

BERCHLAND SUBDIVISION

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF PARK)
WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE OWNERS AND PROPRIETORS OF THE FOLLOWING INTEREST, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF LOT #2, RESURVEY T. 55N, R. 99W, 6TH PM, PARK COUNTY, WYOMING; THENCE N35° 53'-43" W FOR A DISTANCE OF 131.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT #2; THENCE N42° 04'-23" E ON A CURVE HAVING THE WEST LINE OF SAID LOT #2 FOR A DISTANCE OF 16.25 FEET TO A POINT; THENCE N49° 27'-40" E FOR A DISTANCE OF 16.25 FEET; THENCE N45° 27'-55" E FOR A DISTANCE OF 142.92 FEET TO A POINT; THENCE N47° 23'-15" E FOR A DISTANCE OF 88.22 FEET TO A POINT; THENCE N50° 04'-23" E FOR A DISTANCE OF 100.71 FEET TO A POINT; THENCE N43° 43'-15" E FOR A DISTANCE OF 85.71 FEET TO A POINT; THENCE N75° 36'-15" E FOR A DISTANCE OF 17.98 FEET TO A POINT; THENCE N80° 01'-55" E FOR A DISTANCE OF 17.98 FEET TO A POINT; THENCE N75° 01'-05" E FOR A DISTANCE OF 44.12 FEET TO A POINT; THENCE N55° 38'-44" E FOR A DISTANCE OF 44.12 FEET TO A POINT; THENCE N42° 32'-43" E FOR A DISTANCE OF 58.32 FEET TO A POINT; THENCE N38° 31'-29" E FOR A DISTANCE OF 76.44 FEET TO A POINT; THENCE N45° 42'-32" E FOR A DISTANCE OF 141.61 FEET TO A POINT; THENCE N36° 18'-14" E FOR A DISTANCE OF 68.01 FEET TO A POINT; THENCE N15° 55'-33" E FOR A DISTANCE OF 51.52 FEET TO A POINT; THENCE N10° 12'-39" W FOR A DISTANCE OF 20.15 FEET TO A POINT; THENCE N18° 01'-10" E FOR A DISTANCE OF 48.50 FEET TO A POINT; THENCE N38° 36'-04" E FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE N48° 10'-00" E FOR A DISTANCE OF 67.50 FEET TO A POINT; THENCE N82° 19'-55" E FOR A DISTANCE OF 17.50 FEET TO A POINT; THENCE N45° 42'-32" E FOR A DISTANCE OF 85.34 FEET TO A POINT; SAID POINT BEING ON THE EAST LINE OF LOT #2, C, S.W. 1/4 T. 55N, R. 99W; THENCE S00° 11'-05" W ON AND BEING SAID WEST LINE OF LOT #2-C FOR A DISTANCE OF 16.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT #2-C; SAID CORNER BEING COMMON WITH THE NORTHEAST CORNER OF SAID LOT #2-C; THENCE S00° 11'-05" W ON AND BEING THE EAST LINE OF SAID LOT #2-C FOR A DISTANCE OF 131.48 FEET TO THE POINT OF BEGINNING.

THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, THE SUBDIVISION OF SAID LANDS AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, WE HEREBY DEDICATE THE ROADS SHOWN TO THE GENERAL PUBLIC AND THE EASEMENTS SHOWN TO THEIR RESPECTIVE PARTIES. THE SUBDIVISION SHALL BE KNOWN HERE AFTER AS THE "BERCHLAND SUBDIVISION"; WE HEREBY RELEASE AND RESURREND ALL RIGHTS OF HOMESTEAD.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15TH DAY OF FEBRUARY, 1980.

Paul R. Campbell
Paul R. Campbell
Surveyor

CERTIFICATE OF CONSENT

STATE OF WYOMING)
COUNTY OF PARK)
AS THE HOLDERS OF A REAL PROPERTY INTEREST IN THE PREMISES DESCRIBED IN THIS PLAT, SAID INTEREST BEING A 1/4 ACRES, BEING RECORDED IN BOOK 120, PAGE 220 OF THE RECORDS OF PARK COUNTY, STATE OF WYOMING.

WE HEREBY GIVE OUR FREE CONSENT TO THIS SUBDIVISION AND TO THE DEDICATIONS CONTAINED THEREIN.

Paul R. Campbell
Paul R. Campbell
Surveyor

STATE OF WYOMING)
COUNTY OF PARK)
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY Paul R. Campbell AND Paul R. Campbell ON THIS 15TH DAY OF FEBRUARY, 1980.

MY COMMISSION EXPIRES: 11-19-83

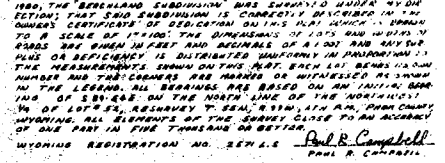
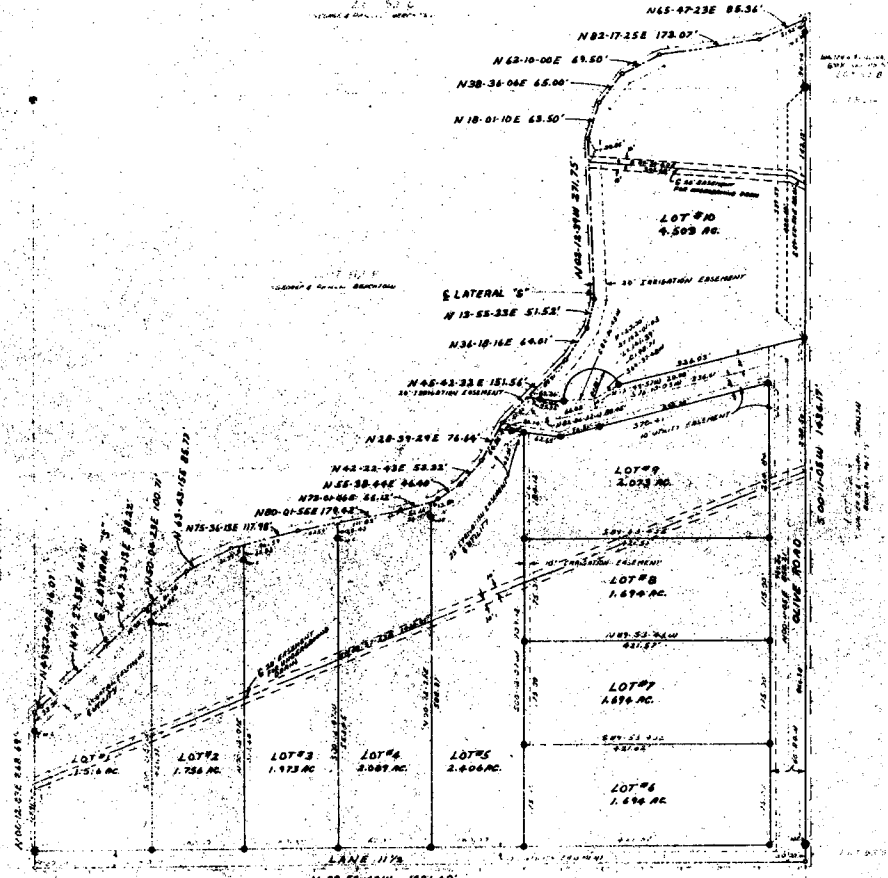
CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK)
I, PAUL R. CAMPBELL OF COOK, WYOMING HEREBY CERTIFY THAT DURING THE PENDING COMMENCEMENT ON FEBRUARY 15, 1980, AND CONTINUING THROUGHOUT 1980, THE "BERCHLAND SUBDIVISION" WAS EXAMINED AND FOUND TO BE ACCURATELY DESCRIBED IN THE OWNERS' CERTIFICATE OF DEDICATION AND THIS PLAT, WHICH IS CORRECT TO A SCALE OF 1"=40'. THE DIMENSIONS OF LOTS AND WIDTHS OF ROADS ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND HAVE BEEN MADE OR RECHECKED BY ME. THE DIMENSIONS OF LOTS AND WIDTHS OF ROADS ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND HAVE BEEN MADE OR RECHECKED BY ME. THE DIMENSIONS OF LOTS AND WIDTHS OF ROADS ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND HAVE BEEN MADE OR RECHECKED BY ME. THE DIMENSIONS OF LOTS AND WIDTHS OF ROADS ARE SHOWN IN FEET AND DECIMALS OF A FOOT AND HAVE BEEN MADE OR RECHECKED BY ME.

Paul R. Campbell
Paul R. Campbell
Surveyor

STATE OF WYOMING)
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MY COMMISSION EXPIRES: 11-19-83



NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PROPOSED DOMESTIC WATER SOURCE

LEGEND

- SUBDIVISION BOUNDARY
- E & LATERAL "S"
- L & M POINTS IN LATERAL "S"
- 50' x 10' CONCRETE CURB WITH BRASS CAP
- 6" x 10" REBAR WITH 1/2" ALUMINUM CAP

SUBDIVISION PERMIT

A SUBDIVISION PERMIT IS HEREBY GRANTED FOR THE SUBDIVISION SHOWN HEREON THIS 15TH DAY OF FEBRUARY, 1980 BY THE COMMISSIONERS OF PARK COUNTY, WYOMING, AND THIS PLAT IS HEREBY APPROVED.

Paul R. Campbell
Paul R. Campbell
Surveyor

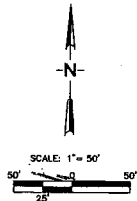
STATE OF WYOMING)
COUNTY OF PARK)
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MY COMMISSION EXPIRES: 11-19-83

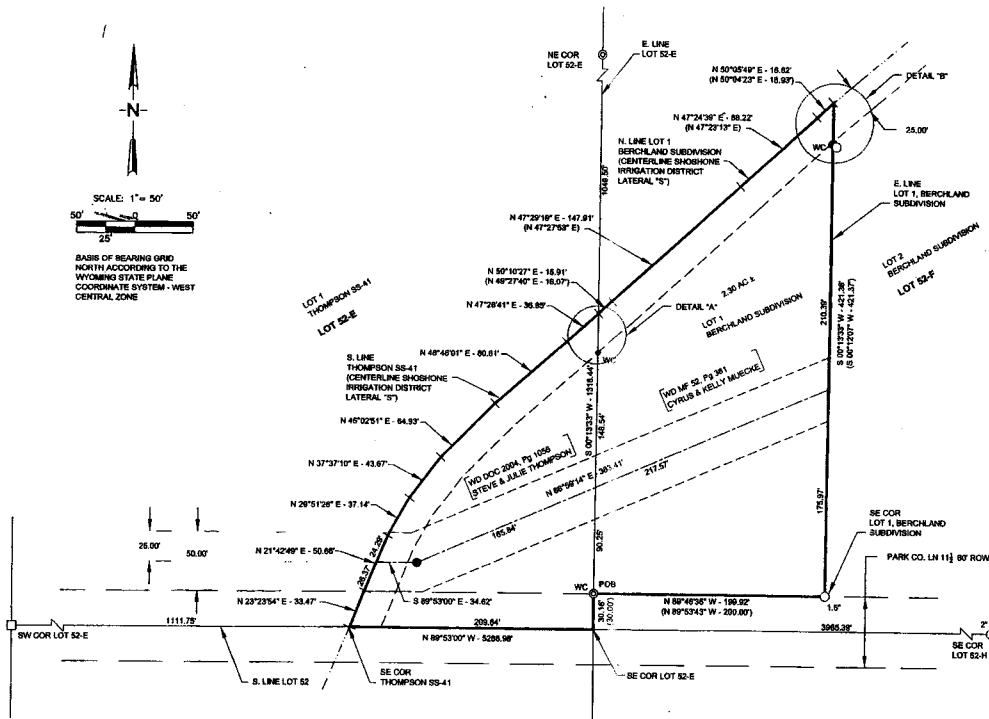
BERCHLAND SUBDIVISION

LOCATED IN
LOT 52-C & LOT 52-F, RESURVEY 1.05N, 65W,
6TH PM, PARK COUNTY, WYOMING

CAMPBELL & ASSOCIATES
111 W. KENTON



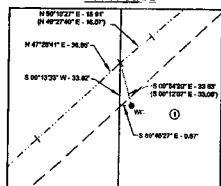
BASE OF BEARING GRID NORTH ACCORDING TO THE WYOMING STATE PLANE COORDINATE SYSTEM - WEST CENTRAL ZONE



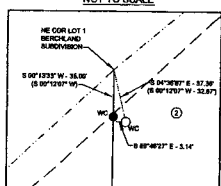
LEGEND

- ⊙ 1 1/2" BRASS CAP FOUND
- ALUMINUM CAP FOUND (SIZE VARIES)
- 1 1/2" IRON PIPE FOUND
- 2" ALUMINUM CAP WITNESS CORNER SET
- ⊕ 5/8" REBAR FOUND
- MAHOLE FOR UNDERGROUND DRAIN
- POB POINT OF BEGINNING
- () RECORD BEARING OR DISTANCE
- DOC DOCUMENT
- WD WARRANTY DEED
- MF MICROFICHE
- APPROXIMATE CENTERLINE OF SHOSHONE IRRIGATION DISTRICT LATERAL "S"
- APPROXIMATE CENTERLINE OF BURIED DRAIN
- BURIED DRAIN EASEMENT
- PARK CO. LANE 11 1/2 RIGHT OF WAY
- IRRIGATION AND UTILITY EASEMENT
- SURVEY TIE

DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE



NOTES:

- ① The witness corner was intended to be set on the line between the SE and NE corners of lot 52-E. The witness corner was found 0.67' off the said line and greater than record distance by 0.03'.
- ② The witness corner was found out of position by approximately 3.1' East and approximately 4.8' South of record position. This monument appears to have been disturbed and was not accepted.

DEDICATION

We the undersigned, hereby certify that we are the Owner(s) and Proprietor(s) of a parcel of land located in Lot 52-E and Lot 52-F, Lot 52 (OS 28), T.55N., R.99W., 6th P.M., Park County, Wyoming, being a portion of the property described by the Warranty Deed recorded as Document 2004, Page 1056 at the Park County Clerk and Records Office in Cody, Wyoming, along with a parcel of land located in Lot 1, Berchland Subdivision, T.55N., R.99W., 6th P.M., Park County, Wyoming, with said subdivision Plat recorded as Plat Cabinet "C", Page 153 of the said Clerk and Records Office, and being a portion of the property described by the Warranty Deed recorded as MF 52, Page 261 at the said Clerk and Records Office, with said parcels being replatted as the AMENDED PLAT OF LOT 1, BERCHLAND SUBDIVISION, more particularly described as follows:

BEGINNING at the witness corner to the Southeast corner of said Lot 52-E, being a 1 1/2 inch brass cap found; thence, S 00°13'33"W, along the East line of said Lot 52-E, 30.16 feet (recorded as 30.00 feet), to the Southeast corner of said Lot 52-E; thence, N 89°53'00"W, along the South line of said Lot 52, 209.94 feet, to the Southeast corner of the Thompson Simple Subdivision (SS-41) property, with Plat of said subdivision recorded as Plat Cabinet "T", Page 7 at the said Clerk and Records Office; thence, along the centerline of the Shoshone Irrigation District Lateral "S", being coincident with the South line of said Subdivision, for the following eight courses:

thence, N 23°23'54"E, 33.47 feet; thence, N 21°42'49"E, 50.88 feet;
 thence, N 28°51'28"E, 37.14 feet; thence, N 37°37'10"E, 43.87 feet;
 thence, N 49°02'51"E, 64.93 feet; thence, N 48°46'01"E, 80.81 feet;
 thence, N 47°28'41"E, 38.85 feet, to intersect the East line of said Lot 52-E;

thence, continuing along the centerline of said Lateral "S", being coincident with the North line of said Lot 1 of Berchland Subdivision, for the following four courses:

thence, N 50°10'27"E, 15.81 feet (recorded as N 49°27'40"E, 16.07 feet);
 thence, N 47°28'19"E (recorded as N 47°23'53"E), 147.91 feet;
 thence, N 47°24'39"E (recorded as N 47°23'13"E), 88.22 feet;
 thence, N 50°06'49"E, 18.82 feet (recorded as N 50°04'23"E, 18.93 feet), to the Northeast corner of Lot 1;

thence, S 00°13'33"W (recorded as S 00°12'07"W), along the said East line of said Lot 1, 35.00 feet, to a 2 inch aluminum cap witness corner set; thence, continue S 00°13'33"W (recorded as S 00°12'07"W), along the East line of said Lot 1, 386.38 feet, to a 1 1/2 inch aluminum cap found at the Southeast corner of said Lot 1; thence, N 89°49'35"W (recorded as N 89°53'45"W), along the South line of said Lot 1, 199.92 feet (recorded as 200.00 feet), to the Point of Beginning of the parcel of land description, containing 2.30 acres, more or less, and subject to the Park County Lane 11 1/2 right-of-way, and further subject to all easements, other rights-of-way, and restrictions of record.

In Park County, Wyoming, under the name and style of "AMENDED PLAT OF LOT 1, BERCHLAND SUBDIVISION" have said out, platted, and subdivided same as shown on the Plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming, for the use by the public, the right-of-way and other public areas as shown hereon for use as such and hereby dedicate those portions of land labeled as utility and irrigation easements and buried drain easement to the County of Park for use by utility and irrigation and drainage companies in the installation and maintenance of utility lines and facilities. It is understood that dedication of public rights-of-way for streets and roads does not necessarily result in acceptance of roads constructed thereon for maintenance by the County of Park.

In witness whereof, the said owners Steven Thompson, Julie Thompson, Cyrus K. Muescke, and Kelly A. Muescke have caused their names to hereon be subscribed this 11 day of April, 2006.

Steven Thompson
Julie Thompson
Cyrus K. Muescke
Kelly A. Muescke

Acknowledgment:

State of Wyoming, County of Park

The foregoing was acknowledged before me this 11 day of April, 2006, by Steven Thompson and Julie Thompson.

Andrey R. Burbanck
 Signature: _____
 My commission expires July 16, 2009



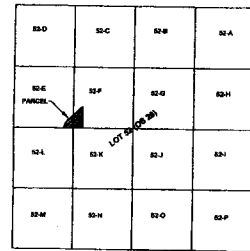
The foregoing was acknowledged before me this 11 day of April, 2006, by Cyrus K. Muescke and Kelly A. Muescke.

Andrey R. Burbanck
 Signature: _____
 My commission expires July 16, 2009



VICINITY MAP

LOT 52 (OS 28) T55N, R99W, 6TH P.M.
 PARK COUNTY, WYOMING
 NOT TO SCALE



BOARD OF COUNTY COMMISSIONERS APPROVAL

This Plat is hereby approved by the Board of County Commissioners of Park County, Wyoming this 11th day of June, 2006.

AT TEST: *Kevin Johnson*
 Chairman

ATTEST: *Carol Bodary* June 20, 2006
 Park County Clerk

RECORDERS ACCEPTANCE

This Plat was accepted for filing in the Office of the Park County Clerk and recorded on this 22nd day of June, 2006, and filed for record at 1:12 P.M. under Document Number 2006-1744 in Plat Cabinet T at Page 144.

Karen Carter
 Park County Clerk and Recorder
Carol Bodary
 BY: DEPUTY CLERK

SURVEYOR'S STATEMENT

I, Randall S. Stekner, a Professional Land Surveyor of the State of Wyoming, do hereby state that this Plat and survey of AMENDED PLAT OF LOT 1 BERCHLAND SUBDIVISION was made by Scott H. Lewis, a Professional Engineer and Land Surveyor-in-Training under my supervision and that this Plat is accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

By: *Randall S. Stekner* (Seal)
 Wyoming P.L.S. Registration No. 5134



AMENDED PLAT OF LOT 1 BERCHLAND SUBDIVISION

Being a portion of Lot 52-E, and Lot 52-F, Lot 52 (OS 28), T.55 N., R.99 W., 6th P.M. PARK COUNTY, WYOMING