

NOTICE
This plat is an image, or reproduction of the original as recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

FINAL PLAT
ASPEN GROVE
PLANNED UNIT DEVELOPMENT #3
A RESUBDIVISION OF THE AMENDED PLAT OF
ASPEN GROVE PLANNED UNIT DEVELOPEMENT
CITY OF SHERIDAN, WYOMING

CURVE TABLE					
CURVE	DELTA	ANGLE	RADIUS	ARC	CHORD BEARING
C5	4°19'10"	150.00'	11.31'	11.31'	S88°41'32"E
C6	79°49'44"	160.00'	222.92'	205.33'	S14°45'38"E
C7	36°10'37"	300.00'	189.42'	186.29'	S72°45'48"E
C8	87°17'41"	150.00'	228.54'	207.07'	S49°49'12"W
C9	18°58'52"	500.00'	165.64'	164.89'	N15°39'48"E
C10	75°45'06"	100.00'	132.21'	122.79'	N37°11'02"E
C11	23°31'52"	100.00'	41.07'	40.78'	S11°04'25"W
C12	4°19'10"	150.00'	11.31'	11.31'	S01°18'28"W
C13	10°19'40"	150.00'	27.04'	27.00'	N04°18'43"E
C14	82°05'45"	100.00'	143.28'	131.34'	S64°58'44"E
C15	4°19'10"	175.00'	13.19'	13.19'	S88°41'32"E
C16	87°17'41"	125.00'	190.45'	172.55'	S49°49'12"W
C17	87°17'41"	175.00'	266.63'	241.58'	S49°49'12"W
C18	4°19'10"	125.00'	9.42'	9.42'	S88°41'32"E
C19	18°58'52"	525.00'	173.92'	173.13'	N15°39'48"E
C20	18°58'52"	475.00'	157.36'	156.64'	N15°39'48"E
C21	79°49'44"	135.00'	188.09'	173.24'	S14°45'38"E
C22	33°24'47"	185.00'	107.89'	106.36'	S08°26'50"W
C23	36°10'37"	275.00'	173.64'	170.77'	S72°45'48"E
C24	19°08'46"	325.00'	108.60'	108.10'	S81°16'44"E
C25	8°09'18"	325.00'	46.26'	46.22'	S58°45'09"E
C26	30°52'59"	185.00'	99.72'	98.51'	S39°14'01"E
C27	1°05'30"	125.00'	2.38'	2.38'	S87°04'42"E
C28	3°13'40"	125.00'	7.04'	7.04'	S89°14'17"E
C29	6°35'08"	525.00'	60.34'	60.31'	N14°33'50"E
C30	3°57'18"	525.00'	54.57'	54.54'	N20°50'03"E
C31	1°20'32"	525.00'	12.30'	12.30'	N24°28'58"E
C32	45°53'42"	135.00'	108.22'	105.34'	S02°11'23"W
C33	33°54'02"	135.00'	79.88'	78.72'	S37°43'29"E
C34	4°43'00"	275.00'	22.64'	22.63'	S57°02'00"E
C35	16°56'14"	275.00'	81.29'	81.00'	S67°51'37"E
C36	14°31'23"	275.00'	69.71'	69.52'	S83°35'25"E
C37	4°51'57"	325.00'	27.60'	27.59'	S88°25'08"E
C38	14°16'49"	325.00'	81.00'	80.79'	S78°50'46"E
C39	23°31'54"	185.00'	75.98'	75.45'	S42°54'33"E
C40	7°20'58"	185.00'	23.73'	23.71'	N27°28'20"W
C41	25°44'56"	185.00'	83.14'	82.44'	S04°36'55"W
C42	7°39'51"	185.00'	24.75'	24.73'	S21°19'19"W
C43	16°05'03"	475.00'	133.34'	132.90'	N17°06'43"E
C44	18°17'04"	125.00'	39.89'	39.72'	S84°19'31"W
C45	69°00'37"	125.00'	150.56'	141.62'	S40°40'40"W
C46	5°05'54"	525.00'	46.72'	46.70'	N08°43'19"E
C47	2°53'49"	475.00'	24.02'	24.02'	N07°37'16"E
C48	1°10'38"	175.00'	3.60'	3.60'	S06°45'41"W
C49	14°35'13"	175.00'	44.55'	44.43'	S14°38'36"W
C50	14°03'20"	175.00'	42.93'	42.82'	S28°57'53"W
C51	14°20'15"	175.00'	43.79'	43.68'	S43°09'41"W
C52	16°07'38"	175.00'	49.26'	49.10'	S58°23'37"W
C53	15°16'23"	175.00'	46.65'	46.51'	S74°05'38"W
C54	11°44'13"	175.00'	35.85'	35.79'	S87°35'56"W
C55	4°19'10"	140.00'	10.55'	10.55'	S01°18'28"W
C56	4°19'10"	160.00'	12.06'	12.06'	S01°18'28"W
C57	10°19'40"	160.00'	28.84'	28.80'	N04°18'43"E
C58	90°00'00"	10.00'	15.71'	14.14'	S35°31'27"E
C59	89°59'59"	10.00'	15.71'	14.14'	N54°28'33"E
C60	10°19'40"	140.00'	25.24'	25.20'	N04°18'43"E
C61	15°22'46"	75.00'	20.13'	20.07'	S06°59'52"W
C62	75°45'06"	125.00'	165.26'	153.49'	N37°11'02"E
C63	48°11'23"	25.00'	21.03'	20.41'	S50°57'53"W
C64	276°22'46"	50.00'	241.19'	66.67'	S14°56'25"E
C65	48°11'23"	25.00'	21.03'	20.41'	S80°50'44"E
C66	75°45'06"	75.00'	99.16'	92.09'	N37°11'02"E
C67	18°36'27"	125.00'	40.60'	40.42'	S08°36'42"W
C68	59°06'51"	50.00'	51.59'	49.33'	S72°09'04"W
C69	56°05'14"	50.00'	48.95'	47.01'	S14°33'01"W
C70	65°12'35"	50.00'	56.91'	53.88'	S46°05'53"E
C71	74°25'38"	50.00'	64.95'	60.48'	N64°05'01"E
C72	11°52'06"	25.00'	5.18'	5.17'	S32°48'15"W
C73	20°05'50"	125.00'	43.85'	43.62'	N61°40'05"E
C74	18°46'57"	125.00'	40.98'	40.79'	N42°13'41"E
C75	19°35'59"	125.00'	42.76'	42.55'	N23°02'13"E
C76	13°55'45"	125.00'	30.39'	30.31'	N06°16'21"E
C77	65°13'40"	75.00'	85.38'	80.85'	N31°55'19"E
C78	3°20'34"	125.00'	7.29'	7.29'	N73°23'18"E
C79	36°19'17"	25.00'	15.85'	15.58'	S56°53'56"W
C80	21°32'29"	50.00'	18.80'	18.69'	N67°31'17"W
C81	10°31'26"	75.00'	13.78'	13.76'	N69°47'52"E
C82	90°00'00"	90.00'	141.37'	127.28'	N45°41'31"W
C83	123°54'39"	50.00'	108.13'	88.26'	S55°26'07"W
C84	26°55'57"	125.00'	58.76'	58.22'	N87°26'22"E
C85	90°00'00"	90.00'	141.37'	127.28'	N45°41'31"W
C86	109°18'58"	50.00'	95.40'	81.57'	S61°10'37"E
C87	36°55'16"	125.00'	80.55'	79.16'	N51°27'24"W
C88	271°42'55"	50.00'	237.12'	69.65'	S20°01'10"W
C89	81°54'21"	75.00'	107.21'	98.32'	S65°04'27"E
C90	90°00'00"	100.00'	157.08'	141.42'	N45°41'31"W
C91	4°51'57"	325.00'	27.60'	27.59'	S88°25'08"E
C92	28°50'25"	110.00'	55.37'	54.79'	S19°06'43"E
C93	52°47'43"	110.00'	101.36'	97.81'	S55°55'47"E
C94	8°21'52"	110.00'	16.06'	16.04'	S86°30'35"E
C95	9°10'38"	125.00'	20.02'	20.00'	S74°30'21"E
C96	38°29'18"	50.00'	33.59'	32.96'	N43°21'55"W
C97	16°11'13"	95.93'	27.10'	27.01'	S07°24'11"W
C98	16°27'15"	85.93'	24.68'	24.59'	S07°32'04"W
C99	16°24'12"	103.93'	30.33'	30.22'	S07°30'35"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°08'53"W	176.35'
L2	N89°08'53"E	34.41'
L3	S86°31'57"E	148.01'
L4	S06°10'22"W	22.40'
L5	S75°03'35"W	91.27'
L6	S00°41'31"E	229.13'
L7	S22°50'21"W	13.34'
L8	S09°28'33"W	45.53'
L9	S00°51'07"E	171.13'
L10	N03°28'03"E	39.19'
L11	N65°52'44"E	25.00'
L12	S24°07'20"E	30.36'
L13	S73°58'23"W	42.74'
L14	S24°07'16"E	15.86'
L15	N89°08'53"E	34.41'
L16	S86°31'57"E	66.67'
L17	S86°31'57"E	61.34'
L18	N86°31'57"W	148.01'
L19	S89°08'53"W	34.41'
L20	N06°10'22"E	22.40'
L21	S06°10'22"W	22.40'
L22	S89°08'53"W	176.35'
L23	N89°08'53"E	176.35'
L24	N89°08'53"E	24.98'
L25	N89°08'53"E	25.00'
L26	N89°08'53"E	9.41'
L28	S89°08'53"W	15.43'
L29	N06°10'22"E	9.21'
L30	N06°10'22"E	13.19'
L31	N86°31'57"W	10.81'
L32	S24°07'16"E	14.84'
L33	N03°28'03"E	14.19'
L34	S03°28'03"W	14.19'
L35	N09°28'33"E	25.53'
L36	N80°31'27"W	18.00'
L37	N09°28'33"E	20.00'
L38	S80°31'27"E	76.00'
L39	S09°28'33"W	20.00'
L40	N80°31'27"W	18.00'
L41	S09°28'33"W	25.53'
L42	S80°31'27"E	23.14'
L43	S09°28'33"W	6.89'
L44	S09°28'33"W	7.03'
L45	N00°51'07"W	5.21'
L46	N09°28'33"E	13.11'
L47	S80°31'27"E	52.86'
L48	S09°28'33"W	12.97'
L49	S00°51'07"E	11.73'
L51	N00°41'31"W	229.13'
L52	N75°03'35"E	35.37'
L53	S75°03'35"W	35.37'
L54	S00°41'31"E	54.13'
L55	S00°41'31"E	155.00'
L56	S89°18'29"W	84.52'
L57	N00°41'31"W	175.01'
L58	N73°58'23"E	19.44'
L59	S89°18'29"W	84.52'
L60	N00°41'31"W	175.01'
L61	S24°07'16"E	30.70'
L62	N73°58'23"E	19.44'
L63	N00°41'31"W	175.01'
L64	N15°29'39"E	25.00'

APPROVALS

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 30 day of April, 2010, by the Director of Public
Works of Sheridan, Wyoming.

Nicholas L. Bates
Director of Public Works

Reviewed by the City of Sheridan Planning Commission this
12 day of October, A.D., 2009.

Nancy A. Sella
Attest:
Vice-Chairman

Heather C. R.
Chairman

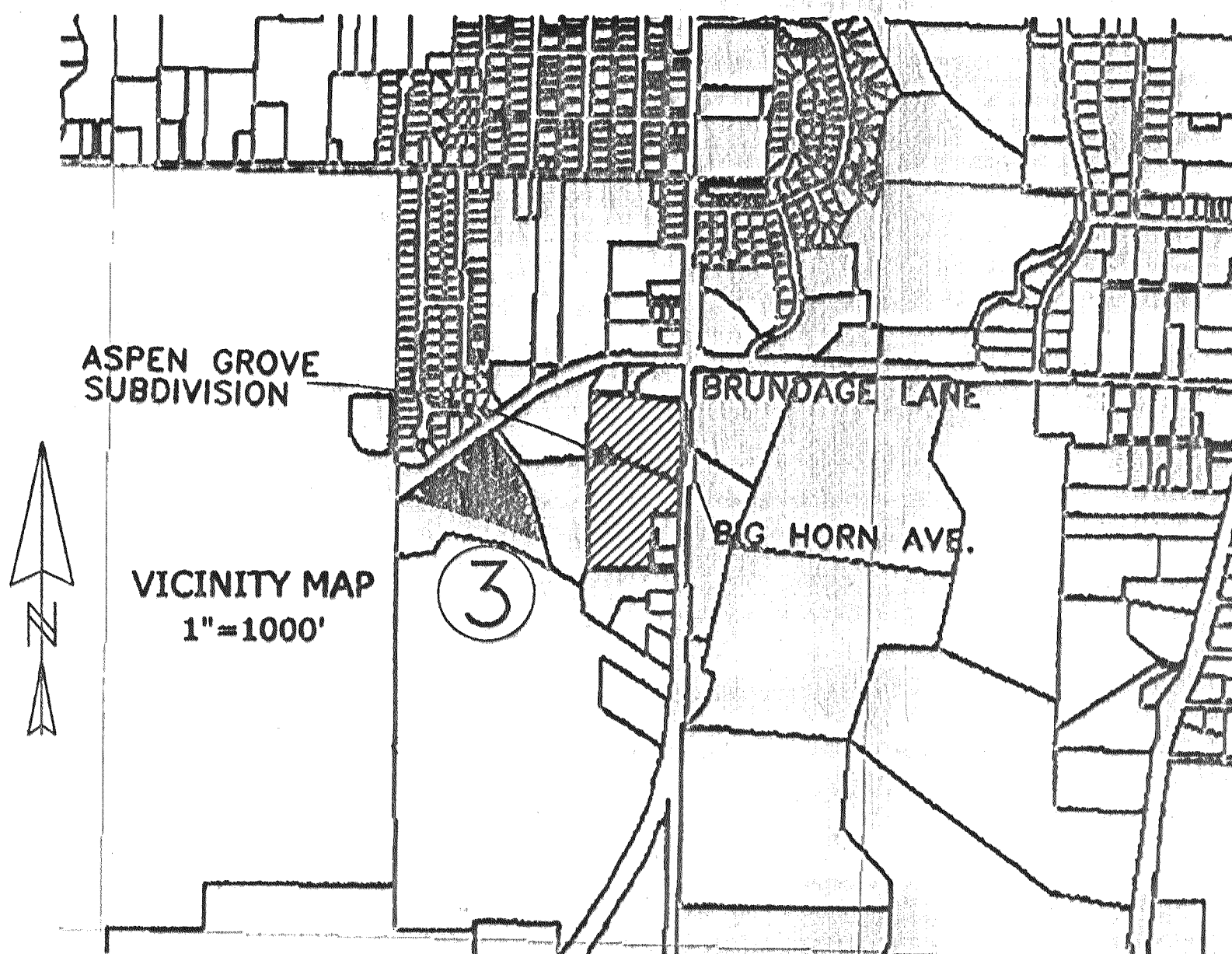
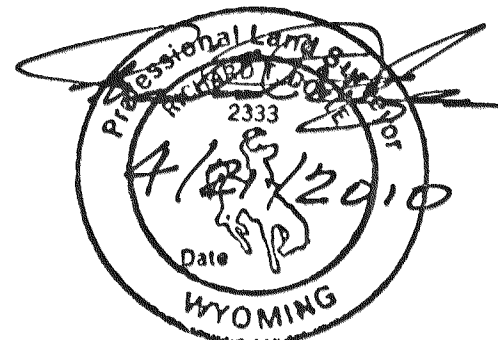
Approved by the City Council of the City of Sheridan, Wyoming,
this 19th day of October, A.D., 2009.



Dore Kinsey
Mayor

SURVEYOR'S CERTIFICATE

I, Richard T Doyle, do hereby certify that I am a Registered 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
#3, 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.



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF THE AMENDED PLAT OF ASPEN GROVE
PLANNED UNIT DEVELOPMENT, AS RECORDED IN BOOK A OF PLATS, PAGE 30, OF
THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLAT OR PORTIONS
THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY
VACATED.

NOTES:

1. WEEPING WILLOW COURT, WEEPING BIRCH COURT AND ASPEN GROVE DRIVE ROADWAYS
TO BE DEDICATED AS PUBLIC RIGHT OF WAY FOR INGRESS, EGRESS, AND SERVICE. (39'
WIDE BACK CURB TO BACK CURB)
2. 20' WIDE "ACCESS DRIVES" (JUNIPER LANE AND 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. OUTLOTS A1, B1, C1, AND E1 ARE OWNED AND MAINTAINED BY THE HOMEOWNERS
ASSOCIATION.

FINAL PLAT

ASPEN GROVE PUD #3
SHERIDAN, WY

Prepared for:
Aspen Grove
Developers, LLC

Cloud Peak Management
Group, LLC

Prepared by:
DOYLE LAND SURVEYING
405 W. Boxelder Road, Ste. C-8
Gillette, WY 82718

MC2 ENGINEERING, P.C.
1101 Sugarview Drive, Ste. 201
Sheridan, WY 82801

REVISED: February, 2010
REVISED: September, 2009

Date of Preparation: JULY, 2009

SHT 2 OF 3

A-34-2