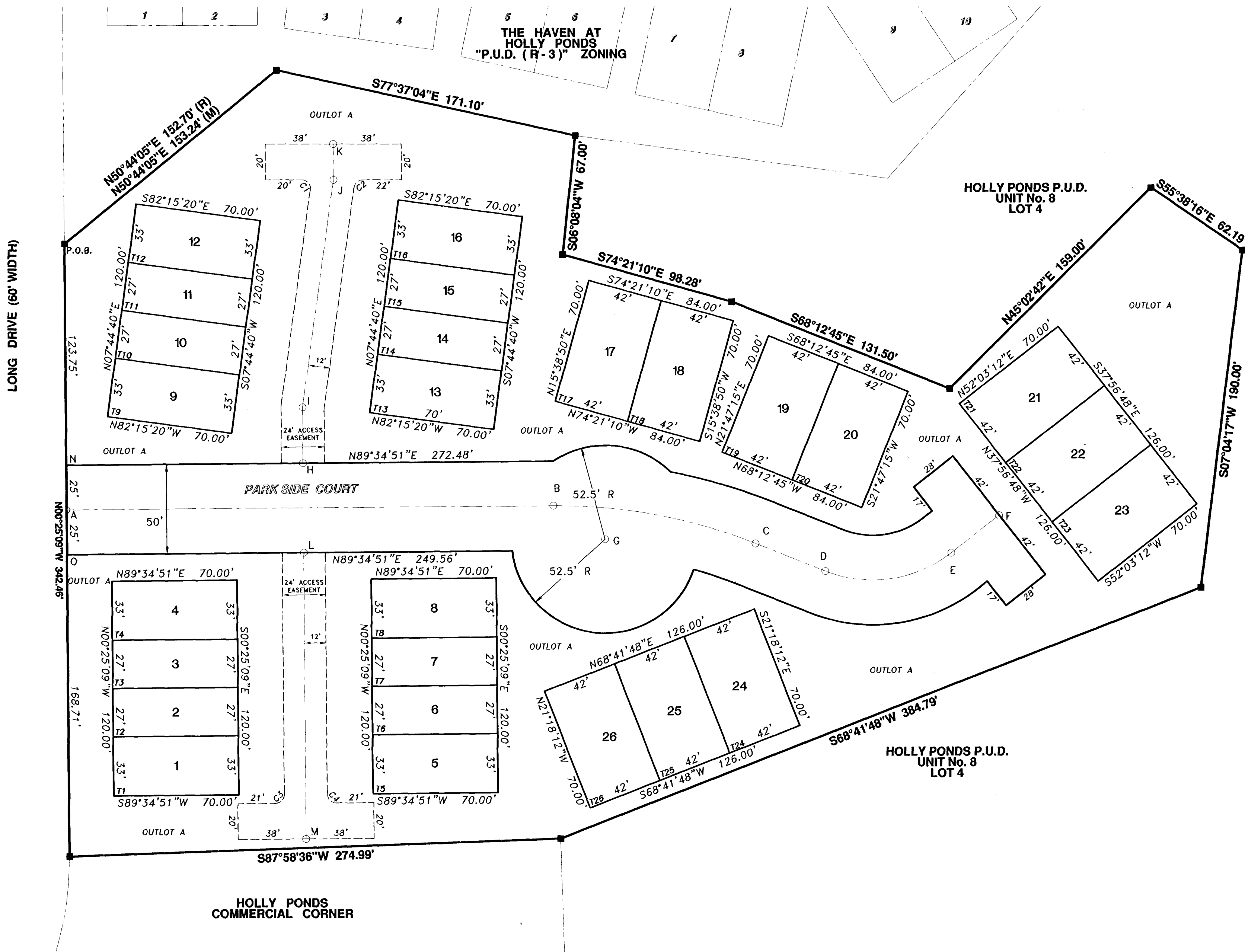
MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-4224

FAX: (307) 672-9492

FINAL PLAT THE HAVEN II AT HOLLY PONDS BEING A SUBDIVISION OF LOT 3 HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. EIGHT CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING TOTAL AREA = 4.530 ACRES NUMBER OF LOTS = 26



CERTIFICATE OF DEDICATION THE HAVEN II AT HOLLY PONDS

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 THE HAVEN II
AT HOLLY PONDS, BEING A SUBDIVISION OF LOT 3, HOLLY PONDS PLANNED UNIT
DEVELOPMENT, UNIT No. EIGHT, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, THE
BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 3, HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. EIGHT,
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

CONTAINING AN AREA OF 4.530 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 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, 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 HEREFTER 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 22nd DAY OF MARCH, 2006.

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 22nd DAY OF
March, 2006, BY RONALD J. PATTERSON, REGISTERED AGENT OF HOLLY PONDS LLC.

MY COMMISSION EXPIRES: May 23, 2006

Charlotte A. Clark
NOTARY PUBLIC

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 THE HAVEN II AT HOLLY
PONDS, 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
DIRECT 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 DEDICATION OF LAND.

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

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES
OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED
THIS 24th DAY OF April, 2006, BY THE DIRECTOR OF PUBLIC WORKS OF
SHERIDAN, WYOMING.

Cherie Dancer
CITY OF SHERIDAN
DIRECTOR OF PUBLIC WORKS

SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24th DAY OF
March, 2006.

Mike Bunk Mary M. Hill
ATTEST: VICE-CHAIRMAN CHAIRMAN

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 12th DAY OF
April, 2006.

Cherie Dancer Mike Bunk
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
AT 2:00 O'CLOCK P.M. ON APRIL 20, 2006, AND FILED IN
DRAWER H PLAT NUMBER 537891 FEE 50.00

Cherie Dancer Nate R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A SUBDIVISION OF LOT 3 OF HOLLY PONDS PLANNED UNIT
DEVELOPMENT, UNIT No. EIGHT, A SUBDIVISION OF THE CITY OF SHERIDAN, WYOMING, A
RECORDED IN BOOK H OF PLATS, PAGE 45, OF THE RECORDS OF THE SHERIDAN COUNTY
CLERK. ALL EARLIER PLATTED LOTS OR PORTIONS THEREOF ENCOMPASSED BY THE
BOUNDARIES OF THIS SUBDIVISION ARE HEREBY VACATED. ALL PUBLIC EASEMENTS
DEDICATED BY PREVIOUS BY PREVIOUS PLATS ARE ALSO HEREBY VACATED.

THE UNDERSIGNED FIRST FEDERAL SAVINGS BANK, HEREINAFTER MORTGAGEE, HOLDS A
MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH
MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER
RECORDED IN BOOK 623 OF MORTGAGES, AT PAGE 63. MORTGAGEE, BY
SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY
RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS
DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON
THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

BY: James
AUTHORIZED OFFICER
FIRST FEDERAL SAVINGS BANK - MORTGAGEE

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF
March, 2006, BY James
AUTHORIZED OFFICER OF FIRST FEDERAL SAVINGS BANK.

MY COMMISSION EXPIRES: Oct. 21, 2007

Jennifer Roe
NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING