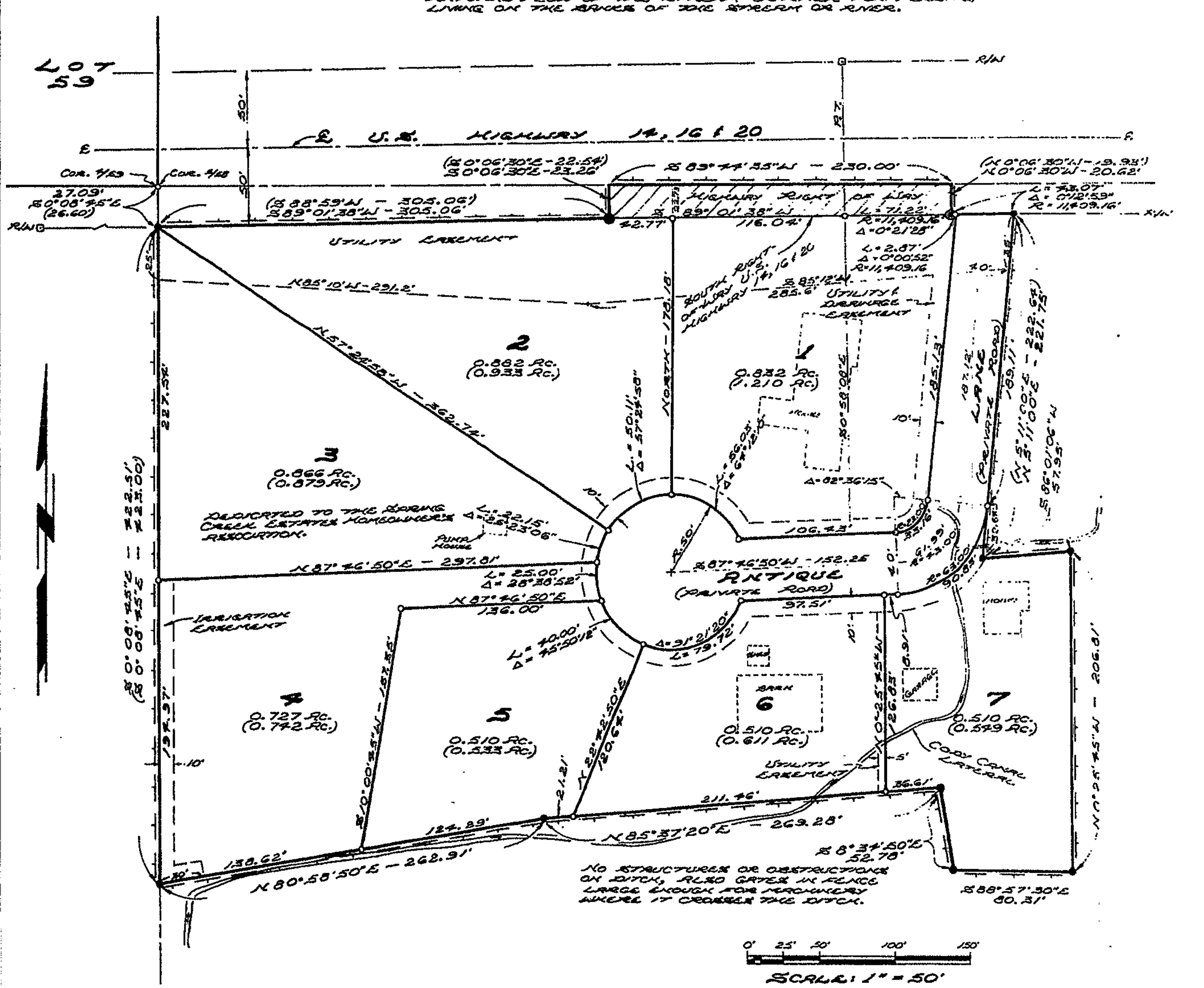
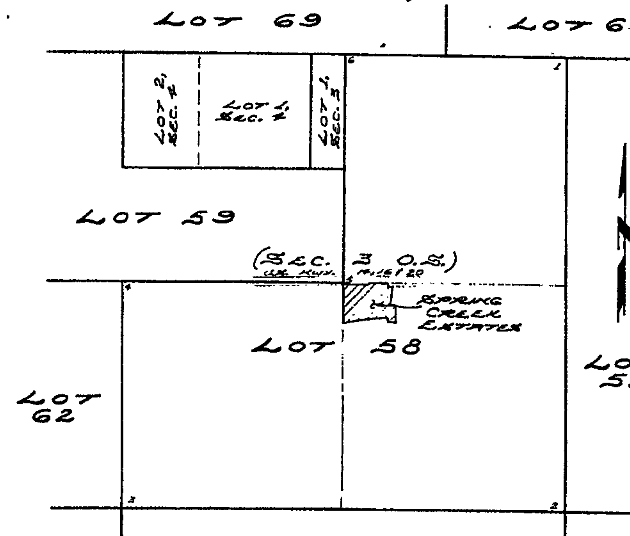
The purchasers/owners of any lots within "Spring Creek Estates" do not have any rights to the natural flow of any stream or river within or adjacent to "Spring Creek Estates". Wyoming law does not recognize any riparian rights to the natural flow of the stream or river for persons living on the banks of the stream or river.



T. 52 N., R. 101 W.
(Resurvey)



Vicinity Map

Scale: 1" = 1000'

Certificate Of Dedication

The undersigned, do hereby certify that we are the owners of the real property described as follows:

A parcel of land in the NW¼ SE¼, Section 3, T. 52 N., R. 101 W., 6th P.M., Park County, Wyoming, according to the Original Government Survey, now being in Lot 58 of said township and range according to the Government Resurvey, being more particularly described as follows:

Beginning at the point of intersection of the north-south centerline of said Section 3 Original Survey and the south line of a parcel of land conveyed to the State Highway Commission of Wyoming by Warranty Deed recorded in Book 31 on page 231 in the records of the Park County Clerk; from said point of beginning corner 5 of said Lot 58 bears N 0°08'45"W a distance of 26.6 feet; thence S 0°08'45"E along said centerline of Section 3 for 423.0 feet; thence N 80°58'50"E for 262.91 feet; thence N 85°37'20"E for 269.28 feet; thence S 08°34'50"E for 52.78 feet; thence S 88°57'30"E for 80.31 feet; thence N 0°25'45"W for 206.81 feet; thence S 86°01'06"W for 57.95 feet; thence N 05°11'00"E for 222.64 feet to the curve on the south line of said highway parcel; thence westerly along the curve of the south line of said highway parcel for an arc length of 43.23 feet and having a central angle of 0°13'02" to the east line of a parcel excepted from the lands conveyed to the Highway Commission; thence N 0°06'30"W for 19.93 feet to the northeast corner of said exception and the intersection of the east-west centerline of said Section 3; thence S 89°44'35"W along said east-west centerline for 230 feet to the northwest corner of said exception; thence S 0°06'30"E along the west line of said exception for 22.54 feet to the south line of said highway parcel; thence S 88°59'W for 305.06 feet to the point of beginning;

And containing 5.457 total acres of which 3.958 acres are in parcels, tracts, or lots and approximately 1.499 acres are in public or private street right-of-ways, easements and sites; and have laid out, platted, and subdivided into lots and blocks the "Spring Creek Estates" subdivision in Park County, Wyoming, with the free consent and in accordance with the desires of the undersigned owners; and do hereby grant to the Spring Creek Estates Homeowners Association for common use the rights-of-ways shown hereon and the common lands and open space shown hereon for their common use and the utility and drainage easements and irrigation rights and any 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 Clerk of Park County, Wyoming.

In witness whereof, the Board of Directors of Western Real Estate of Wyoming Inc. have authorized the president and secretary to execute on behalf of said corporation this 13th day of May, 1986 A.D.

Western Real Estate of Wyoming Inc.

Edwin Higbie
Edwin Higbie
(President)

Carol Higbie
Carol Higbie
(Secretary)

State of Wyoming } ss
County of Park }

The foregoing instrument was acknowledged before me by Edwin Higbie (President) and Carol Higbie (Secretary) this 13th day of May, 1986 A.D.
Witness my hand and official seal.

9-26-88

Mary C. Asay
Notary Public

My commission expires: September 26, 1988

Planning And Zoning Commission Certificate

This plat is recommended for approval by the Board of County Commissioners, Park County, Wyoming, on this 17 day of June, 1986 A.D.

[signature]
Chairman

Attest: [signature]
Secretary

County Clerk's Certificate

This plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 12:00 o'clock P.M. on the 18th day of August, 1986 A.D., and is duly recorded in Book F, Page Number 31.
Reception No. [illegible].

By: Naomi Upton
Deputy

Marie Fontaine
Park County Clerk

Certificate Of Surveyor

I, Paul A. Blough, a land surveyor, registered in the State of Wyoming by registration number 2332 L.S. hereby certify that between the dates April 28 1986 and May 12, 1986 the "Spring Creek Estates" subdivision shown hereon was surveyed by Clifford R. Ayres, and certify that the land surveyed is correctly described in the owner's 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 or under my supervision, correctly shows the location and dimensions of the lots, easements, and streets, of said subdivision in compliance with the Park County Subdivision Regulations; and lost or obliterated government land corner monuments were restored as required, and 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 13th day of May, 1986 A.D.

Paul A. Blough
Paul A. Blough

State of Wyoming } ss
County of Park }

The foregoing certificate was acknowledged before me by Paul A. Blough this 13th day of May, 1986 A.D.

Witness my hand and official seal.

9-26-88

Mary C. Asay
Notary Public

My commission expires: September 26, 1988

Legend

Total number of lots in this subdivision	7
Total acreage in this subdivision	5.457
½" rebar w/alum. cap found	●
5/8" × 20" rebar w/alum. cap set	○
Brass cap set	◉
Boundary of Spring Creek Estates	— —
Dimensions of record	(N 0°06'30"W - 19.93')
Dimensions taken this survey	N 0°06'30"W - 20.62'
Net lot acreage shown thus	0.510 Ac.
Gross lot acreage shown thus	(0.611 Ac.)
Highway R.O.W. monument found	▫

Note: 1. The telephone cables lie within the easement reserved along the northerly portion of Lot 1 and Lot 2 and within the road R/W going south to serve Lot 7. (Bk. 288 Pg. 64)

2. The Stanolind Pipe Line Company easement (Bk. 119 Pg. 143) does not affect "Spring Creek Estates".

3. The gas line (Cody Gas) lies within the easement reserved along the northerly portion of Lot 1 and Lot 2 or within the highway R/W and within the road R/W going south to serve Lot 7 (M.F. Bk. 32 Pg. 967)

County Commissioners Certificate And Subdivision Permit

This plat is hereby approved and a subdivision permit issued by the Board of County Commissioners of Park County, Wyoming, this ____ day of ________, 1986 A.D. for filing and recording with the Clerk of Park County, Wyoming, subject to the provisions that such approval in no way obligates the County of Park for the financing, construction, or maintenance of any road or other improvement or facility within, or to be made a part of "Spring Creek Estates" subdivision.

Dated this ____ day of ________, 1986 A.D.

[signature]
Chairman
Park County Commissioners

Witness my hand and official seal of the County of Park this 8th day of July, 1986 A.D.

Attest: [signature]
Park County Clerk

Approval

Approved this 6th day of June, 1986, by the City Council of Cody, Wyoming.

By: Dorse Miller Jr.
Mayor
Dorse Miller Jr.

Attest: Jay W. Brown
Assistant City Clerk
Jay W. Brown

State of Wyoming } ss
County of Park }

The foregoing approval was acknowledged before me by Dorse Miller Jr., Mayor, and Jay W. Brown, City Clerk this 13th day of August, 1986.
Witness my hand and official seal.

Virginia Wallace
Notary Public

My commission expires: 6-19-87

No Public Maintenance Of Streets Or Roads
No Public Or Central Sewage Disposal System Proposed

Plat Showing

Spring Creek Estates

Being Part Of The NW¼ SE¼ Of Section 3 O.S. Now Being In Lot 58 T. 52 N., R. 101 W. Of The 6th P.M. Resurvey, Park County, Wyoming

Holm, Blough & Co. — Consulting Engineers
Cody, Wyoming — May, 1986

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).