

**Detail Plat.**  
Scale: 1 Inch = 200 feet.

**Legend:-**

- Subdivision boundaries shown thus:
- Total Lot Acreages shown thus: 20.55 Ac.
- Lot Acreages excluding roads shown thus: (6.29 Ac.)
- 3"x30" Brass Cap Corners found in place and set by this survey, shown thus:
- Aluminum Surv. Cap Corners, on 3/8" Rebar, shown thus:
- Dimensions in feet and decimals, shown thus:
- Total number of Lots in the subdivision: 8 Lots.
- U.S.B.R. Iron Pipe Corner, (1 1/2"), found in place, shown thus:

**Planning and Zoning Commission Certificate.**

This plat is recommended for approval, by the Board of County Commissioners, Park County, Wyoming, on this 21<sup>st</sup> day of MAY

**Certificate of Dedication.**

STATE OF WYOMING } ss.  
County of Park

The undersigned, William C. Vandeventer, and Carolyn P. Vandeventer, husband and wife, do hereby certify that we are the owners of the real property described as follows: The west half of the northwest quarter (W $\frac{1}{2}$ , NW $\frac{1}{4}$ ) of Lot 51, Resurvey, also known as Farm Unit "D", in Township 56 North, Range 99 West of the Sixth Principal Meridian, in Park County, Wyoming, and containing 80.04 acres, of which 77.93 acres are in parcels, tracts, or lots and approximately 2.11 acres are in public or private streets, rights-of-way, easements, and sites; and have laid out, platted and subdivided into lots, as the Pheasant Highlands Subdivision, in the County of Park, Wyoming, with the free consent and in accordance with the rights of the original owners; and do hereby grant to Park County, Wyoming, for the public use of the rights-of-way shown hereon, and the public lands shown, and the utility and the drainage easements and other purposes, so noted hereon, and do further state that we hereby release and relinquish all rights of homestead, and that this subdivision shall be subject to the covenants filed and recorded for this subdivision in the Office of the County Clerk of Park County, Wyoming.

Executed this 30 day of December, 1983, A.D.

Owners: William C. Vandeventer  
William C. Vandeventer  
Carolyn P. Vandeventer  
Carolyn P. Vandeventer

STATE OF WYOMING } ss.  
County of Park

The foregoing dedication was acknowledged before me, by William C. Vandeventer, and Caroline P. Vandeventer, this 30<sup>th</sup> day of December, 1983, A.D.

Witness my hand and official seal:

Ethel A. Sheets  
Notary Public.

My commission expires: Jan. 26, 1985

**Certificate of Surveyor.**

STATE OF WYOMING } ss.  
County of Park

I, William H. Greever, a land surveyor, registered in the State of Wyoming, by registration number 135, L.S., hereby certify that between the dates of the 31st of August, 1982, and the 11th of October, 1983, that the Pheasant Highlands Subdivision, shown hereon, was surveyed by me, and certify that the land surveyed is correctly described in the owners Certificate of Dedication, and that the subdivision thereof is correctly shown on this plat, and was made from an accurate survey of said property by me, correctly shows the location and dimensions of the lots, easements, and streets of said subdivision in compliance with the Park County Subdivision Regulations; lost or obliterated government land corner monuments were restored as required, and that the requirements of W.S. 36-11-101 through 36-11-110, were complied with, and that monuments and lot corners marking this survey were actually set, and the monuments were as described hereon, and that all elements of the survey close to an accuracy of one part in five thousand or better.

In witness whereof, I have set my hand and seal, this 12<sup>th</sup> day of December, 1983, A.D.

William H. Greever  
William H. Greever,  
Surveyor,  
Cody, Wyoming.

Wyo. Reg. No. 135, L.S.

STATE OF WYOMING } ss.  
County of Park

The foregoing certificate was acknowledged before me, this 12<sup>th</sup> day of December, 1983, A.D.

Witness my hand and official seal:

James A. Plummer  
Notary Public.

My commission expires: 2-4-85

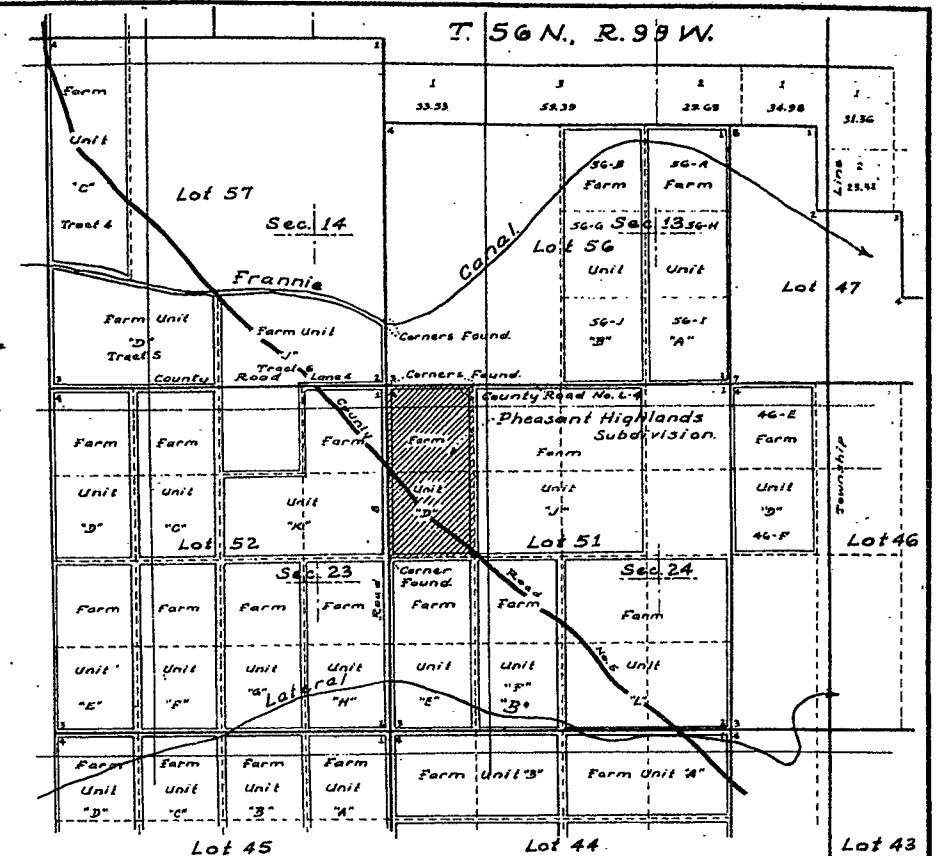
**County Clerk's Certificate.**

This plat was filed for the public record in the Office of the Clerk, Park County, Wyoming, at 11:45 o'clock, A.M., on the 9 day of August, 1983, A.D., and is duly recorded in Book F, Page Number 16. Reception No. 223722.

Frank Jentling  
Park County Clerk.

by: Annex H. Taylor  
Deputy.

**No Public Maintenance of Roads or Streets.**



**Location Plat.**  
Scale: 1 Inch = 1320 feet.

**County Commissioners Certificate and Subdivision Permit.**

This plat is hereby approved, and a subdivision permit is issued by the Board of County Commissioners of Park County, Wyoming, this 1 day of December, 1983, A.D., for filing and recording with the Clerk of Park County, Wyoming, and for the conveyance to the County of Park, the public dedications, shown hereon; subject to the provision that the County of Park will not be obligated to finance, construct, or maintain any improvements within this subdivision, except as specifically agreed to by the County of Park, and further said that the Board of County Commissioners will not maintain roads or other improvements not dedicated to the public, nor will the County of Park maintain roads or other improvements dedicated to the public, until they are constructed and completed to the satisfaction of the Board of County Commissioners, and accepted by the proper resolution, in its complete discretion.

Dated this 1 day of December, 1983, A.D.

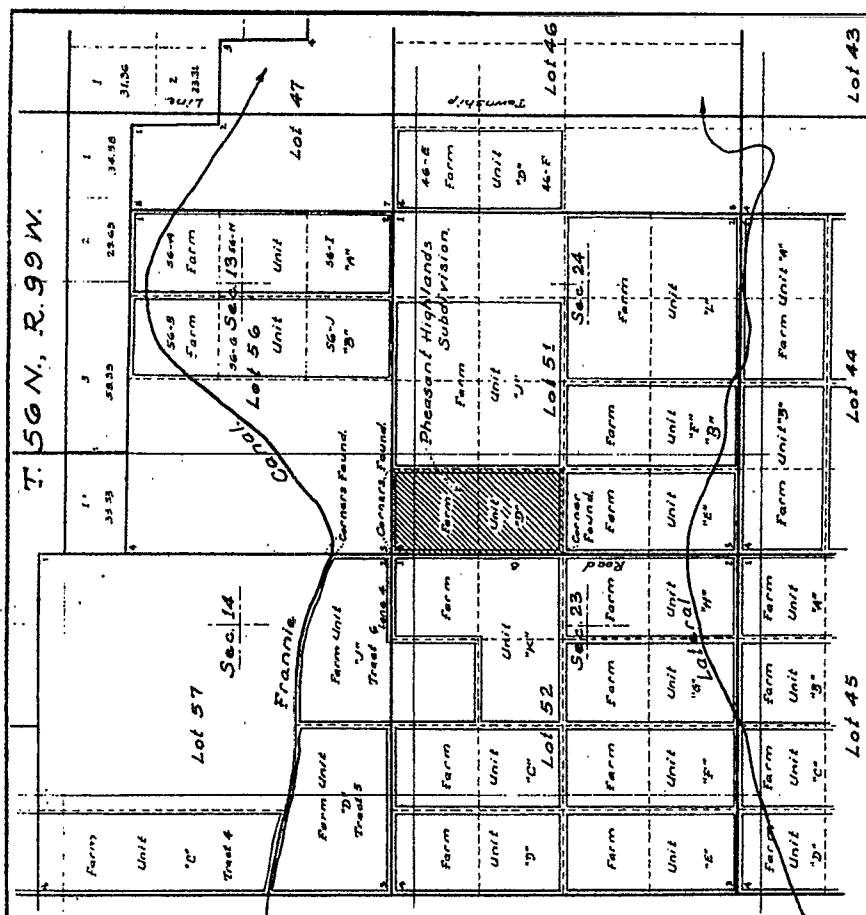
William J. Greever  
Chairman, Park County Commissioners.

Witness my hand and official seal of the County of Park this 1 day of December, 1983, A.D.

Attest: James A. Plummer  
Park County Clerk.

**Plat showing the Pheasant Highlands Subdivision,**

being the West Half of the Northwest Quarter, of Lot 51, Resurvey, also known as Farm Unit "D", in Township 56 North, Range 99 West, of the Sixth Principal Meridian, in Park County, Wyoming.



**Location Plat.**  
Scale: 1 Inch = 1320 feet.

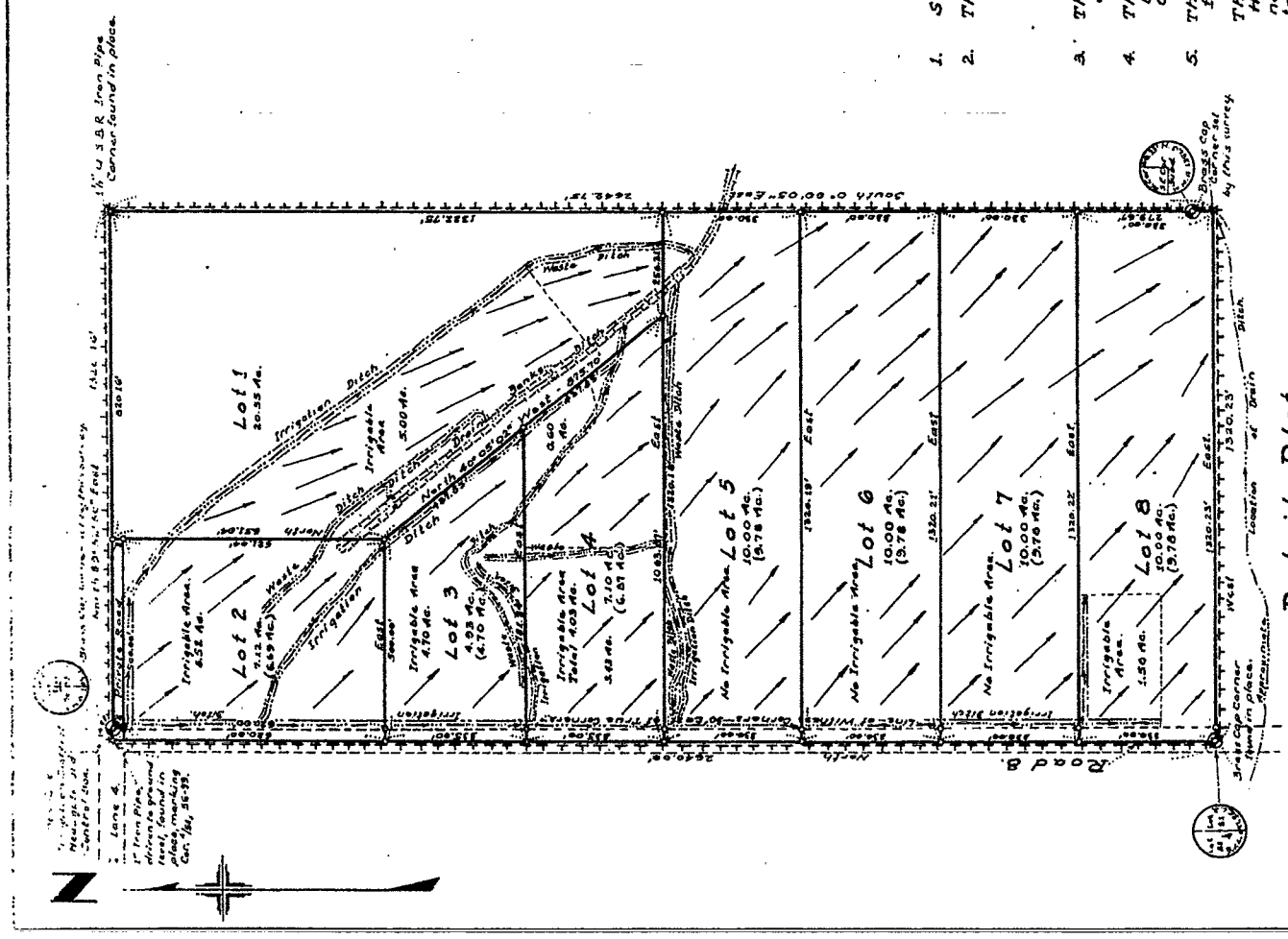
**- Notes -**

1. See Protective Covenants for more information concerning Irrigation Rules.
2. The following lots are entitled to irrigation for the acreage listed and statutory appropriation.
 

|       |            |             |       |            |             |
|-------|------------|-------------|-------|------------|-------------|
| Lot 1 | 5.00 Acres | 0.07 c.f.s. | Lot 5 | 0.00 Acres | 0.00 c.f.s. |
| Lot 2 | 6.52 Acres | 0.09 c.f.s. | Lot 6 | 0.00 Acres | 0.00 c.f.s. |
| Lot 3 | 4.70 Acres | 0.07 c.f.s. | Lot 7 | 0.00 Acres | 0.00 c.f.s. |
| Lot 4 | 4.03 Acres | 0.06 c.f.s. | Lot 8 | 1.50 Acres | 0.02 c.f.s. |
3. The Pheasant Highlands Subdivision has 21.75 Acres adjudicated under Permit No. 2111, in the Shoshone Irrigation District.
4. The points of diversion for each lot shown hereon, are proposed. The lot owner is responsible for building suitable headgates and distribution systems over his lot. The headgate location and construction must meet Shoshone Irrigation District approval, if necessary.
5. The boundary corners and all lot corners of the Pheasant Highlands Subdivision, have been found or set.

The purchasers/owners of any lots within the Pheasant Highlands Subdivision, do not have any rights to the natural flow of any stream or river within or adjacent to the Pheasant Highlands Subdivision, Wyoming law does not recognize any riparian rights to the natural flow of the stream or river for persons living on the banks of the stream or river.

**Plat**  
showing the  
**Irrigation Plan**  
for the  
**Pheasant Highlands Subdivision,**  
being the  
**West Half of the Northwest Quarter**  
of  
**Lot 51, Resurvey,**  
also known as Farm Unit "D";  
T. 56 N., R. 99 W., 6th P.M.,  
Park County, Wyoming,  
submitted before the  
**State Board of Control,**  
Cheyenne, Wyoming.  
William H. Greever.



**Detail Plat.**  
Scale: 1 Inch = 200 feet.

**Legend:-**

- Subdivision boundaries shown thus: [Symbol]
- Total Lot Acreages shown thus: 20.55 Ac.
- Lot Acreages excluding roads shown thus: (4.63)
- 3' x 30" Brass Cap Corners found in place and set by this survey, shown thus: [Symbol]
- Aluminum Surv. Caps, on 3/8" Rebar, shown thus: [Symbol]
- Dimensions in feet and decimals, shown thus: [Symbol]
- Total Number of Lots in the subdivision: 8 Lots.

15. The State Board of Control, Cheyenne, Wyoming, has approved this plat for recording.

William H. Greever  
133721