

# MOUNTAIN SHADOWS II SUBDIVISION

BEING A REPLAT OF  
LOTS 13-22, BLOCK 1, LOTS 1-3, BLOCK 3, & OPEN SPACE  
MOUNTAIN SHADOWS SUBDIVISION  
LOCATED IN  
THE SE1/4NW1/4 AND THE NE1/4SW1/4 OF SECTION 10  
T 55 N, R 84 W, OF THE 6th P.M.  
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 8.51 ACRES  
TOTAL LOTS = 13

## CERTIFICATE OF DEDICATION MOUNTAIN SHADOWS II 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 THE MOUNTAIN SHADOWS II SUBDIVISION BEING A REPLAT OF LOTS 13-22, BLOCK 1, LOTS 1-3, BLOCK 3, AND OPEN SPACE; SAID TRACT ALSO BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) 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°48'28"W, 2607.11 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, 175.05 FEET; THENCE N01°01'35"W, 30.28 FEET; THENCE N37°21'34"W, 107.44 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 28°26'45", A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 114.19 FEET, AND A CHORD N12°31'01"E, 113.02 FEET; THENCE N01°42'21"W, 782.67 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 89°09'06", A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 280.10 FEET, AND A CHORD N46°17'05"W, 252.68 FEET; THENCE S89°08'12"W, 222.56 FEET; THENCE N05°14'48"W, 200.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 94; THENCE ALONG SAID RIGHT-OF-WAY N89°08'12"E, 613.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF GIRLS SCHOOL ROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 8°25'01", A RADIUS OF 1492.39 FEET, AN ARC LENGTH OF 219.24 FEET, AND A CHORD S02°34'15"W, 219.04 FEET; THENCE 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, 16.87 FEET; THENCE S01°39'37"E, 164.02 FEET; THENCE N88°08'17"E, 16.37 FEET; THENCE S01°41'38"E, 119.56 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.51 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 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 6<sup>th</sup> DAY OF NOVEMBER, 2003.

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 }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF NOVEMBER, 2003, 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

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

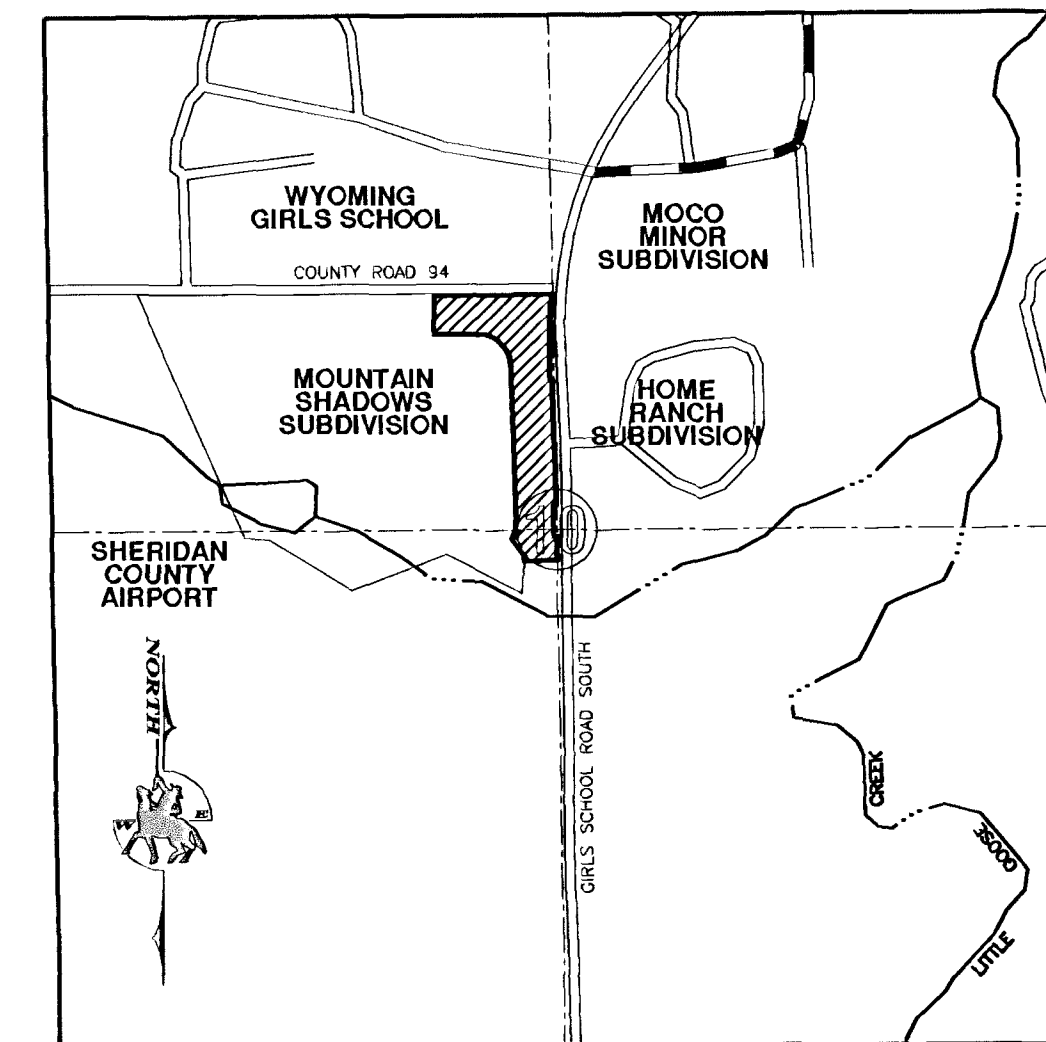
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF NOVEMBER, 2003, BY THOMAS J. PILCH, MANAGING MEMBER.

MY COMMISSION EXPIRES: MAY 18, 2004

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

### NOTES:

- COVENANTS FOR MOUNTAIN SHADOWS SUBDIVISION, RECORDED IN BOOK 426, PAGE 467.
- AVIGATION EASEMENT FOR MOUNTAIN SHADOWS SUBDIVISION, RECORDED IN BOOK 434, PAGE 668.
- THE DEVELOPMENT AGREEMENT WITH THE CITY OF SHERIDAN RECORDED AUGUST 24, 2001 IN SHERIDAN COUNTY RECORDS BOOK NO. 385192 SHALL BE IN FULL FORCE AND EFFECT FOR THIS PLAT, INCLUDING THE ORIGINAL PHASE LINES.



LOCATION MAP  
SCALE: 1" = 100'  
SECTION 10, T55N, R84W  
SHERIDAN, WYOMING

## 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 THE AMENDED PLAT OF THE 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  
3864  
WYOMING  
WILLIAM A. MENTOCK  
WYO P.E. & L.S. No. 3864

## DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 10<sup>th</sup> DAY OF November, 2003, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Jackie Brown  
DIRECTOR OF PUBLIC WORKS  
CITY OF SHERIDAN

## SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 10<sup>th</sup> DAY OF November, 2003.

ATTEST: VICE-CHAIRMAN Wayne Blank  
CHAIRMAN (Acting)

## CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 10<sup>th</sup> DAY OF November, 2003.

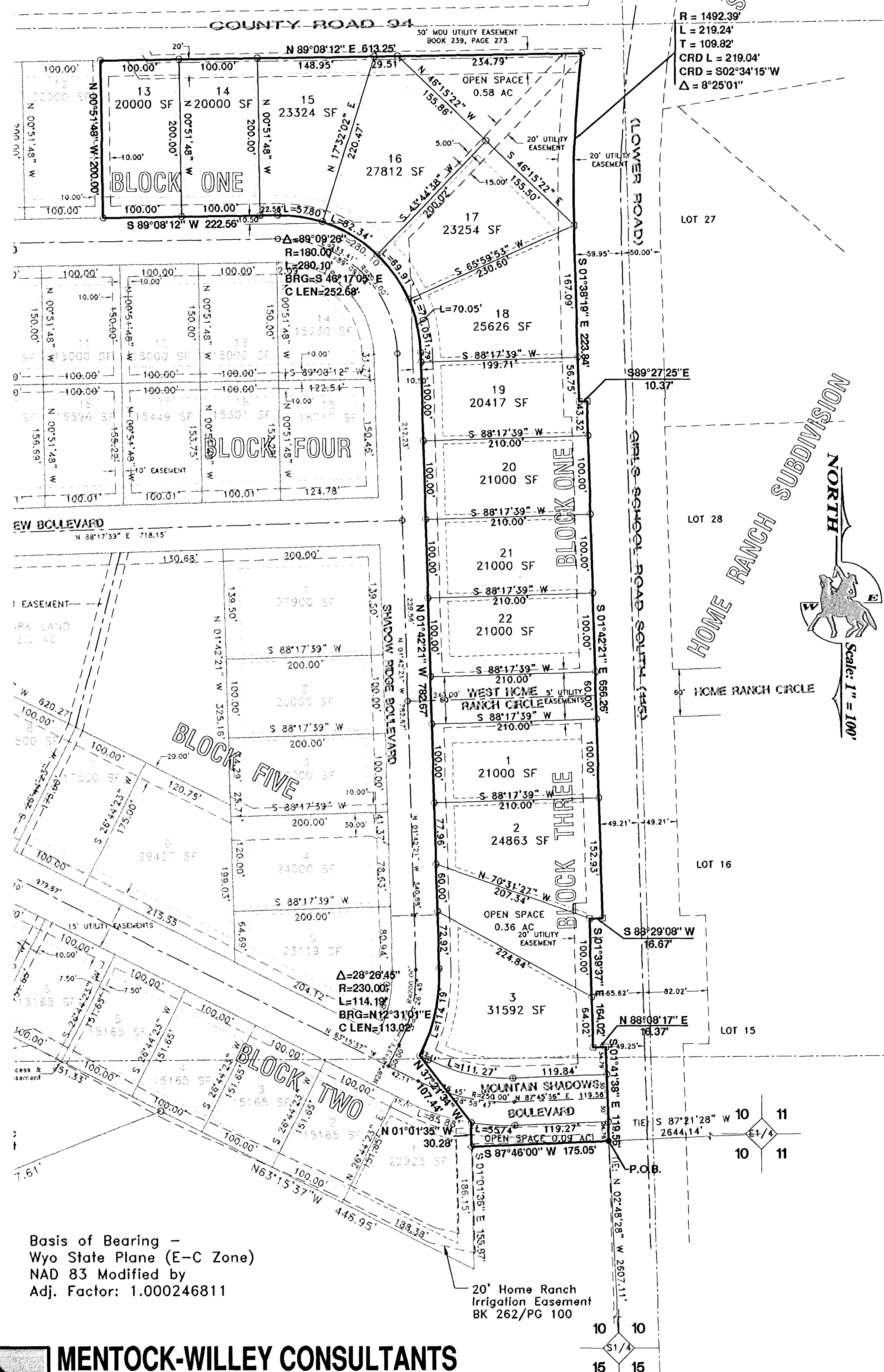
ATTEST: CITY CLERK Justin Williams  
MAYOR

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK AM ON NOVEMBER 14, 2003, AND FILED IN DRAWER M, PLAT NUMBER 59

INSTRUMENT No. 459841 FEE 50.00

Justin Williams COUNTY CLERK  
Dale R. Rawlings DEPUTY COUNTY CLERK



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

20' Home Ranch  
Irrigation Easement  
BK 262/PG 100

**MENTOCK-WILLEY CONSULTANTS**  
CONSULTING ENGINEERS AND LAND SURVEYORS

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

PHONE: (307) 674-4224

FAX: (307) 672-9492