

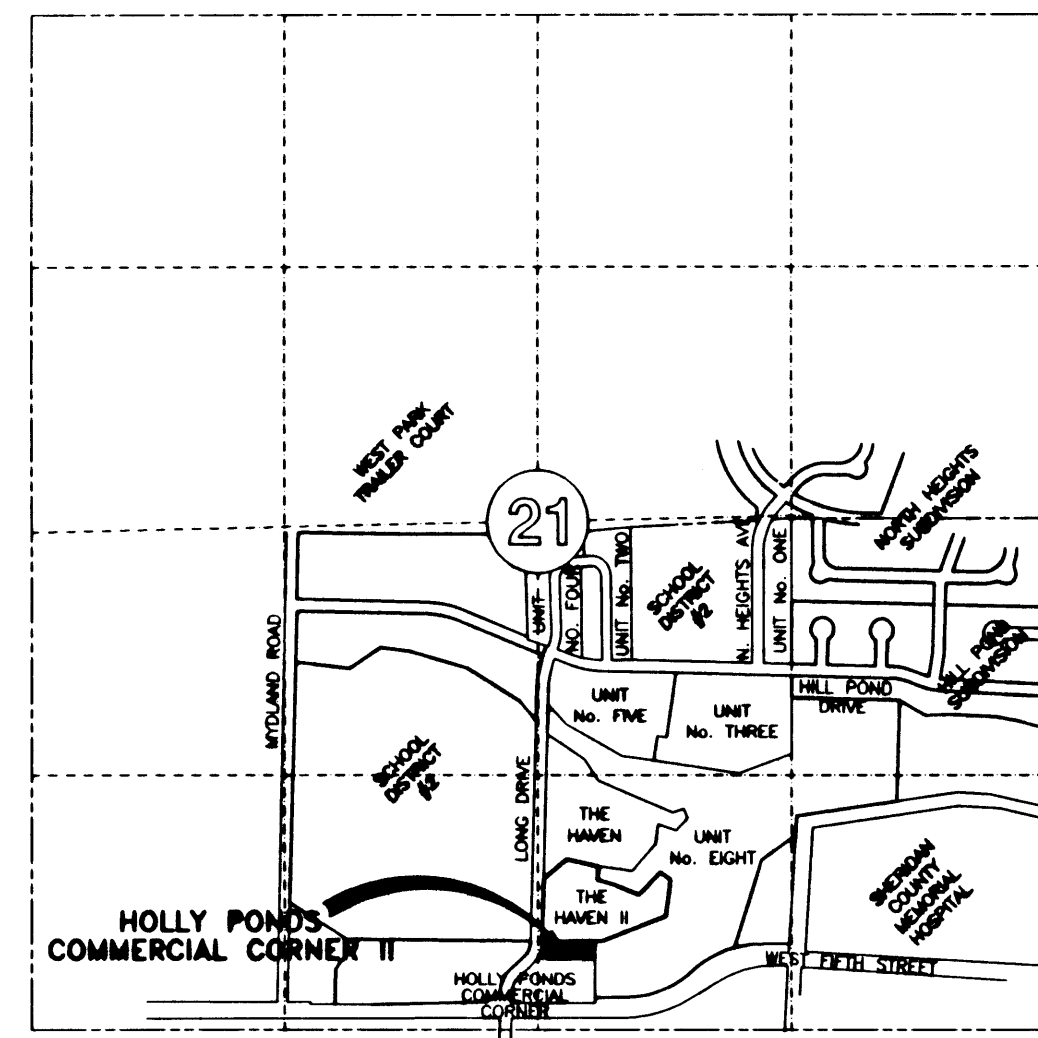
# HOLLY PONDS COMMERCIAL CORNER II

FINAL PLAT

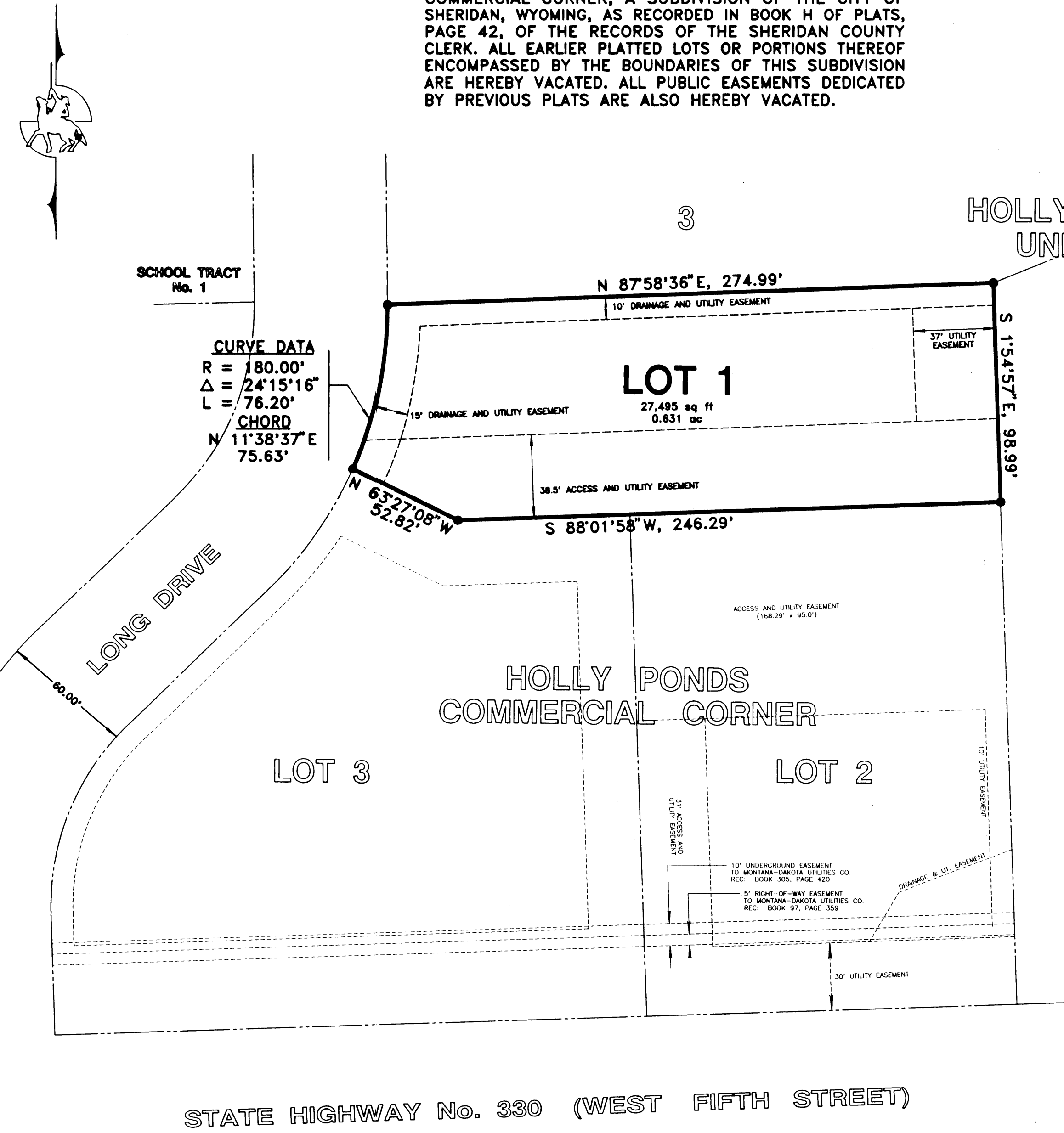
CONTAINING 0.631 ACRES

BEING A RESUBDIVISION OF LOT 1 OF  
HOLLY PONDS COMMERCIAL CORNER  
CITY OF SHERIDAN, WYOMING

THIS PLAT IS A SUBDIVISION OF LOT 1 OF HOLLY PONDS COMMERCIAL CORNER, A SUBDIVISION OF THE CITY OF SHERIDAN, WYOMING, AS RECORDED IN BOOK H OF PLATS, PAGE 42, 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 PLATS ARE ALSO HEREBY VACATED.

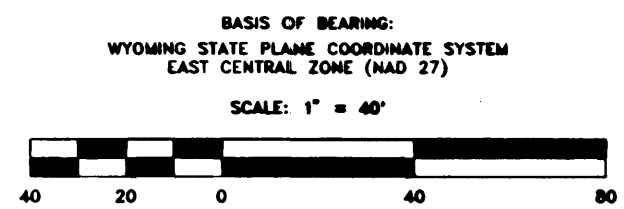


LOCATION MAP  
WITHIN SECTION 21  
T 56 N, R 84 W  
OF THE 6th P.M.  
CITY OF SHERIDAN  
SHERIDAN COUNTY, WYOMING  
SCALE: 1" = 1800'



CURVE DATA  
R = 180.00'  
Δ = 24°15'16"  
L = 76.20'  
CHORD  
N 11°38'37" E  
75.63'

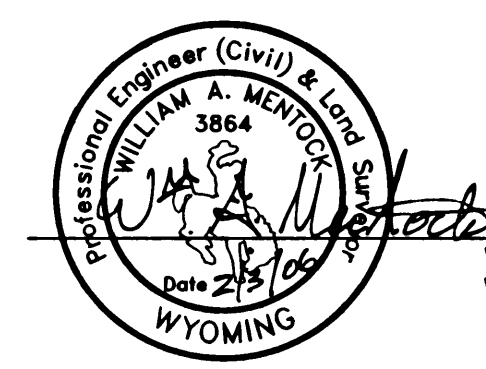
HOLLY PONDS P.U.D.  
UNIT No. EIGHT



### 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 HOLLY PONDS COMMERCIAL CORNER II, 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  
WY P.E. & L.S. No. 3864

### NOTES / LEGEND

- HOLLY PONDS COMMERCIAL CORNER II IS PART OF HOLLY PONDS PLANNED UNIT DEVELOPMENT AND IS SUBJECT TO ANY RESTRICTIONS AS SET FORTH IN THE APPROVED MASTER PLAN OF THE P.U.D.
- ALL BUILDING WITHIN HOLLY PONDS COMMERCIAL CORNER II SHALL CONFORM TO SETBACK RESTRICTIONS OF B-1 ZONING:  
FRONT SETBACK: 0.00 FEET  
REAR SETBACK: 10.00 FEET  
SIDE SETBACK: 5.00 FEET
- EASEMENTS SHOWN ON PLAT EXCEED ALL BUILDING SETBACK REQUIREMENTS; EASEMENT LINES SHALL THEN ALSO BE CONSIDERED BUILDING SETBACK LINES
- WYOMING STATE PLANE COORDINATE SYSTEM - EAST CENTRAL ZONE (NAD-27) USED AS BASIS OF BEARING
- NO PARK OR OPEN SPACE IS TO BE DEDICATED WITHIN THIS PROPERTY; HOWEVER, SOME AREAS ADJOINING THE PROPERTY HAVE BEEN DESIGNATED TO BE PARK OR OPEN SPACE WITH OTHER PHASES OF THE P.U.D. PLAN.
- EASEMENT LINE ADJOINING PROPERTY
- - - - - EASEMENT LINE (AS NOTED) AND BUILDING SETBACK LINE (SEE NOTE ABOVE)
- SUBDIVISION BOUNDARY CORNER ALUMINUM CAP PER WY L.S. No. 6594

### CERTIFICATE OF DEDICATION HOLLY PONDS COMMERCIAL CORNER II

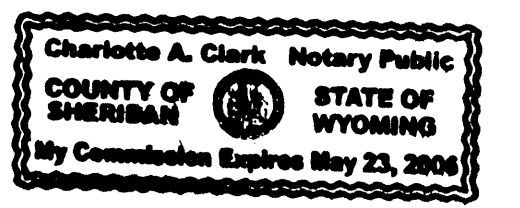
KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS HOLLY PONDS COMMERCIAL CORNER II AND LOCATED WITHIN HOLLY PONDS COMMERCIAL CORNER, A SUBDIVISION OF THE CITY OF SHERIDAN, WYOMING, THE LEGAL DESCRIPTION OF WHICH IS AS FOLLOWS:

LOT 1 OF HOLLY PONDS COMMERCIAL CORNER, CITY OF SHERIDAN, WYOMING; CONTAINING AN AREA OF 0.631 ACRES (27,495 SQUARE FEET), 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, 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 15<sup>th</sup> DAY OF FEBRUARY, 2006.

BY: Ronald J. Patterson  
RONALD J. PATTERSON, AUTHORIZED AGENT  
HOLLY PONDS COMMERCIAL CORNER, LLC - OWNER

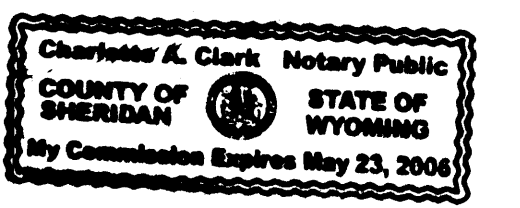
BY: Ronald J. Patterson  
RONALD J. PATTERSON, AUTHORIZED AGENT  
HOLLY PONDS LLC - OWNER



STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF February, 2006, BY RONALD J. PATTERSON, AUTHORIZED AGENT OF HOLLY PONDS COMMERCIAL CORNER, LLC.  
MY COMMISSION EXPIRES: May 23, 2006

Charlotte A. Clark  
NOTARY PUBLIC



STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF February, 2006, BY RONALD J. PATTERSON, AUTHORIZED AGENT OF HOLLY PONDS LLC.  
MY COMMISSION EXPIRES: May 23, 2006

Charlotte A. Clark  
NOTARY PUBLIC

### DIRECTOR OF PUBLIC WORKS CERTIFICATE OF REVIEWAL

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 16<sup>th</sup> DAY OF February, 2006, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Judith Dixon  
DIRECTOR OF PUBLIC WORKS  
CITY OF SHERIDAN

### CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 16 DAY OF February, 2006.

ATTEST: CITY CLERK Donna Nowak MAYOR D. Kinsey

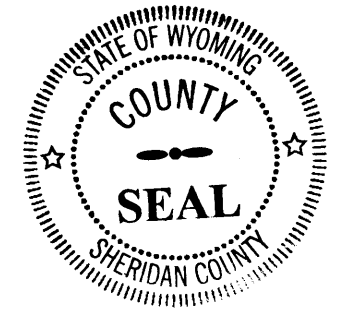
### CERTIFICATE OF RECORDER

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK P.M. ON FEBRUARY 17, 2006, AND FILED IN DRAWER H, PLAT NUMBER 51

INSTRUMENT No. 532067 FEE 50.00

Judith Helticks COUNTY CLERK Dale R. Rawlings DEPUTY COUNTY CLERK



**MENTOCK ENGINEERING**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
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Phone 307-674-4224  
Fax 307-672-9492