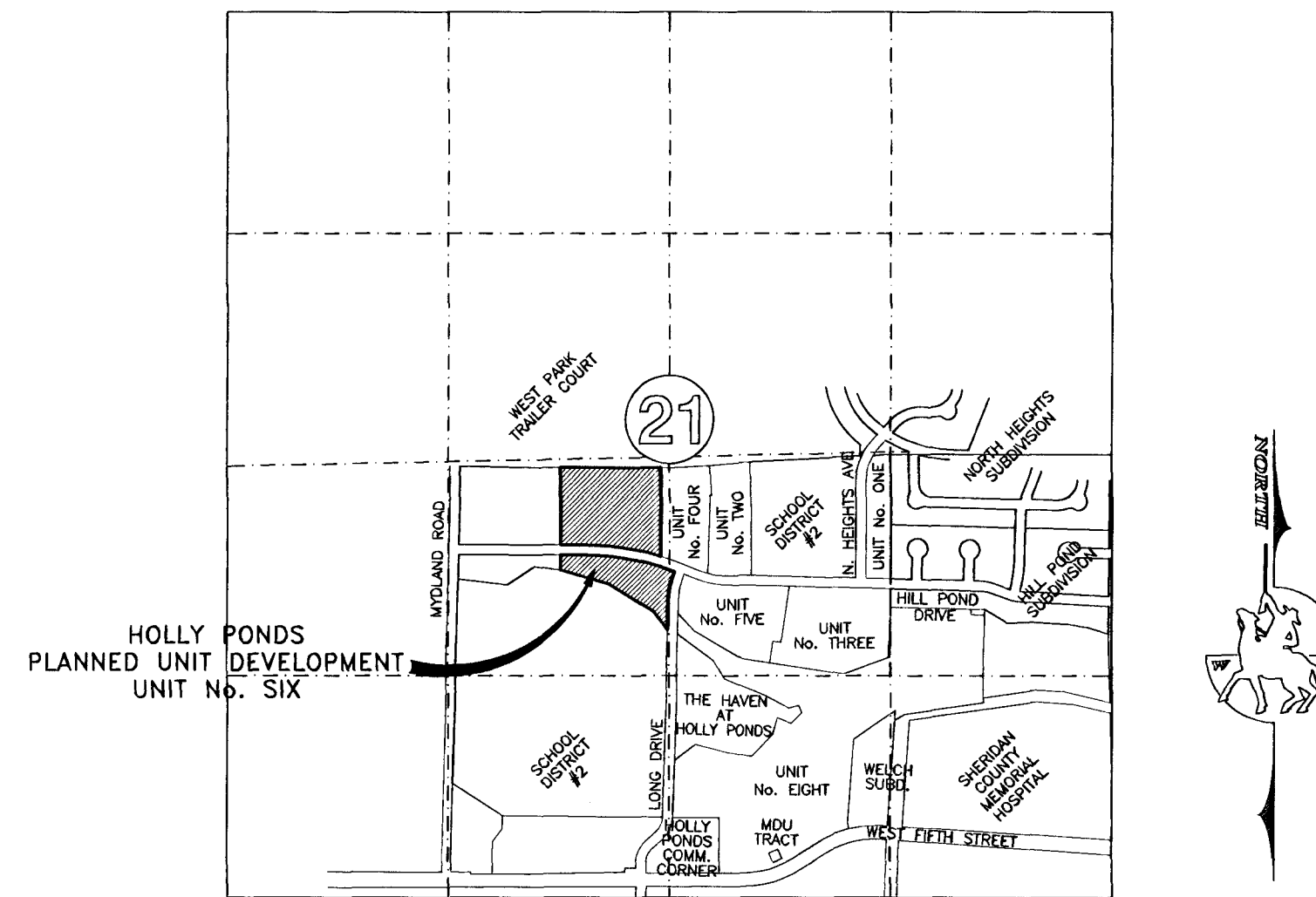
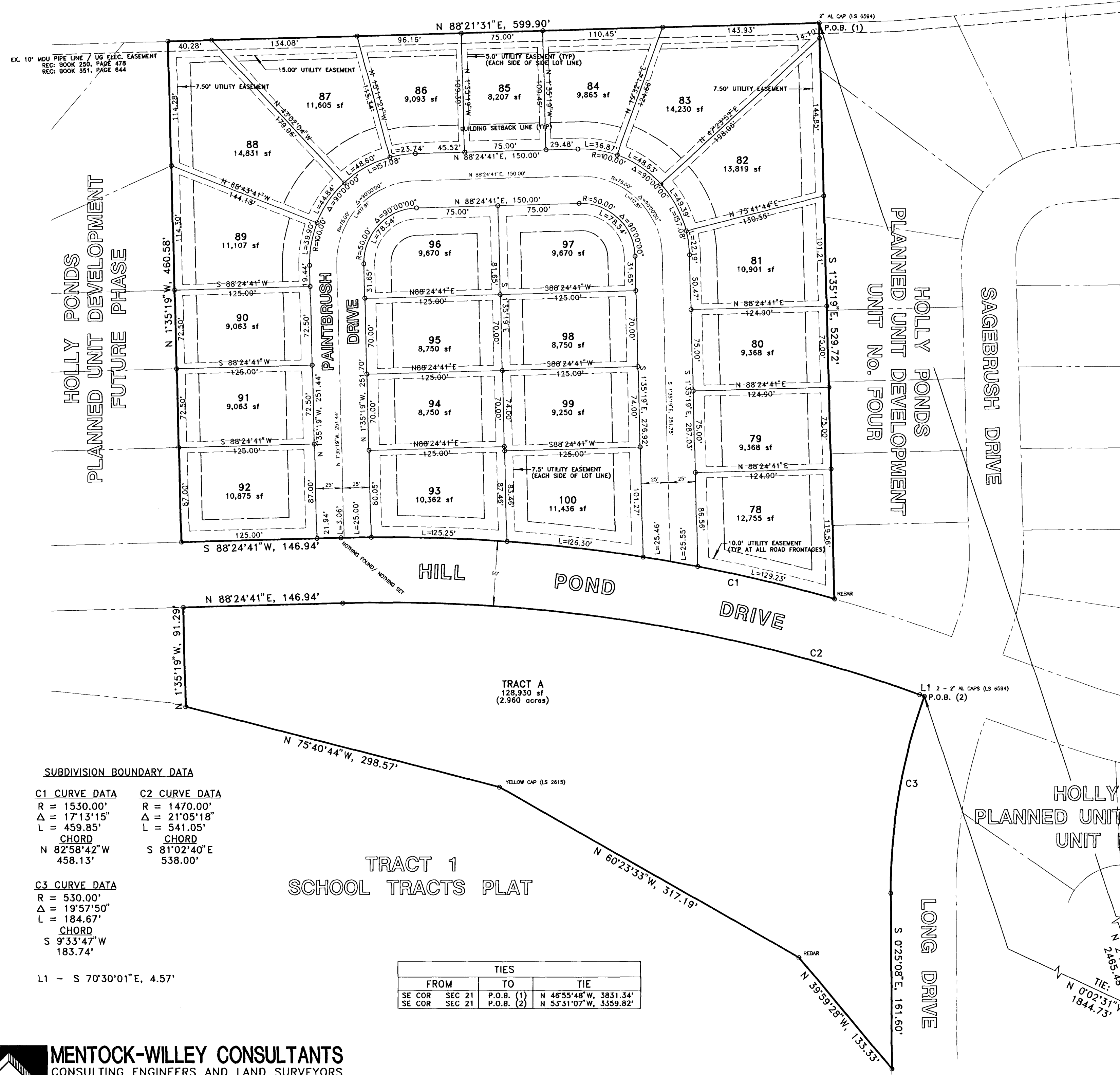


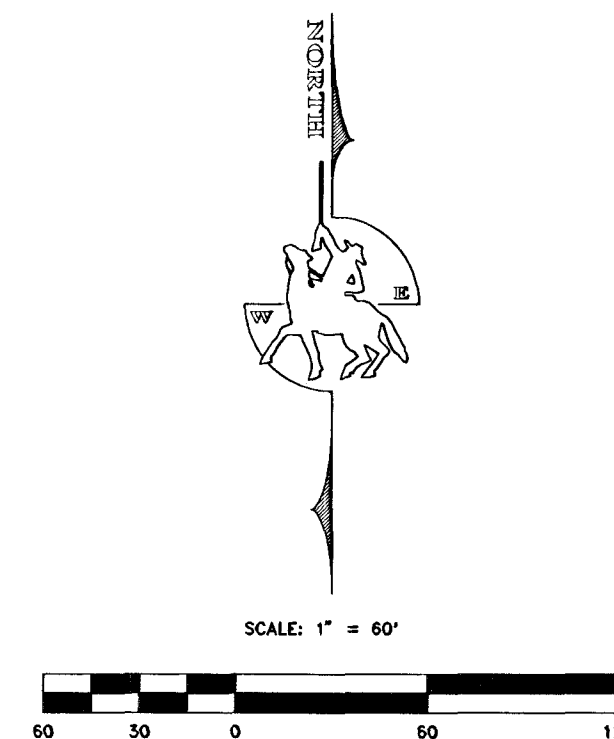
HOLLY PONDS PLANNED UNIT DEVELOPMENT UNIT No. SIX

BEING A PORTION OF
THE NW1/4 SE1/4 and
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 = 9.542, TOTAL LOTS = 24

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'



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. 30' FRONT SETBACK REQUIRED: LOTS 82, 83, 87
MIN. 35' FRONT SETBACK REQUIRED: LOT 88
20' ROAD FRONTAGE SETBACK ALLOWED
(FROM HILL POND DRIVE ONLY): LOTS 78, 92, 93, 100
- BASIS OF BEARING - WYOMING STATE PLANE
COORDINATE SYSTEM (EAST CENTRAL ZONE) (NAD 27)
- PAINTBRUSH 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 A IS PARKLAND AREA - TO BE DEDICATED AS
ACCESS, DRAINAGE, AND UTILITY EASEMENT

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
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. SIX, 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.

WILLIAM A. MENTOCK
Professional Engineer (Civil) & Land Surveyor
3864
S. 1/4 COR., SEC. 21
T 56 N, R 84 W
WYOMING

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

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. SIX, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) AND 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 THE NORTHWEST CORNER OF HOLLY PONDS PLANNED UNIT DEVELOPMENT, UNIT No. FOUR, SAID POINT LOCATED N 21°44'W, 2465.48 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WESTERLY LINE OF SAID UNIT No. FOUR S 1°35'19"E, 529.72 FEET TO A POINT ON THE NORTHERLY LINE OF HILL POND DRIVE; THENCE ALONG SAID NORTHERLY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 17°13'15", AND ARC LENGTH OF 459.85 FEET, WITH CHORD BEARING AND DISTANCE OF N 82°58'42"W, 458.13 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE S 88°24'41"W, 146.94 FEET; THENCE LEAVING SAID NORTHERLY LINE N 1°35'19"W, 460.58 FEET TO A POINT ON THE SOUTH LINE OF WEST PARK MOBILE HOME COMMUNITY; THENCE ALONG SAID SOUTH LINE N 88°21'31"E, 599.90 FEET TO THE POINT OF BEGINNING, CONTAINING 6.582 ACRES, MORE OR LESS,

AND
BEGINNING AT A POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF LONG DRIVE AND THE SOUTHERLY LINE OF HILL POND DRIVE, SAID POINT LOCATED N 0°02'31"W, 1844.73 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WESTERLY LINE OF LONG DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 19°57'50", AND ARC LENGTH OF 184.67 FEET, WITH CHORD BEARING AND DISTANCE OF S 9°33'47"W, 183.74 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE S 0°25'09"E, 161.50 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF THE SCHOOL TRACTS PLAT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 1 THE FOLLOWING BEARINGS AND DISTANCES: N 59°59'28"W, 133.33 FEET; THENCE N 60°23'33"W, 317.19 FEET; THENCE N 75°40'44"W, 298.57 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY N 1°35'19"W, 91.29 FEET TO A POINT ON THE SOUTHERLY LINE OF HILL POND DRIVE; THENCE ALONG SAID SOUTHERLY LINE N 88°24'41"E, 146.94 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 21°05'18", AND ARC LENGTH OF 541.05 FEET, WITH CHORD BEARING AND DISTANCE OF S 81°02'40"E, 538.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE S 70°30'01"E, 4.57 FEET TO THE POINT OF BEGINNING, CONTAINING 2.960 ACRES, MORE OR LESS,

THE COMBINED AREA OF THESE TWO TRACTS BEING 9.542 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 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.

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

EXECUTED THIS 29th DAY OF JULY, 2002.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JULY, 2002, BY RONALD J. PATTERSON, REGISTERED AGENT OF HOLLY PONDS, LLC.

MY COMMISSION EXPIRES: May 18, 2004

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

Tom Mentock
NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

DATE ON THIS PLAT APPROVED THIS 30th DAY OF JULY, 2002, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Radio Jones
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 30th DAY OF JULY, 2002.

ATTEST: Radio Jones CHAIRMAN
VICE-CHAIRMAN

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 30th DAY OF JULY, 2002.

Radio Jones
ATTEST: CITY CLERK
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:30 O'CLOCK P.M. ON AUGUST 5, 2002, AND FILED IN DRAWER H, PLAT NUMBER 46

INSTRUMENT No. 415465 FEE 50.00

Radio Jones
COUNTY CLERK
Dale R. Rawlings
DEPUTY COUNTY CLERK