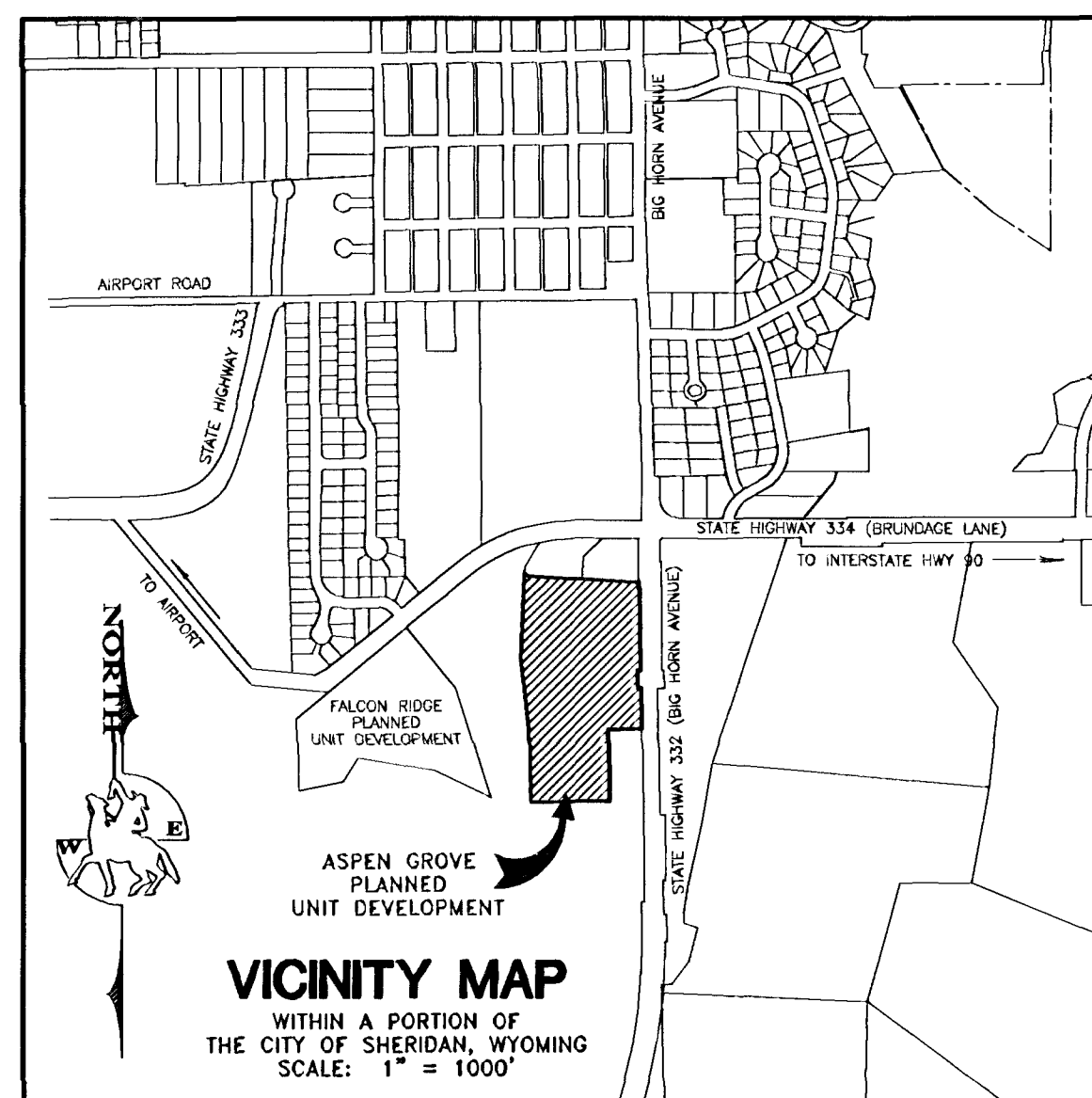
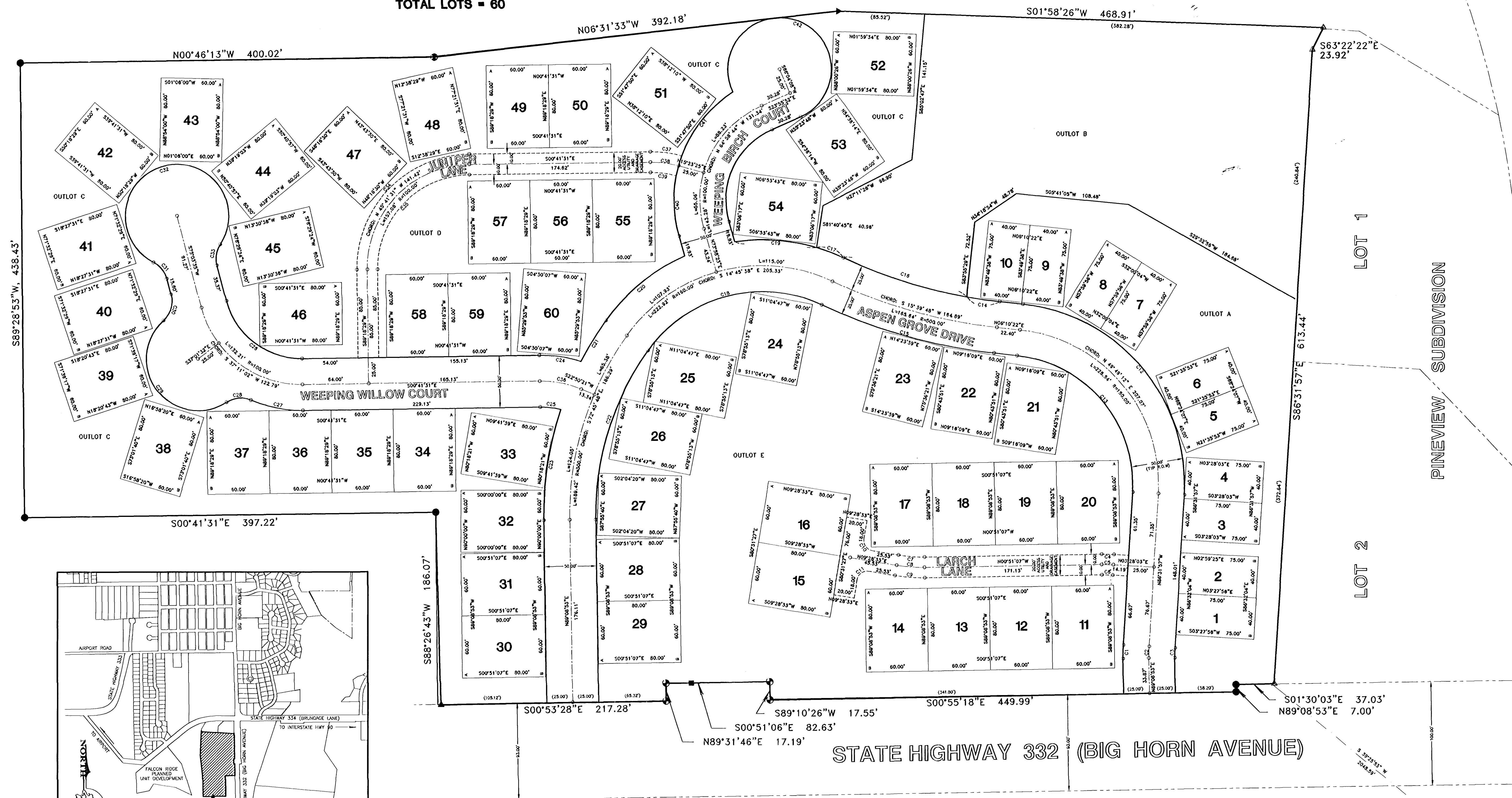
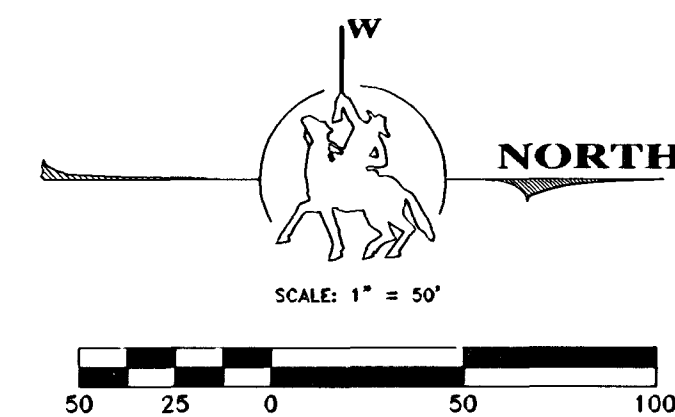


PLAT OF  
**ASPEN GROVE**  
PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF LOTS 1 and 2  
MOORE - MEYERS ADDITION TO THE CITY OF SHERIDAN, WYOMING

TOTAL ACREAGE = 16.278  
TOTAL LOTS = 60

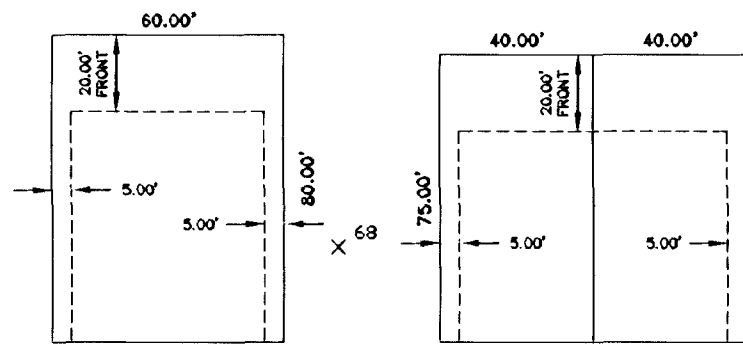


**LEGEND**

- SET REBAR & 2" ALUM CAP PER PE/LS 3864
- ⊙ FOUND ALUM CAP WITNESS CORNER LS #2615
- ⊙ FOUND BRASS CAP LS #2615
- △ FOUND ALUM. CAP LS#3864
- ▲ FOUND YELLOW PLASTIC CAP LS #529
- FOUND ALUM. CAP LS #6594
- LOCATION OF PC, PT, OR INTERSECTION
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- CENTERLINE OF RIGHT OF WAY
- EASEMENT LINE
- EXISTING WATER LINE

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



TYPICAL BUILDING  
SETBACKS FOR  
60'X80' LOTS

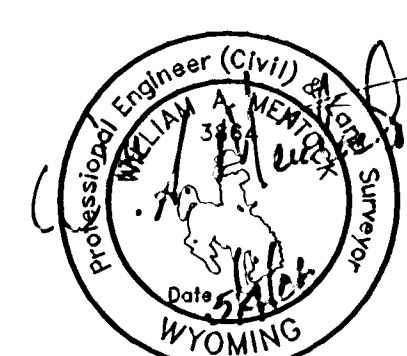
TYPICAL BUILDING  
SETBACKS FOR  
40'X75' LOTS

T 55 N 2 35 T 56 N

STATE HIGHWAY 334 (BRUNDAGE LANE)

LOT 1  
LOT 2

PINEVIEW  
SUBDIVISION



PLAT OF  
**ASPEN GROVE**  
PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF LOTS 1 and 2  
**MOORE - MEYERS ADDITION TO THE CITY OF SHERIDAN, WYOMING**  
BEING A PORTION OF SW1/4, NE1/4 & NW1/4, SE1/4 SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PM.

BOUNDARY COORDINATES		
PT	NORTHING	EASTING
1	1495832.883	597214.821
2	1496032.549	597222.077
3	1496820.784	597684.311
4	1497088.241	597822.239
5	1497078.078	597202.825
6	1497040.937	597815.181
7	1497008.294	597815.700
8	1497008.398	597822.699
9	1496556.448	597829.390
10	1496556.159	597812.392
12	1496456.459	597830.877
13	1496236.042	597834.154
14	1496234.045	597648.438
15	1495836.851	597653.236

LOT CORNER COORDINATES					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
1A	1496948.686	597767.543	31B	1496338.499	597687.615
1B	1497023.549	597772.077	32A	1496258.494	597627.287
2A	1496953.487	597688.311	32B	1496338.494	597627.287
2B	1497028.384	597692.223	33A	1496268.743	597552.544
3A	1496954.231	597676.021	33B	1496347.601	597568.015
3B	1497029.091	597680.557	34A	1496252.862	597548.204
4A	1496959.168	597696.168	34B	1496263.828	597628.108
4B	1497033.932	597600.704	37A	1496012.880	597551.102
5A	1497028.802	597564.321	37B	1496013.846	597631.096
5B	1496959.068	597591.928	38A	1496010.015	597556.835
6A	1496939.155	597489.938	38B	1495988.662	597633.351
6B	1496929.620	597517.545	39A	1495960.622	597535.458
7A	1496949.741	597429.267	39B	1495884.688	597560.638
7B	1496909.956	597492.869	40A	1495960.437	597470.920
8A	1496881.898	597358.872	40B	1495884.653	597498.749
8B	1496842.153	597450.475	41A	1495944.794	597408.283
9A	1496847.862	597375.989	41B	1495888.909	597433.613
9B	1496839.798	597450.555	42A	1495904.650	597525.925
10A	1496749.126	597367.387	42B	1495968.209	597504.018
10B	1496760.262	597441.952	43A	1496028.943	597230.355
11A	1496888.839	597719.438	43B	1496027.407	597510.340
11B	1496889.828	597799.430	44A	1496079.600	597268.556
14A	1496848.685	597723.007	44B	1496017.708	597510.245
14B	1496849.855	597802.998	45A	1496112.021	597353.541
15A	1496535.582	597736.989	45B	1496034.235	597372.230
15B	1496814.491	597750.160	46A	1496143.401	597426.743
16A	1496556.318	597618.628	46B	1496063.407	597427.709
16B	1496534.246	597631.797	47A	1496148.704	597256.692
17A	1496653.394	597602.371	47B	1496206.517	597311.988
17B	1496654.584	597682.362	48A	1496250.927	597219.302
20A	1496538.950	597436.539	48B	1496268.435	597297.363
20B	1496894.557	597678.794	49A	1496284.249	597217.544
21A	1496786.086	597504.543	49B	1496284.215	597297.539
21B	1496773.200	597583.498	50A	1496403.240	597216.095
22A	1496724.974	597489.190	50B	1496404.208	597296.089
22B	1496712.088	597568.146	51A	1496442.178	597201.160
23A	1496665.761	597474.040	51B	1496505.044	597249.636
23B	1496645.874	597551.528	52A	1496618.237	597184.406
24A	1496538.950	597436.539	52B	1496698.188	597187.188
24B	1496523.556	597515.048	53A	1496627.276	597244.719
25A	1496445.946	597483.840	53B	1496667.613	597309.933
25B	1496524.455	597499.214	54A	1496528.384	597320.628
26A	1496412.365	597538.502	54B	1496507.805	597330.232
26B	1496401.374	597553.878	55A	1496445.321	597329.858
27A	1496391.597	597610.810	55B	1496448.287	597406.852
27B	1496471.545	597613.703	57A	1496265.334	597329.032
28A	1496393.384	597674.953	57B	1496268.300	597409.028
28B	1496393.375	597673.664	58A	1496186.166	597410.000
29A	1496391.169	597794.840	58B	1496187.132	597498.994
29B	1496471.160	597793.651	59A	1496306.157	597417.551
30A	1496260.292	597808.791	59B	1496307.123	597497.545
30B	1496240.281	597807.602	60A	1496379.172	597418.260
31A	1496258.508	597688.804	60B	1496372.892	597498.013

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.19'	175.00'	04°19'10"	N 88°41'32" W	13.19'
C2	11.31'	125.00'	04°19'10"	N 88°41'32" W	11.31'
C3	9.42'	100.00'	04°19'10"	N 88°41'32" W	9.42'
C4	12.06'	160.00'	04°19'10"	N 01°18'28" E	12.06'
C5	11.31'	150.00'	04°19'10"	N 01°18'28" E	11.31'
C6	10.55'	140.00'	04°19'10"	N 01°18'28" E	10.55'
C7	25.24'	140.00'	10°19'40"	S 04°18'43" W	25.20'
C8	27.04'	150.00'	10°19'40"	S 04°18'43" W	27.00'
C9	28.84'	160.00'	10°19'40"	S 04°18'43" W	28.80'
C10	15.71'	10.00'	90°00'00"	N 54°28'33" E	14.14'
C11	15.71'	10.00'	90°00'00"	S 35°31'27" E	14.14'
C12	266.63'	175.00'	87°17'41"	N 49°49'12" E	241.58'
C13	190.45'	125.00'	87°17'41"	N 49°49'12" E	172.55'
C14	32.12'	475.00'	03°52'28"	S 08°06'36" W	32.11'
C15	173.92'	525.00'	18°58'52"	S 15°39'48" W	173.13'
C16	125.24'	475.00'	15°08'24"	S 17°36'02" W	124.88'
C17	27.84'	185.00'	08°37'19"	S 20°50'35" W	27.81'
C18	188.09'	135.00'	79°49'44"	S 14°45'38" E	173.24'
C19	80.05'	185.00'	24°47'33"	S 04°08'09" W	79.43'
C20	99.71'	185.00'	30°52'54"	S 39°14'03" E	98.51'
C21	46.26'	325.00'	08°09'21"	S 58°45'10" E	46.22'
C22	173.84'	275.00'	36°10'37"	S 72°45'48" E	170.77'
C23	108.60'	325.00'	19°08'43"	S 81°16'45" E	108.09'
C24	40.59'	125.00'	18°36'26"	N 08°36'42" E	40.42'
C25	20.13'	75.00'	15°22'47"	N 06°59'52" E	20.07'
C26	99.16'	75.00'	75°45'06"	S 37°11'02" W	92.09'
C27	51.79'	125.00'	23°44'24"	S 11°10'41" W	51.42'
C28	24.54'	25.00'	58°15'04"	N 05°04'59" W	23.57'
C29	149.38'	50.00'	171°09'27"	S 52°22'33" W	99.70'
C30	27.44'	25.00'	62°53'42"	S 73°29'34" E	26.09'
C31	21.03'	25.00'	48°11'23"	N 50°57'53" E	20.41'
C32	241.19'	50.00'	276°22'46"	N 14°56'25" W	66.67'
C33	21.03'	25.00'	48°11'23"	N 80°50'44" W	20.41'
C34	172.79'	110.00'	90°00'00"	N 45°41'31" W	155.56'
C35	141.37'	90.00'	90°00'00"	N 45°41'31" W	127.28'
C36	41.07'	100.00'	23°31'52"	S 11°04'25" W	40.78'
C37	30.76'	107.25'	16°25'59"	N 07°23'50" E	30.76'
C38	27.51'	97.25'	16°12'35"	N 07°17'08" E	27.42'
C39	25.07'	87.25'	16°27'40"	N 07°24'40" E	24.98'
C40	58.75'	125.00'	26°55'50"	S 87°26'18" W	58.21'
C41	80.55'	125.00'	36°55'24"	N 51°27'28" W	79.17'
C42	237.18'	50.00'	271°47'22"	N 20°10'28" E	69.60'
C43	107.46'	75.00'	82°05'45"	N 64°58'44" W	98.50'

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1 AND 2, MOORE-MEYERS ADDITION. A SUBDIVISION IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, FILED IN DRAWER "M", PLAT #42, IN THE OFFICE OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED G.L. ROSS CONSTRUCTION LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS ASPEN GROVE PLANNED UNIT DEVELOPMENT, IS LOCATED IN SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, MOORE - MEYERS ADDITION, AND CONTAINS AN AREA OF 16.276 ACRES, MORE OR LESS, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRED OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER, OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLANNED UNIT DEVELOPMENT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, 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 9 DAY OF June, 2006.

BY: Gary Ross  
G.L. ROSS CONSTRUCTION LLC  
GARY ROSS, MANAGER

BY: David J. Ferries  
FIRST FEDERAL SAVINGS BANK REPRESENTATIVE

BY: Kerry Scott Moore  
KERRY SCOTT MOORE (HEIR OF KENT A. MOORE)

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
11 DAY OF May, 2006, BY GARY ROSS

MY COMMISSION EXPIRES: 10/12/2008

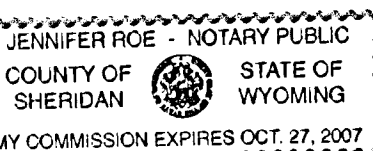


STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
10 DAY OF May, 2006, BY David J. Ferries

A FIRST FEDERAL SAVINGS BANK REPRESENTATIVE.

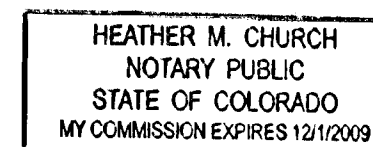
MY COMMISSION EXPIRES: Oct 27, 2007



STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
22 DAY OF May, 2006, BY KERRY SCOTT MOORE  
HEIR OF KENT A. MOORE.

MY COMMISSION EXPIRES: 12/1/2009



THE ABOVE SIGNED FIRST FEDERAL SAVINGS 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 565 OF MORTGAGES, AT PAGE 361. 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.

THE ABOVE SIGNED KERRY SCOTT MOORE, 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 577 OF MORTGAGES, AT PAGE 182. 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.

NOTES:

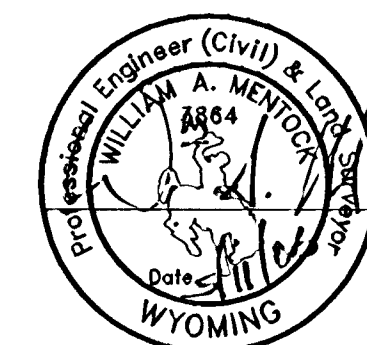
1. WEEPING WILLOW COURT, WEEPING BIRCH COURT AND ASPEN GROVE DRIVE ROADWAYS TO BE DEDICATED AS PUBLIC RIGHT OF WAY FOR INGRESS, EGRESS AND SERVICE. (39' WIDE BACK CURB TO BACK CURB)
2. 20' WIDE "ACCESS DRIVES" (JUNIPER LANE & LARCH LANE) ARE NONDEDICATED RIGHTS OF WAY TO BE MAINTAINED BY HOMEOWNERS' 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	FCI	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	7.206 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 12 DAY OF May, 2006, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.