

**General Agreement for
Aspen Grove Planned Unit Development (PUD)**

This agreement is made and entered into as of this 9th day of June, 2006, by and between the City of Sheridan, a municipal Corporation in the State of Wyoming, hereinafter known as the "City", and **G L Ross Construction, LLC**, owner and developer of the Aspen Grove PUD, hereinafter known as the "Developer". The City and Developer for their mutual benefit and consideration agree to the terms and conditions as listed herein for development of the Aspen Grove PUD:

Section 1. GENERAL CONDITIONS

- A. The development of the Aspen Grove PUD is subject to the requirements in Appendix B (Subdivisions) and Appendix A-1 (Planned Unit Development) of the Sheridan City Code, as well as adopted City of Sheridan Standards for Street and Utility Construction.
- B. The Developer shall be responsible for any conditions or mitigation required by the Wyoming Department of Transportation (WYDOT) in approving an Access Permit for Big Horn Avenue/ State Highway 332. The Wyoming Department of Transportation may require additional engineering studies and mitigation for future development and land use of the Aspen Grove PUD. Approval of future phases by the City will be conditioned on compliance with WYDOT determinations. Alteration of construction plans for the Aspen Grove PUD, Infrastructure, may require adjusted financial assurances as required by Sheridan City Code Appendix B §702.
- C. The areas marked as open space on the approved Conceptual Plan and Final Plat, attached as Exhibits A and B, shall remain the property of the Developer, and shall remain open and free from any buildings or structures. Areas marked as available for public access easement shall be available for development as pedestrian pathways or trails with associated clear space and natural areas. Said development shall proceed in a manner agreed upon by both the City and the Developer.
- D. Development of Aspen Grove PUD, Phase I occur in two phases:

Phase A will consist of installation of water and sewer mains, curb, gutter, road sub-base, and the first lift of asphalt for Aspen Grove Drive, Weeping Willow Court, Weeping Birch Court, and associated private drives; installed as per approved plans and specifications. Developer agrees that any cracking or failure of the first lift of asphalt shall be removed and replaced prior to placing the final lift. Completion of Phase A shall be no later than October 31, 2006.

Phase B will consist of installation of sidewalks, trail improvements, and the final lift of asphalt for Aspen Grove Drive, Weeping Willow Court, Weeping Birch Court, and associated private drives. Phase B shall be completed by March 20, 2007, unless extended as permitted in this agreement.

- E. The Developer shall provide financial assurances pursuant to and in conformance with Sheridan City Code, Appendix B., Sections 701 and 702, including 10% contingency fee. Financial assurances shall cover the following estimated costs contained in the Engineer's Estimate provided by MC₂ Engineering dated February 2, 2005 and included herein as Exhibit C:
 - a. Sewer and Water - \$565,274.00
 - b. Curbs, Base, and Paving - \$413,796.00
 - c. Sidewalks - \$86,720.00
 - d. Total Public Infrastructure (plus 10% contingency) - \$1,077,000.00

The Letters of Credit shall have appropriate amounts released upon verification by the City of completion of each portion or phase of development.

- F. The developer shall provide test results, inspection reports and suitable mylar as-built drawings, certified by a registered professional engineer, verifying satisfactory completion for water and sewer utilities for the Aspen Grove PUD. Water and sewer utilities shall be approved and accepted by City prior to issuance of building permits for the Aspen Grove PUD. Acceptance of sewer utilities will include video inspection by City personnel. Verification for services of franchise utilities must be provided upon signing of this agreement.

- G. Placement of ancillary utilities and services in platted easements, including but not limited to: cable television, gas, electricity, and telephone service, will be coordinated with the installation of water and sewer service lines and sidewalks to avoid interference with, or damage to, any service or utility properly installed in a platted easement. The Developer shall be responsible for repairs to any City utilities for which lack of coordination led to damage.

Section 2. COMPLIANCE WITH TERMS AND CONDITIONS

The Developer agrees to comply with the terms of this Agreement, including all deadlines, contained in Section 1. Should the Developer fail to comply with any of the conditions in Section 1. of this Agreement, the City will send a letter to the Developer listing the conditions for which the Aspen Grove PUD, is not compliant. The City reserves the right to withhold any future development approvals for the Aspen Grove PUD, if the Developer does not propose appropriate remedies which are acceptable to the City to eliminate the non-compliance(s) within two weeks of the date of the letter of non-compliance.

Section 3. VESTED RIGHTS

City Council approval of the Aspen Grove PUD, and the subsequent acceptance of any infrastructure or utilities outlined in this agreement confers no vested rights to the Developer for future phases of development in the Aspen Grove PUD area. Sewer, water, and related infrastructure capacity will be evaluated individually for each proposed future phase at the time of plat submittal for the respective phase. The City reserves the right to deny proposals for future phases based on infrastructure inadequacies, geotechnical issues, or any other adverse condition as determined by the Director of Public Works.

Section 4. EFFECTIVE DATE

This Agreement shall be effective upon the date listed in the first paragraph on page 1.

Section 5. TERMINATION

This Agreement may be amended, revised, or terminated only by the mutual consent of both parties.

Section 6. SEVERABILITY

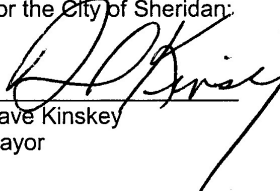
If any provision or portion of this agreement is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this agreement shall remain in full force and effect.

Section 7. GOVERNMENTAL IMMUNITY

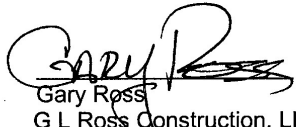
Nothing in this Agreement shall in any way be deemed a waiver of any of the requirements or immunities provided by the Wyoming Governmental Claims Act.

IN WITNESS WHEREOF, the parties execute this agreement as of the date set forth above.

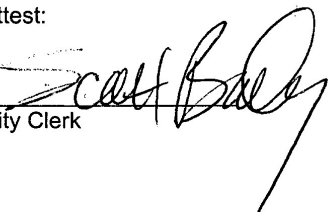
For the City of Sheridan:


Dave Kinsky
Mayor

For the Developer:


Gary Ross
G L Ross Construction, LLC

Attest:


Cath Bailey
City Clerk



The above and foregoing Agreement was
Subscribed, Sworn to, and Acknowledged
before me by Gary Ross this 9 day of
June, 2005. ~~2006~~
My commission expires 10/12/2008

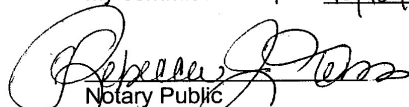
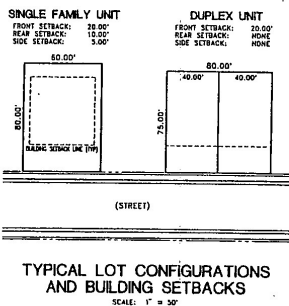
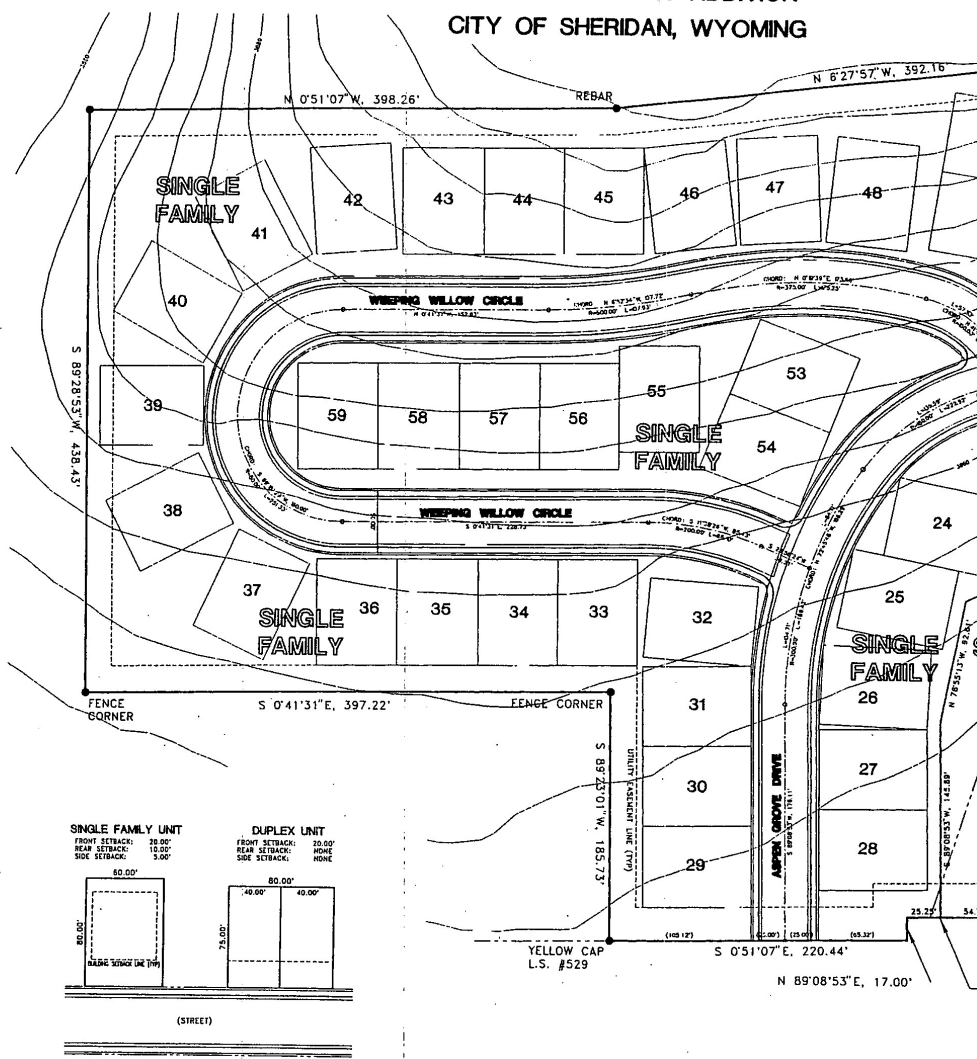

Rebecca J. Tervo
Notary Public

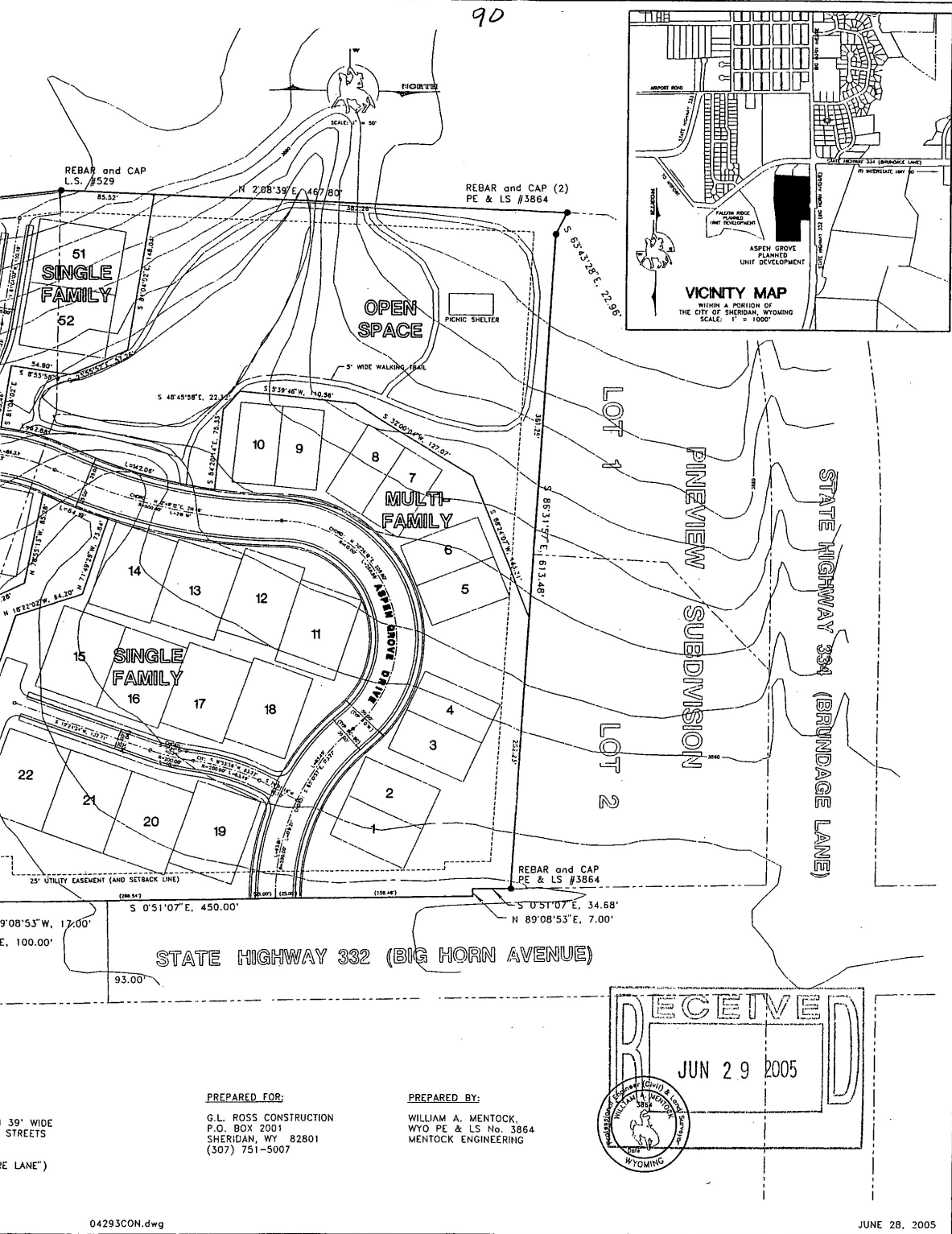
EXHIBIT A CONCEPTUAL PLAN

PRELIMINARY PLAT OF
ASPEN GROVE
 PLANNED UNIT DEVELOPMENT

LOTS 1 and 2
 MOORE - MEYERS ADDITION
 CITY OF SHERIDAN, WYOMING



NOTES:
 MAIN R.O.W.'s 50'
 (BACK CURB TO B)
 "ACCESS DRIVES"
 (POSTED: "NO PAR"
 ZONING: "P.U.D."



STATE HIGHWAY 332 (BIG HORN AVENUE)

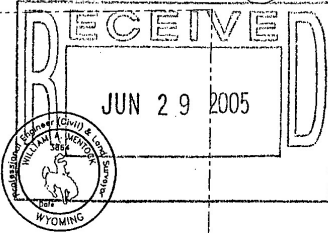
STATE HIGHWAY 334 (BRUNDAGE LANE)

PINEVIEW SUBDIVISION

LOT 1
LOT 2

PREPARED FOR:
G.L. ROSS CONSTRUCTION
P.O. BOX 2001
SHERIDAN, WY 82801
(307) 751-5007

PREPARED BY:
WILLIAM A. MENTOCK,
WYO PE & LS No. 3864
MENTOCK ENGINEERING



BEING A S
MOORE - MEYERS ADDI
BEING A PORTION OF SW1/4, NE1/4 & NW

DECLARATION

THIS PLAY IS THE RE-SUBDIVISION OF
WYOMING, AS RECORDED IN
CLERK. ALL EARLIER PLATS
HEREBY VACATED.

CERT

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING PLAT OF TOWNSHIP 55 NORTH, RANGE 12 EAST, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2
ADDITION TO
AND CONTAINS AN AREA OF

THAT THIS SUBDIVISION, AS
AND IN ACCORDANCE WITH
PLAT OF THE AREA AS IT IS

THAT THE UNDERSIGNED OW
CITY OF SHERIDAN AND ITS
EASEMENTS AND OTHER PUB
INDICATED, AND NOT ALREAI

UTILITY EASEMENTS, AS DES
LICENSEES FOR PUBLIC USE
SEWER LINES, WATER LINES,
TYPES OF PUBLIC UTILITIES

DRAINAGE EASEMENTS, AS D
LICENSEES FOR PUBLIC USE,
OF ALL STRUCTURES OR OTI

ALL RIGHTS UNDER AND BY
WAIVED AND RELEASED.

EXECUTED THIS _____

BY: _____
G.L. ROSS CONSTRUC'
GARY ROSS, MANAGER

BY: _____
FIRST FEDERAL SAVIN

BY: _____

HEIRS OF KENT MOORE

STATE OF WYOMING

COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT

____ DAY OF _____
MY COMMISSION EXPIRES:

STATE OF WYOMING }

COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT
_____ DAY OF _____

MY COMMISSION EXPIRES: ..

STATE OF WYOMING }

COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT
DAY OF

MY COMMISSION EXPIRES: _____

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

THE ABOVE SIGNED FIRST
PROPERTY EMBRACED BY THE
AND EX-OFFICIO RECORDER
THIS PLAT, CONSENTS TO
EASEMENTS, OPEN SPACES

DESCRIBED ON THIS PLAT,

THE ABOVE SIGNED HEIRS
EMBRACED BY THIS SUBDIV
EX-OFFICIO RECORDER OF
PLAT, CONSENTS TO THE E

BOUNDARY COORDINATES		
PT	NORTHING	EASTING
1	1456332.883	567214.821
2	1456331.094	567208.000
3	1456520.764	567164.757
4	1457084.241	567182.238
5	1457070.578	567202.825
6	1457040.573	567815.184
7	1457006.294	567815.700
8	1457006.398	567822.699
9	1456555.448	567826.360
10	1456555.195	567812.392
11	1466456.458	567830.877
12	1466235.042	567834.154
13	1466234.045	567648.438
14	1456536.851	567853.236

LAT CORNER COORDINATES					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
1	487573.53	148757.53	1	487573.53	148757.53
1B	148703.548	149737.017	1B	487525.94	149737.02
2	487553.47	149768.311	2B	487553.47	149768.311
2B	487553.47	149768.311	3	487553.47	149768.311
3	487553.47	149768.311	3B	487547.80	149768.615
4	487553.47	149768.311	4	487553.47	149768.311
4A	487553.47	149768.311	4A	487525.828	149768.622
4B	487553.47	149768.311	4B	487507.280	149768.625
5	487553.47	149768.311	5A	487510.015	149768.635
5B	487553.47	149768.311	5B	487500.635	149768.635
6A	487553.47	149768.311	6A	487505.635	149768.635
6B	487553.47	149768.311	6B	487500.635	149768.635
7	487553.47	149768.311	7B	487500.635	149768.635
8A	487553.47	149768.311	8A	487500.635	149768.635
8B	487553.47	149768.311	8B	487500.635	149768.635
9	487553.47	149768.311	9A	487500.635	149768.635
9A	487553.47	149768.311	9A	487500.635	149768.635
9B	487553.47	149768.311	9B	487500.635	149768.635
10	487553.47	149768.311	10A	487500.635	149768.635
10A	487553.47	149768.311	10A	487500.635	149768.635
10B	487553.47	149768.311	10B	487500.635	149768.635
11	487553.47	149768.311	11A	487500.635	149768.635
11A	487553.47	149768.311	11A	487500.635	149768.635
11B	487553.47	149768.311	11B	487500.635	149768.635
12	487553.47	149768.311	12A	487500.635	149768.635
12A	487553.47	149768.311	12A	487500.635	149768.635
12B	487553.47	149768.311	12B	487500.635	149768.635
13	487553.47	149768.311	13A	487500.635	149768.635
13A	487553.47	149768.311	13A	487500.635	149768.635
13B	487553.47	149768.311	13B	487500.635	149768.635
14	487553.47	149768.311	14A	487500.635	149768.635
14A	487553.47	149768.311	14A	487500.635	149768.635
14B	487553.47	149768.311	14B	487500.635	149768.635
15	487553.47	149768.311	15A	487500.635	149768.635
15A	487553.47	149768.311	15A	487500.635	149768.635
15B	487553.47	149768.311	15B	487500.635	149768.635
16	487553.47	149768.311	16A	487500.635	149768.635
16A	487553.47	149768.311	16A	487500.635	149768.635
16B	487553.47	149768.311	16B	487500.635	149768.635
17	487553.47	149768.311	17A	487500.635	149768.635
17A	487553.47	149768.311	17A	487500.635	149768.635
17B	487553.47	149768.311	17B	487500.635	149768.635
18	487553.47	149768.311	18A	487500.635	149768.635
18A	487553.47	149768.311	18A	487500.635	149768.635
18B	487553.47	149768.311	18B	487500.635	149768.635
19	487553.47	149768.311	19A	487500.635	149768.635
19A	487553.47	149768.311	19A	487500.635	149768.635
19B	487553.47	149768.311	19B	487500.635	149768.635
20	487553.47	149768.311	20A	487500.635	149768.635
20A	487553.47	149768.311	20A	487500.635	149768.635
20B	487553.47	149768.311	20B	487500.635	149768.635
21	487553.47	149768.311	21A	487500.635	149768.635
21A	487553.47	149768.311	21A	487500.635	149768.635
21B	487553.47	149768.311	21B	487500.635	149768.635
22	487553.47	149768.311	22A	487500.635	149768.635
22A	487553.47	149768.311	22A	487500.635	149768.635
22B	487553.47	149768.311	22B	487500.635	149768.635
23	487553.47	149768.311	23A	487500.635	149768.635
23A	487553.47	149768.311	23A	487500.635	149768.635
23B	487553.47	149768.311	23B	487500.635	149768.635
24	487553.47	149768.311	24A	487500.635	149768.635
24A	487553.47	149768.311	24A	487500.635	149768.635
24B	487553.47	149768.311	24B	487500.635	149768.635
25	487553.47	149768.311	25A	487500.635	149768.635
25A	487553.47	149768.311	25A	487500.635	149768.635
25B	487553.47	149768.311	25B	487500.635	149768.635
26	487553.47	149768.311	26A	487500.635	149768.635
26A	487553.47	149768.311	26A	487500.635	149768.635
26B	487553.47	149768.311	26B	487500.635	149768.635
27	487553.47	149768.311	27A	487500.635	149768.635
27A	487553.47	149768.311	27A	487500.635	149768.635
27B	487553.47	149768.311	27B	487500.635	149768.635
28	487553.47	149768.311	28A	487500.635	149768.635
28A	487553.47	149768.311	28A	487500.635	149768.635
28B	487553.47	149768.311	28B	487500.635	149768.635
29	487553.47	149768.311	29A	487500.635	149768.635
29A	487553.47	149768.311	29A	487500.635	149768.635
29B	487553.47	149768.311	29B	487500.635	149768.635
30	487553.47	149768.311	30A	487500.635	149768.635
30A	487553.47	149768.311	30A	487500.635	149768.635
30B	487553.47	149768.311	30B	487500.635	149768.635

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CURVE LENGTH
C1	13.70	170.00	0°19'10"	N 68°43'32" W	13.70
C2	11.31	150.00	0°19'10"	N 68°43'32" W	11.31
C3	8.42	125.00	0°19'10"	N 68°43'32" W	8.42
C4	6.08	100.00	0°19'10"	N 68°43'32" W	6.08
C5	3.86	75.00	0°19'10"	N 68°43'32" W	3.86
C6	10.55	140.00	0°19'10"	N 68°43'32" W	10.55
C7	12.50	160.00	0°19'10"	N 68°43'32" W	12.50
C8	27.04	350.00	10°19'40"	S 04°43'43" W	27.04
C9	28.84	360.00	10°19'40"	S 04°43'43" W	28.84
C10	15.71	200.00	0°19'10"	N 68°43'32" W	15.71
C11	15.71	10.00	90°00'00"	S 33°51'27" E	14.14
C12	286.63	175.00	0°17'41"	N 49°49'12" E	281.56
C13	105.45	45.00	0°17'41"	N 49°49'12" E	102.45
C14	32.12	475.00	0°32'52"	S 08°06'36" W	32.11
C15	173.92	525.00	0°35'82"	S 13°49'38" W	173.13
C16	18.54	125.00	0°35'82"	S 13°49'38" W	18.48
C17	28.04	185.00	0°37'41"	S 20°50'32" W	27.81
C18	188.93	135.00	0°37'49"	S 14°43'38" E	183.24
C19	86.65	100.00	0°37'49"	S 14°43'38" E	86.65
C20	99.71	185.00	30°52'54"	S 39°45'10" E	88.51
C21	46.26	325.00	0°09'21"	S 58°04'33" E	46.22
C22	105.84	375.00	0°09'21"	S 58°04'33" E	105.77
C23	108.60	375.00	18°08'43"	S 81°16'45" E	108.09
C24	49.50	125.00	18°36'26"	N 08°36'42" E	49.42
C25	50.00	10.00	90°00'00"	N 08°36'42" E	50.00
C26	98.16	75.00	74°54'06"	S 37°01'02" W	91.49
C27	51.79	125.00	23°44'24"	S 10°10'41" W	52.02
C28	24.54	215.00	0°04'39"	N 05°04'39" E	24.57
C29	148.36	50.00	17°10'27"	S 52°22'33" W	148.70
C30	24.50	25.00	82°53'42"	S 57°29'34" E	26.29
C31	21.03	50.00	81°11'23"	S 57°29'34" E	21.03
C32	241.19	50.00	28°42'24"	N 14°52'25" E	241.61
C33	21.03	25.00	88°41'23"	N 85°50'44" E	20.87
C34	186.00	175.00	0°00'00"	N 85°50'44" E	186.00
C35	141.37	90.00	90°00'00"	N 45°43'31" E	142.78
C36	41.07	100.00	23°53'51"	S 10°44'25" W	40.76
C37	36.76	125.00	24°26'39"	S 10°44'25" W	36.43
C38	27.51	91.25	16°12'35"	N 07°17'06" E	27.42
C39	25.50	87.25	16°27'40"	N 07°24'40" E	25.48
C40	58.72	125.00	0°00'00"	N 07°24'40" E	58.72
C41	80.55	125.00	35°55'24"	N 31°42'26" E	79.93
C42	237.18	50.00	21°47'22"	N 26°10'29" E	237.10
C43	186.00	175.00	0°00'00"	N 26°10'29" E	186.00






























MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
1030 NORTH MAIN ST.
TAYLOR PLACE No. 2
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492

91

AT OF
N GROVE
T DEVELOPMENT

SION OF LOTS 1 and 2
O THE CITY OF SHERIDAN, WYOMING
SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 8TH PM.

PREVIOUS PLATTING

AND 2, MOORE-MEYERS ADDITION TO THE CITY OF SHERIDAN,
PLATS, PLAT 42, OF THE RECORDS OF THE SHERIDAN COUNTY
NOT ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE

DEDICATION

UNDERSIGNED G.L. ROSS CONSTRUCTION LLC, BEING THE OWNER,
AND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

EN GROVE PLANNED UNIT DEVELOPMENT, IS LOCATED IN SECTION 3,
SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY

KEYERS
RIDAN, WYOMING
RE OF LESS, AND

DO AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT
UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT
S, BLOCKS, STREETS AND EASEMENTS, AND

SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE
PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS,
THE BOUNDARY LINES OF THE PLANNED UNIT DEVELOPMENT, AS
ATED FOR PUBLIC USE.

AT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS
OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING
INC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND
GENERALLY UTILIZED BY THE PUBLIC.

PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS
THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE
OF RELATED TO DRAINAGE.

MESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY

, 2006.

ATIVE

OGED BEFORE ME THIS
Y ROSS

TARY PUBLIC

OGED BEFORE ME THIS
Y

BLIC

OGED BEFORE ME THIS
Y KENT MOORE

BLIC

HK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE
T, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY
S OF MORTGAGES, AT PAGE 361, MORTGAGEE, BY SIGNATURE ON
DE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS PARKS,
DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND
TIONED MORTGAGE.

RENAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY
MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND
OF MORTGAGES, AT PAGE 182, MORTGAGEE, BY SIGNATURE ON THIS
GREN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS PARKS,
DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND
TIONED MORTGAGE.

92

NOTES:

1. KEEPING WILLOW COURT, KEEPING BIRCH COURT AND ASPEN GROVE DRIVE
ROADWAYS TO BE DEDICATED AS PUBLIC RIGHT OF WAY FOR INGRESS,
EGRESS AND SERVICE, (33' WIDE BACK CURB TO BACK CURB)
2. 20' WIDE "ACCESS DRIVES" (JUNIPER LANE & LARCH LANE) ARE NONDEDICATED
RIGHTS OF WAY TO BE MAINTAINED BY HOMEOWNERS' ASSOCIATION, BUT
DEDICATED AS ACCESS, UTILITY AND DRAINAGE EASEMENTS, (POSTED: "NO
PARKING - FIRE LANE")
3. ZONING: "P.U.D."
4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY
STREAM WITHIN OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER
ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD
TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR
RIVER.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY
PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE
CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE
NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED
BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE
COUNTY SHALL SUPERSEDE AND GOVERN.
6. BASIS OF BEARING: WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 27
7. OUTLOTS A, B, C, D, AND E ARE DESIGNATED AS OPEN SPACE, DRAINAGE AND
UTILITY EASEMENTS ON THIS PLAT.
8. OUTLOT B IS DESIGNATED AS A PEDESTRIAN AND BICYCLE EASEMENT FOR THE
SHERIDAN PATHWAY SYSTEM.

ZONE	AREA	PCT	LOT #
SINGLE FAMILY	5,510 acres	33.17%	11-60
MULTI-FAMILY	0.689 acres	4.23%	1-10
ROAD R.O.W.	2.871 acres	16.22%	
OUTLOT AREA	7.208 acres	46.38%	
TOTAL	16.276 acres	100.00%	

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 ASPEN GROVE PLANNED UNIT DEVELOPMENT, 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
WYO P.E. & L.S. No. 3864

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 _____ DAY OF _____, 2006,
BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS _____
DAY OF _____, 2006.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

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

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER
AT _____ O'CLOCK _____ ON _____, 2006,
AND IS DULY RECORDED IN DRAWER _____, PLAT NUMBER _____

COUNTY CLERK

DEPUTY COUNTY CLERK

EXHIBIT C

Engineer's Estimate Water, Sewer and Street Improvements Aspen Grove Subdivision

Owner: G.L. Ross
Engineer: MC2 Engineering
Date: February 2, 2006

Item No.	Item	Units	Quantity	Engineer's Estimate	
				Unit Price	Extended Price
101	Mobilization and Bonding	LS	1	\$ 8,000.00	\$ 8,000.00
102	3/4" Water Service	EA	60	\$ 1,000.00	\$ 60,000.00
103	8-inch DR18 C900 PVC Water Main	LF	3894	\$ 30.00	\$ 116,820.00
104	Connect to Existing 8" Water Line	LS	2	\$ 1,400.00	\$ 2,800.00
105	8" Gate Valve	EA	17	\$ 800.00	\$ 13,600.00
106	8" ARV	EA	2	\$ 2,000.00	\$ 4,000.00
107	8" Tee	EA	6	\$ 400.00	\$ 2,400.00
108	Fire Hydrant Assembly	EA	7	\$ 3,500.00	\$ 24,500.00
109	90° Bend	EA	5	\$ 450.00	\$ 2,250.00
110	45° Bend	EA	4	\$ 450.00	\$ 1,800.00
111	22-1/2° Bend	EA	11	\$ 450.00	\$ 4,950.00
112	11-1/4° Bend	EA	6	\$ 450.00	\$ 2,700.00
113	Cathodic Protection Test Station	EA	2	\$ 325.00	\$ 650.00
114	8" SDR35 PVC Sanitary Sewer Main	LF	5,000	\$ 30.00	\$ 150,000.00
115	4" Diameter Sanitary Sewer Manhole	EA	30	\$ 1,900.00	\$ 57,000.00
116	4" SDR35 PVC Sanitary Sewer Service w/ C.O.	EA	60	\$ 650.00	\$ 39,000.00
117	Subgrade Prep and Crushed Base	LF	2,710	\$ 30.00	\$ 81,300.00
118	Asphalt	SF	92,140	\$ 1.50	\$ 138,210.00
119	Curb and Gutter	LF	5,420	\$ 15.00	\$ 81,300.00
120	4' Sidewalk	SF	21680	\$ 4.00	\$ 86,720.00
121	RCP 18"	LF	249	\$ 34.00	\$ 8,466.00
122	Basic Manhole (60" Storm)	EA	1	\$ 2,800.00	\$ 2,800.00
123	Inlets	EA	6	\$ 2,500.00	\$ 15,000.00
	Total				\$ 889,266.00

Excavation

\$37402

