

FINAL PLAT BLUE SKY ESTATES

A PLANNED UNIT DEVELOPMENT
LOT 2 OF BLUE SKY SUBDIVISION
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
AREA: 116,979 SQUARE FEET

THIS PLAT IS A SUBDIVISION OF LOT 2 OF BLUE SKY SUBDIVISION, A SUBDIVISION OF THE CITY OF SHERIDAN, WYOMING, AS RECORDED IN BOOK B OF PLATS, PAGE 43, 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.

(Bk 217, Pg 575)

2" ALUM. CAP PE/LS 3864

30' PERPETUAL RIGHT-OF-WAY EASEMENT
PER BOOK 171, PAGE 356 OF DEEDS

(Bk 171, Pg 356)

(Bk 208, Pg 304)

TIE: S 42°08'06"E, 227.76'

N 89°40'23"E, 286.11'

2" ALUM. CAP PE/LS 3864

S 0°24'34"W, 223.16'

2" ALUM. CAP PE/LS 3864

S 89°41'54"W, 459.57'

(Bk 418, Pg 549)

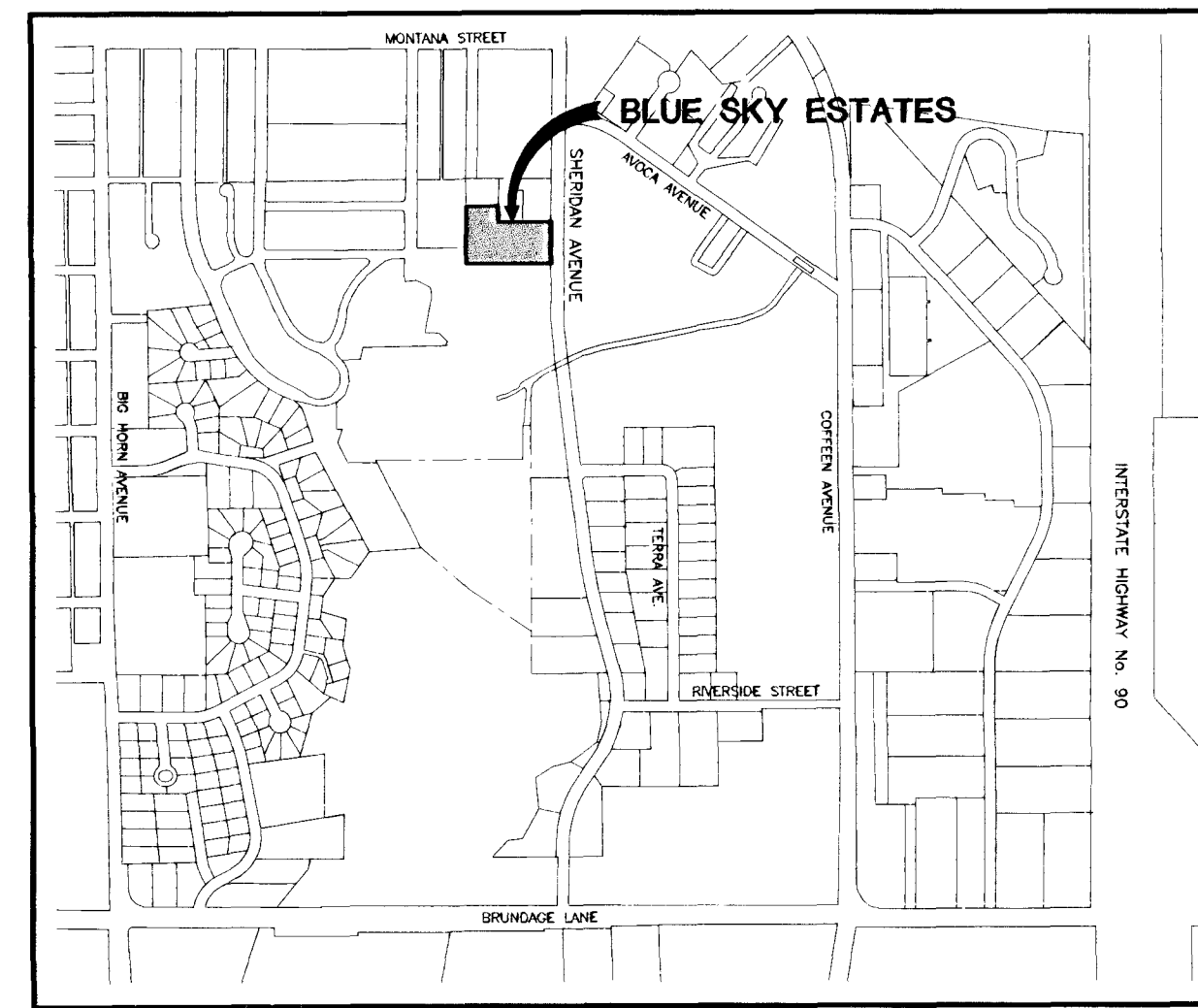
NOTE:
"OUTLOT A" TO BE DEFINED AS ALL THAT PORTION OF THE SUBDIVISION WITHIN THE BOUNDARY SHOWN EXCEPTING THEREFROM LOTS 1 THROUGH 24 (INCLUSIVE) AND EXCEPTING BLUE SKY COURT AS DEDICATED HEREON; "OUTLOT A" IS TO BE REGARDED AS PUBLIC EASEMENT (UTILITIES, ACCESS, DRAINAGE, EMERGENCY, ETC.)

PREPARED FOR:
GRIMSHAW INVESTMENTS & DEVELOPMENT
39 EAST 1st STREET
SHERIDAN, WY 82801
(307) 672-2810

03415BSF.dwg

FEBRUARY 23, 2006

SHEET 1 OF 1

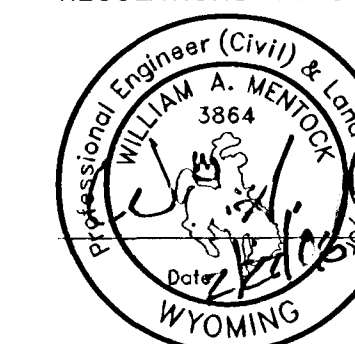


LOCATION MAP
WITHIN A PORTION OF
THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING
SCALE: 1" = 1000'

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 BLUE SKY ESTATES, 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

POINT	NORTHING	EASTING
BC-1	1501146.400	599753.773
BC-2	1501147.544	599928.018
BC-3	1501084.458	599927.047
BC-4	1501088.090	600213.156
BC-5	1500842.937	600211.561
BC-6	1500840.516	599751.997
LC-1	1500910.831	600191.325
LC-2	1500910.515	600131.326
LC-3	1500910.463	600121.326
LC-4	1500910.147	600061.327
LC-5	1500910.094	600051.327
LC-6	1500909.778	599991.328
LC-7	1500909.725	599981.328
LC-8	1500909.409	599921.329
LC-9	1500908.944	599908.613
LC-10	1500915.653	599848.989
LC-11	1500928.043	599834.318
LC-12	1500942.292	599776.034
LC-13	1501086.630	599776.867
LC-14	1501080.315	599835.285
LC-15	1501080.198	599845.297
LC-16	1501085.447	599903.456
LC-17	1500996.343	599908.507
LC-18	1500996.659	599968.506
LC-19	1500996.712	599978.506
LC-20	1500997.028	600038.505
LC-21	1500997.155	600062.668
LC-22	1500997.471	600122.668
LC-23	1500997.524	600132.668
LC-24	1500997.840	600192.667

WYOMING STATE PLANE COORDINATE SYSTEM
EAST CENTRAL ZONE (NAD 27)
SCALE: 1" = 30'



Partial Variation 10/12/06 BK 478 Pg 604

CERTIFICATE OF DEDICATION BLUE SKY ESTATES

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 BLUE SKY ESTATES, BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND WITHIN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING:

LOT 2 OF BLUE SKY SUBDIVISION, A SUBDIVISION TO THE CITY OF SHERIDAN,
CONTAINING 116,979 SQUARE FEET, 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, REINSTATEMENT, 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.

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

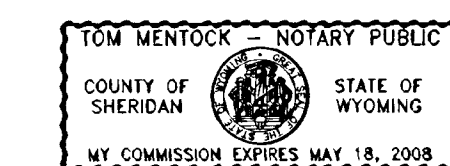
EXECUTED THIS 27th DAY OF FEBRUARY, 2006.

BY:
GRIMSHAW INVESTMENTS, LLC (OWNER)
STEPHEN L. GRIMSHAW, DESIGNATED AGENT

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF FEBRUARY, 2006, BY STEPHEN L. GRIMSHAW, THE DESIGNATED AGENT OF GRIMSHAW INVESTMENTS, LLC.

MY COMMISSION EXPIRES: MAY 18, 2008



NOTARY PUBLIC

THE UNDERSIGNED SHERIDAN STATE BANK, HEREINAFTER MORTGAGEE, HOLDS MORTGAGES IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGES WERE FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 605 OF MORTGAGES, AT PAGE 564, AS MODIFIED IN BOOK 616 OF MORTGAGES, AT PAGE 74, AND ALSO IN BOOK 624 OF MORTGAGES, AT PAGE 82. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE FOREMENTIONED MORTGAGE.

BY:
AUTHORIZED OFFICER
SHERIDAN STATE BANK - MORTGAGEE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2006, BY Mont R. Becker, AUTHORIZED OFFICER OF SHERIDAN STATE BANK.

MY COMMISSION EXPIRES: 8-25-07

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 28th DAY OF February, 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 27th DAY OF Feb., 2006.

ATTEST: VICE-CHAIRMAN
CHAIRMAN

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 28th DAY OF February, 2006.

ATTEST: CITY CLERK
Acting 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 1:30 O'CLOCK P.M. ON March 3, 2006, AND FILED IN DRAWER B, PLAT NUMBER 48

INSTRUMENT No. 533275 FEE \$0.00

COUNTY CLERK

DEPUTY COUNTY CLERK

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