

**FINAL PLAT OF  
PHEASANT DRAW MINOR SUBDIVISION**  
A PORTION OF THE W1/2SW1/4, SECTION 21, TOWNSHIP 55 NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING  
TOTAL = ±24.80 ACRES  
TOTAL ACREAGE OF ROAD = ±0.78 ACRES  
TOTAL LOTS = 3 ZONED: RR

**CERTIFICATE OF DEDICATION**  
THE ABOVE OR FOREGOING MINOR SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE W1/2SW1/4 OF SECTION 21, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID MINOR SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N03°46'25"E, 115.02 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF UPPER ROAD (AKA COUNTY ROAD NO. 113), AND (MONUMENTED WITH A 1" PLASTIC CAP PER PLS 2615); THENCE N02°13'27"E, 942.04 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT LYING ON THE CENTERLINE OF METZ ROAD (AKA COUNTY ROAD NO. 62); THENCE N89°21'52"E, 1135.42 FEET ALONG SAID CENTERLINE OF METZ ROAD TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 464 OF DEEDS, PAGE 489; THENCE S00°11'27"E, 929.95 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 464 OF DEEDS, PAGE 489 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 440 OF DEEDS, PAGE 593; THENCE S88°49'51"W, 1175.26 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 440 OF DEEDS, PAGE 593 TO THE POINT OF BEGINNING OF SAID TRACT.

**CERTIFICATE OF OWNER(S)**  
AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 24.80 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE PHEASANT DRAW MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THAT PORTION OF METZ ROAD (AKA COUNTY ROAD NO. 62) AS SHOWN AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 3 DAY OF April, 2007.  
BY: Keith E. Weerts BY: Kim L. Weerts  
KEITH E. WEERTS KIM L. WEERTS

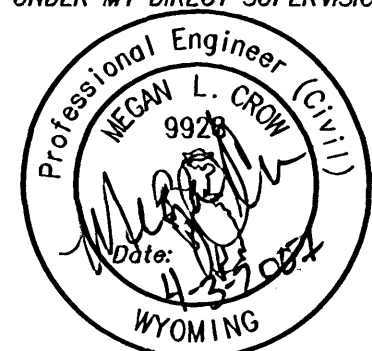
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 3rd DAY OF April, 2007, BY KEITH E. WEERTS  
AND KIM L. WEERTS, HUSBAND AND WIFE.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: 10/16/10  
Kim E. Joy  
COUNTY CLERK, DEPUTY NOTARY PUBLIC

- LEGEND:**
- SET 2" ALUMINUM CAP PER PLS 6812
  - ◆ SET 3-1/4" ALUMINUM CAP PER PLS 6812
  - ◆ FOUND 1-1/2" ALUMINUM OR 1" PLASTIC CAP PER PLS 2615
  - ◆ SET 3-1/4" ALUMINUM CAP PER PLS 6812
  - ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 3864
  - ◆ FOUND 5/8" REBAR/SET 3-1/4" ALUMINUM CAP PER PLS 6812
  - ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
  - ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - ◆ FOUND 1-1/2" UNMARKED ALUMINUM CAP
  - ◆ SET 3-1/4" ALUMINUM CAP PER PLS 6812
  - FOUND 1" UNMARKED PLASTIC CAP
  - CALCULATED, NOTHING FOUND/NOTHING SET
  - (R) RECORD
  - (M) MEASURED
  - (C) CALCULATED
  - WC WITNESS CORNER
  - SUBDIVISION BOUNDARY
  - LOT/PROPERTY LINE
  - COUNTY ROAD RIGHT-OF-WAY LINE
  - SECTION LINE
  - INTERIOR SECTION LINE
  - UTILITY EASEMENT LINE
  - UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE
  - IRRIGATION DITCH EASEMENT LINE
  - CENTERLINE OF THE METZ DITCH

TRACT 1  
COUNTY LOT DIVISION  
PERMIT NO. 98-025

**CERTIFICATE OF ENGINEER**

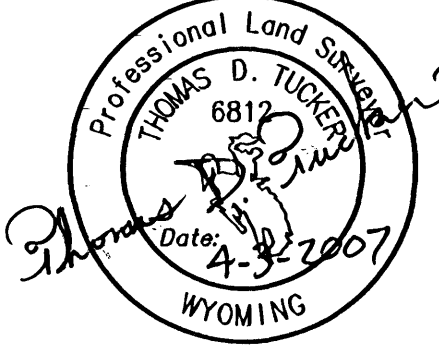
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS  
I, MEGAN L. CROW, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT AN ENGINEERED ON-SITE SEPTIC SYSTEM CAN BE DESIGNED, CONSTRUCTED AND OPERATED TO OFFER AN ADEQUATE AND SAFE SEWAGE DISPOSAL SYSTEM FOR THIS PROPERTY. I, FURTHER STATE THAT THE WATER RIGHTS AND DISTRIBUTION PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



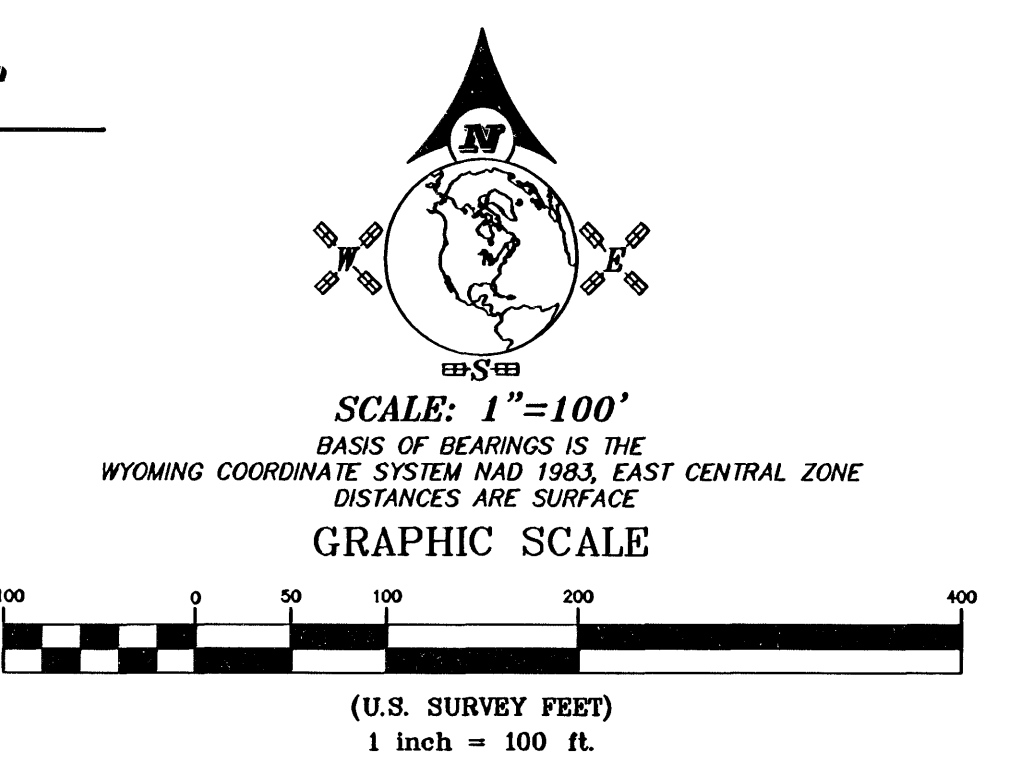
"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS  
I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF PHEASANT DRAW MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



**DATUM:**  
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

- NOTES:**
- "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM"
  - "NO PROPOSED DOMESTIC WATER SOURCE"
  - "NO PUBLIC MAINTENANCE OF STREETS OR ROADS"
  - 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.
  - ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
  - BUILDING PERMITS AND INSPECTION SHALL BE REQUIRED FOR ALL HOMES AND STRUCTURES PLACED ON EACH LOT PRIOR TO CONSTRUCTION OF ANY STRUCTURE.
  - WHEN PUBLIC WATER AND SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL HOOKUP TO SAID SYSTEMS.
  - FUTURE PUBLIC WATER - SHERIDAN AREA WATER SUPPLY (SAWS) OUTSIDE USE OF PUBLIC WATER FOR LAWN AND GARDEN USE IS PROHIBITED.
  - PHEASANT DRAW MINOR SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OR ANY LOT, NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.

**CERTIFICATE OF APPROVAL**

**BOARD OF COUNTY COMMISSIONERS**

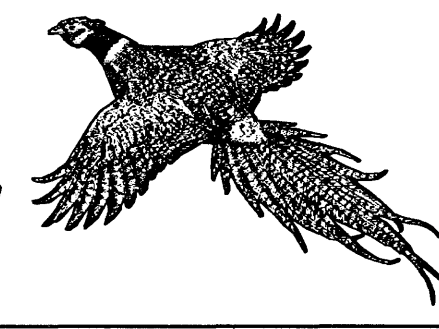
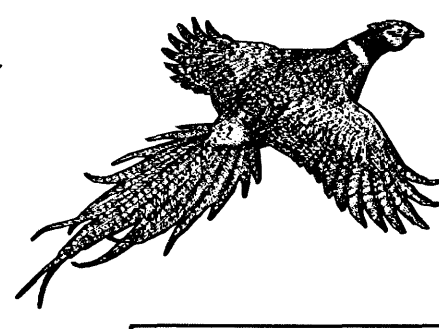
PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 3rd DAY OF April, 2007.  
ATTEST:  
Carla J. Raymond COUNTY CLERK, DEPUTY  
Kim L. Weerts CHAIRMAN

**CERTIFICATE OF RECORDER**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:45 O'CLOCK, THIS 13 DAY OF APRIL, 2007, AND RECORDED IN PLAT BOOK P, ON PAGE 80.  
Andy Kettler  
COUNTY CLERK



**FINAL PLAT OF  
PHEASANT DRAW  
MINOR SUBDIVISION**  
SHERIDAN COUNTY, WYOMING



**MC<sup>2</sup>**  
ENGINEERING, P.C.

1101 Sugarview Dr., Ste. 201  
Sheridan, Wyoming 82801  
Office: 307.673.7350  
mc2eng@msn.com

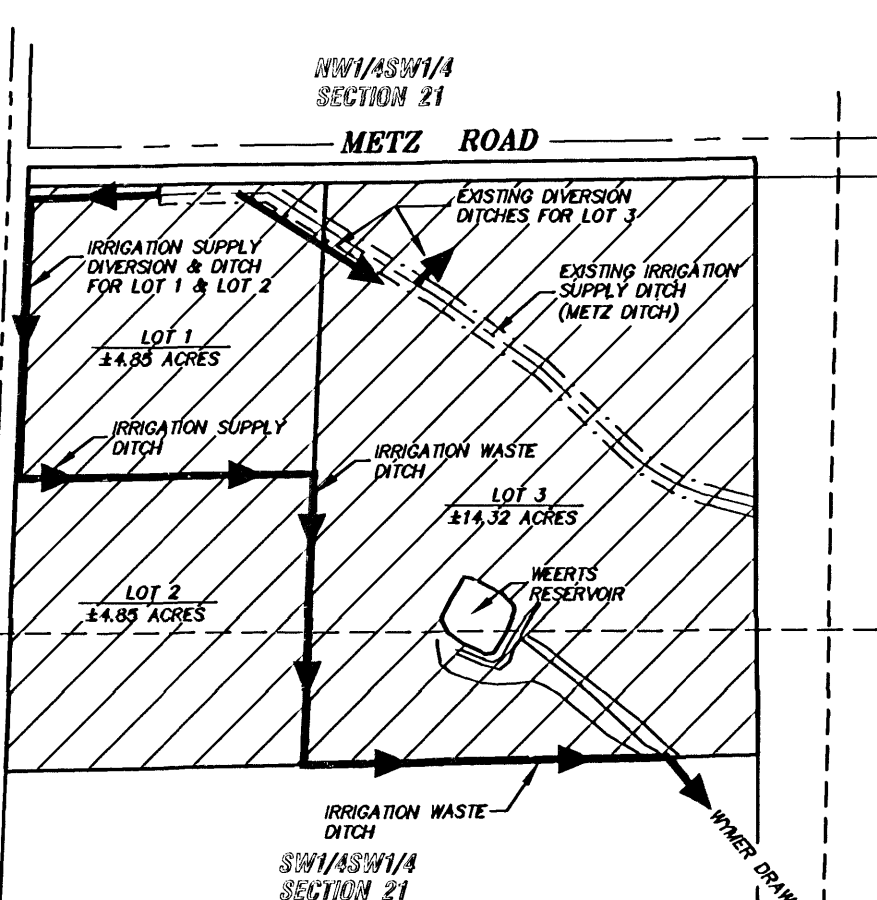
**RESTFELDT**  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 874-5000

RECORD OWNERS:  
KEITH E. & KIM L. WEERTS  
156 METZ ROAD, SHERIDAN, WY 82801  
JN: 26115  
DN: 2006/2006115D  
PF: T2006115  
MARCH 20, 2007

- NOTES:**
- ALL WATER RIGHTS WILL BE PROPORTIONED BY LOT SIZE ON THE THREE (3) LOTS OF THE PHEASANT DRAW MINOR SUBDIVISION.
  - THE IRRIGATION WATER DISTRIBUTION PLAN FOR THE PHEASANT DRAW MINOR SUBDIVISION IS ON FILE WITH THE SHERIDAN COUNTY ENGINEERING DEPARTMENT.
  - SEE STATE STATUTES FOR ACCESS AND MAINTENANCE OF DITCHES.

**SUBDIVISION WATER RIGHTS**

WATER RIGHTS & WATER RIGHTS DISTRIBUTION PLAN  
FOR PHEASANT DRAW MINOR SUBDIVISION



**ORIGINAL SUPPLY**  
IRRIGATED FROM COLORADO COLONY DITCH - LITTLE GOOSE CREEK  
TERRITORIAL PROOF NO. 736  
ORDER REC. - BK 1 / PG. 240  
FACILITY NAME - COLORADO COLONY DITCH  
PRIORITY DATE - 7/04/1883  
USE - IRRIGATION, 24.02 ACRES

**SUPPLEMENTAL SUPPLY**  
IRRIGATED FROM COLORADO COLONY DITCH - CROSS CREEK  
PERMIT NO. 4436, PROOF NO. 3460  
ORDER REC. - BK 2 / PG. 495  
FACILITY NAME - MOUNTAIN SUPPLY DITCH  
PRIORITY DATE - 6/15/1899  
USE - IRRIGATION, 24.02 ACRES

**SECONDARY SUPPLY**  
IRRIGATED FROM BIG HORN RESERVOIR - ENLARGED COLORADO COLONY DITCH  
PERMIT NO. 41866, PROOF NO. 20680  
ORDER REC. - BK 7 / PG. 711  
FACILITY NAME - BIG HORN RESERVOIR/STORED UNDER PERMIT NO. 1352 RES.  
PRIORITY DATE - 7/10/1908  
USE - IRRIGATION, 24.02 ACRES

**STORED SUPPLY**  
WEERTS RESERVOIR  
STORED FROM NET DRAW, LITTLE GOOSE CREEK  
PERMIT NO. 11736R  
PRIORITY DATE - 5/1/2002  
USE - STOCK