

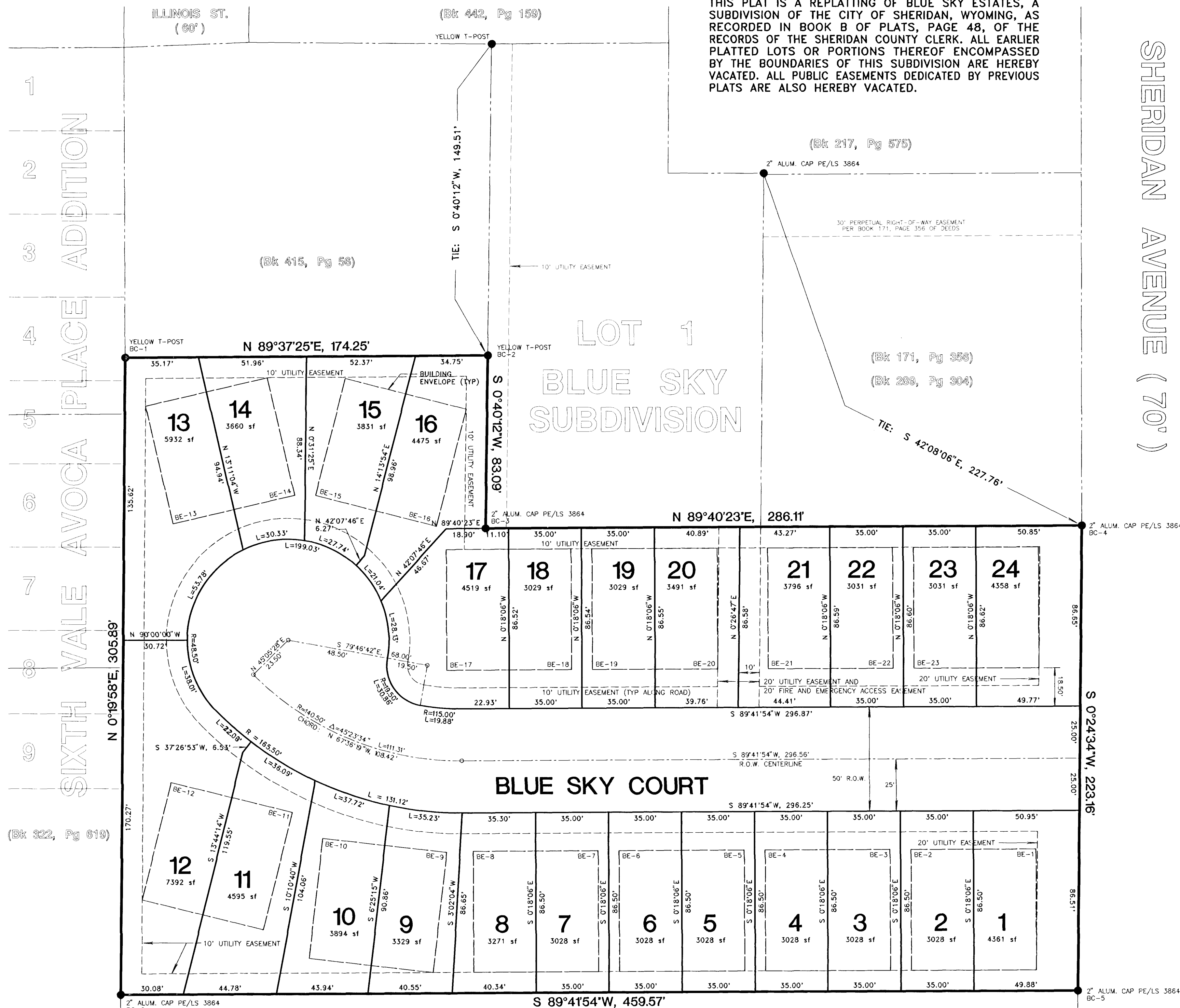
REPLAT OF BLUE SKY ESTATES

A PLANNED UNIT DEVELOPMENT

AREA: 116,979 SQUARE FEET

THIS PLAT IS A REPLATTING OF BLUE SKY ESTATES, A SUBDIVISION OF THE CITY OF SHERIDAN, WYOMING, AS RECORDED IN BOOK B OF PLATS, PAGE 48, 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.

SHERIDAN AVENUE (70')



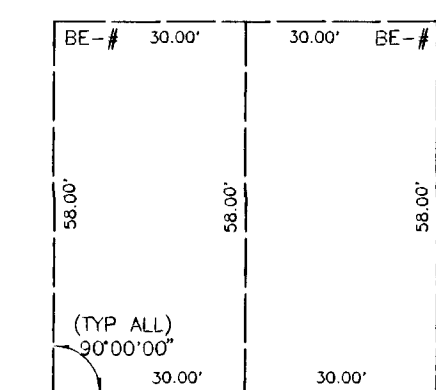
NOTES:

ALL BUILDINGS MUST BE LOCATED WITHIN THE BUILDING ENVELOPES, AS SHOWN ON THIS PLAT (MINIMUM 18.24' FROM R.O.W.).

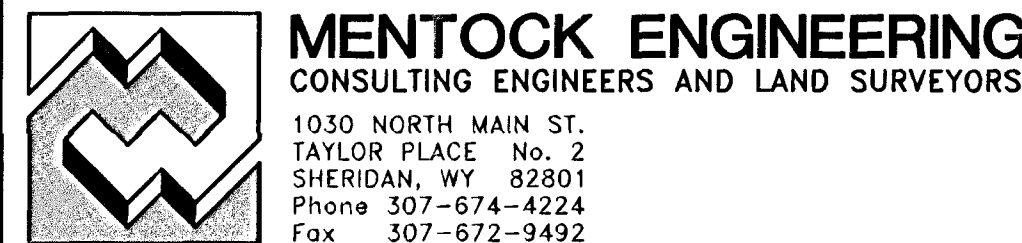
"THE BUILDING ENVELOPES ARE THE SETBACK LINES AS ESTABLISHED ON THE APPROVED CONCEPTUAL PLAN" (PER CITY OF SHERIDAN)

24" REBAR AND 2" ALUMINUM CAP TO BE SET AT ALL INTERIOR LOT CORNERS PER WYO P.E. & L.S. No. 3864

THE "20' FIRE AND EMERGENCY ACCESS EASEMENT" TO BE KEPT CLEAR OF ALL OBSTACLES OR OBSTRUCTIONS (TO INCLUDE, BUT NOT RESTRICTED TO, FENCES, BUSHES, TREES, STRUCTURES, ETC.) THAT MIGHT RESTRICT EMERGENCY VEHICLE ACCESS



TYPICAL BUILDING ENVELOPE(S)

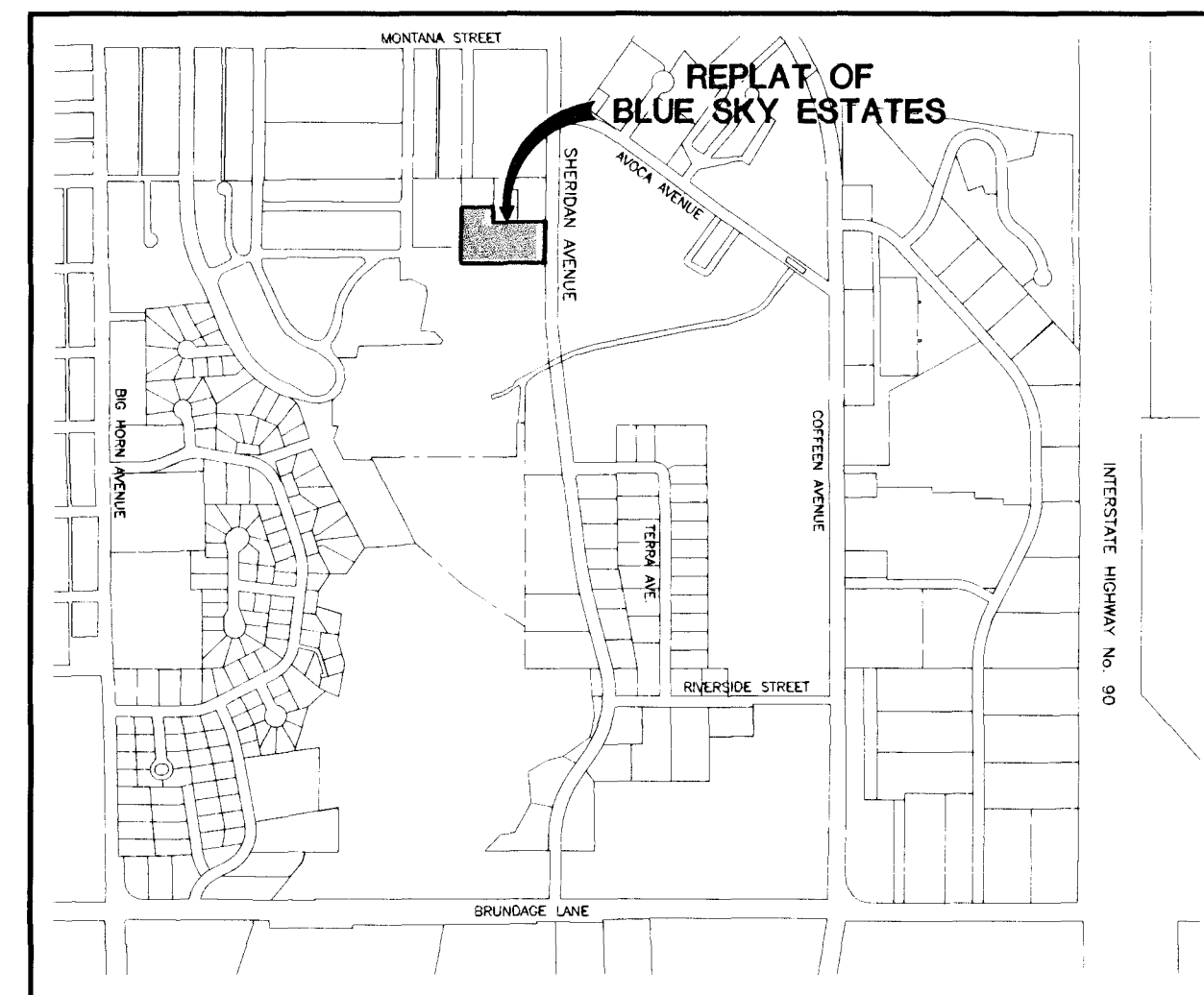


PREPARED FOR:
GRIMSHAW INVESTMENTS & DEVELOPMENT
39 EAST 1st STREET
SHERIDAN, WY 82801
(307) 672-2810

0341585R.dwg

SEPTEMBER 22, 2006

SHEET 1 OF 1

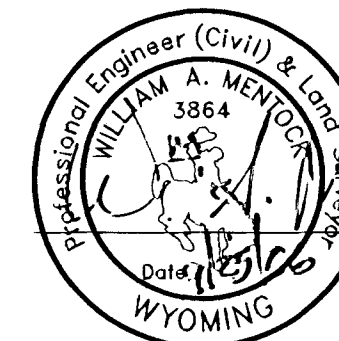


LOCATION MAP
WITHIN A PORTION OF
THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING
SCALE: 1" = 1000'

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 REPLAT 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

(Bk 423, Pg 180)

(Bk 423, Pg 101)

COORDINATE LISTING		
POINT	NORTHING	EASTING
BC-1	1501146.400	599753.773
BC-2	1501147.544	599928.018
BC-3	1501064.458	599227.047
BC-4	1501066.090	600213.156
BC-5	1500842.937	600211.561
BC-6	1500840.516	599751.997
BE-1	1500910.831	600191.325
BE-2	1500910.515	600131.326
BE-3	1500910.463	600121.326
BE-4	1500910.147	600061.327
BE-5	1500910.094	600051.327
BE-6	1500909.778	599991.328
BE-7	1500909.725	599981.328
BE-8	1500909.409	599921.329
BE-9	1500908.944	599908.513
BE-10	1500915.653	599848.389
BE-11	1500928.043	599834.318
BE-12	1500942.292	599776.034
BE-13	1501066.630	599776.867
BE-14	1501080.315	599835.285
BE-15	1501080.198	599845.297
BE-16	1501065.447	599903.455
BE-17	1500916.543	599908.506
BE-18	1500996.659	599968.506
BE-19	1500996.712	599978.506
BE-20	1500997.028	600038.505
BE-21	1500997.155	600062.669
BE-22	1500997.471	600122.668
BE-23	1500997.524	600132.668
BE-24	1500997.840	600192.667

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



CERTIFICATE OF DEDICATION REPLAT OF 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 THE REPLAT OF BLUE SKY ESTATES, BEING A REPLATTING OF THE FOLLOWING DESCRIBED TRACT OF LAND WITHIN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING:

ALL OF BLUE SKY ESTATES, 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, 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 AND 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.

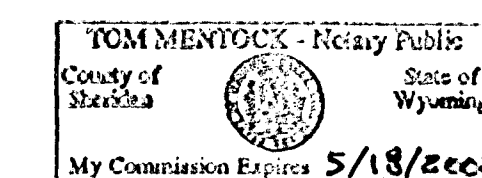
EXECUTED THIS 25th DAY OF SEPTEMBER, 2006.

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

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF SEPTEMBER, 2006, BY STEPHEN L. GRIMSHAW, THE DESIGNATED AGENT OF GRIMSHAW INVESTMENTS, LLC.

MY COMMISSION EXPIRES: May 18, 2008



Tom Mentock
NOTARY PUBLIC

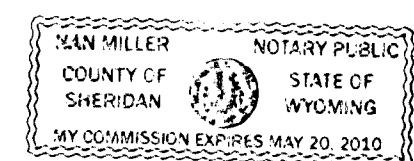
THE UNDERSIGNED SHERIDAN STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 624 OF MORTGAGES, AT PAGE 82. MORTGAGEE, BY SIGNATURE ON THIS PLAT, 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 AFOREMENTIONED MORTGAGE.

BY: John W. Mueske E/P
AUTHORIZED OFFICER
SHERIDAN STATE BANK - MORTGAGEE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF September, 2006, BY John W. Mueske, AUTHORIZED OFFICER OF SHERIDAN STATE BANK.

MY COMMISSION EXPIRES: May 20, 2010



Dan Miller
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 9th DAY OF October, 2006, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

John A. Lingen
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 2nd DAY OF October, 2006.

ATTEST: VICE-CHAIRMAN M. M. Webb CHAIRMAN M. M. Webb

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 5th DAY OF October, 2006.

ATTEST: CITY CLERK Paul Kinsley MAYOR Paul Kinsley

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:00 O'CLOCK P.M. ON October 12, 2006, AND FILED IN DRAWER B, PLAT NUMBER 50

INSTRUMENT No. 555367 FEE 50.00

Andrew Hollister Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK