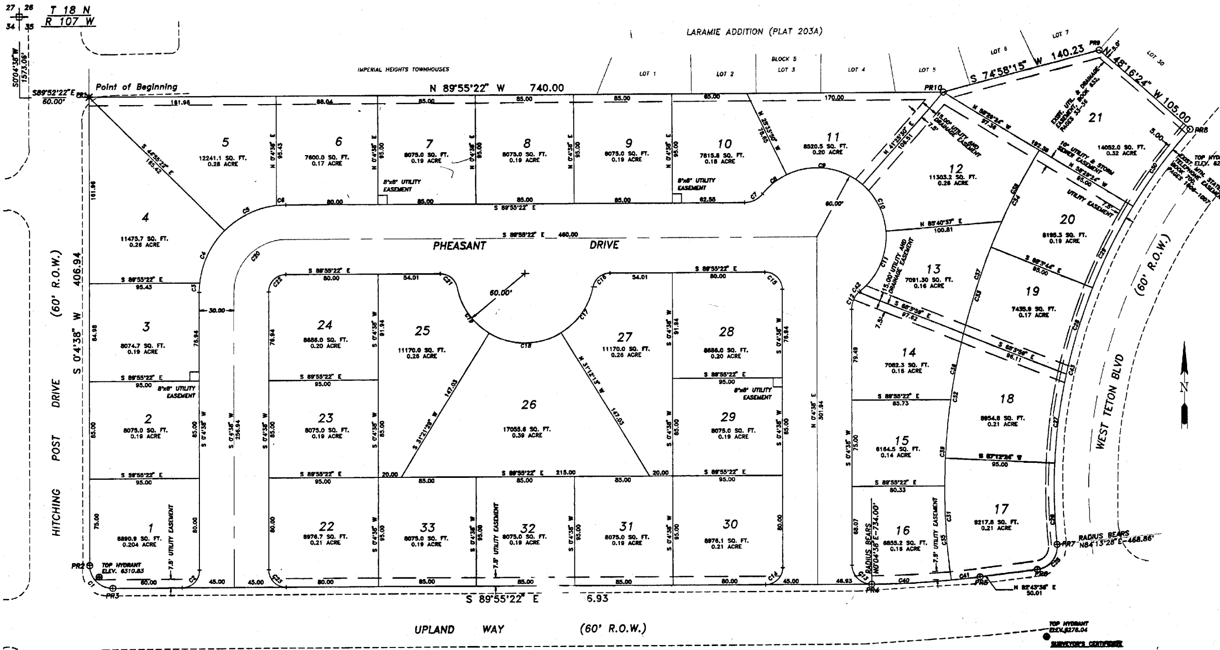

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	90°00'00"	20.00	31.42	28.28	20.00	S 44°56'22"E
2	90°00'00"	15.00	23.56	21.21	15.00	N 45°04'38"E
3	6°09'14"	75.00	8.05	8.05	4.03	N 03°09'14"E
4	38°50'46"	75.00	50.85	49.88	26.44	N 25°39'15"E
5	38°50'46"	75.00	50.85	49.88	26.44	S 64°30'01"W
6	6°09'14"	75.00	8.05	8.05	4.03	N 87°00'01"E
7	51°19'04"	20.00	17.91	17.32	9.61	N 64°25'06"E
8	25°40'37"	60.00	26.89	26.66	13.67	S 51°35'52"W
9	66°59'20"	60.00	70.15	66.22	39.70	N 82°04'10"W
10	44°15'07"	60.00	46.34	45.20	24.40	S 26°26'57"E
11	55°43'05"	60.00	58.35	56.08	31.71	S 23°32'10"W
12	46°37'06"	20.00	16.27	15.83	8.62	S 23°23'11"W
13	90°00'00"	16.93	26.59	23.94	16.93	S 44°55'22"E
14	90°00'00"	15.00	23.56	21.21	15.00	N 45°04'38"E
15	90°00'00"	15.00	23.56	21.21	15.00	N 44°55'22"W
16	78°27'47"	15.00	20.54	18.97	12.25	S 50°50'47"W
17	47°10'56"	60.00	49.41	48.02	26.20	S 35°12'20"W
18	82°33'42"	60.00	85.51	62.31	36.45	N 89°55'22"W
19	47°10'56"	60.00	49.41	48.02	26.20	N 35°03'03"W
20	90°00'00"	45.00	70.69	63.64	45.00	S 45°10'56"W
21	78°27'47"	15.00	20.54	18.97	12.25	N 50°41'31"W
22	90°00'00"	15.00	23.56	21.21	15.00	S 45°04'38"W
23	90°00'00"	15.00	23.56	21.21	15.00	S 44°55'22"E
24	7°21'02"	734.00	94.17	94.10	47.15	N 86°24'07"E
25	88°30'08"	20.00	30.89	27.91	19.48	N 38°28'32"E
26	8°34'08"	468.86	70.12	70.05	35.13	S 01°55'35"E
27	9°34'20"	468.86	78.33	78.24	39.26	S 07°04'34"W
28	9°34'20"	468.86	78.33	78.24	39.26	S 17°05'01"W
29	9°34'20"	468.86	78.33	78.24	39.26	S 26°43'26"W
30	10°13'00"	468.86	83.60	83.49	41.91	S 36°37'06"W
31	10°45'25"	563.86	105.86	105.71	53.09	S 02°58'49"E
32	11°11'45"	563.86	110.18	110.01	55.27	S 08°00'03"W
33	7°56'55"	563.86	78.22	78.16	39.17	S 17°56'06"W
34	9°34'20"	563.86	94.20	94.09	47.21	S 26°43'26"W
35	8°20'02"	563.86	82.02	81.94	41.08	N 03°47'47"W
36	5°58'20"	563.86	58.77	58.75	29.41	S 10°58'28"W
37	10°24'08"	563.86	102.37	102.23	51.33	S 19°09'43"W
38	7°07'07"	563.86	70.08	70.01	35.07	S 27°57'03"W
39	7°38'47"	563.86	75.25	75.19	37.68	S 04°11'37"W
40	5°23'22"	734.00	69.04	69.03	34.55	N 87°22'56"E
41	1°57'40"	734.00	25.12	25.12	12.56	N 83°42'25"E
42	4°41'58"	20.00	1.64	1.64	0.82	N 49°02'43"E
43	47°30'08"	468.86	388.71	377.68	206.31	N 17°58'32"W

WILLIAM H. SMITH AND ASSOCIATES P.C.
PHEASANT RUN ADDITION
COR PR 2
JID 2608
1995
SURVEYING CONSULTANTS
JOB NO. 95005

"TYPICAL"
BOUNDARY MONUMENT

Typical 3-1/2 inch brass cap attached to 2-1/4 inch diameter by 30 inch long iron pipe.

LEGEND

- ○ "TYPICAL" BOUNDARY MONUMENT
- ⊕ FIRE HYDRANT
- ✳ SCRIBE IN CONCRETE/REPLACED WITH STAMPED BRASS DISK
- ——— EXISTING EASEMENT
- — — UTILITY AND DRAINAGE EASEMENT

NOTES

1. Exterior Boundary Monuments as noted. Upon completion of construction, Exterior Boundary Monuments will be remonumented with a "Typical" Boundary Monument.
2. Individual lot corners monumented with 5/8" rebar with aluminum cap.
3. This subdivision contains an area of 8.583 acres, including 33 lots.
4. Basis of Bearing is South 0°04'38" West along the West line of Section 35. (As of record Laramie Addition, but not the same as actually found on the ground. Upland did not use the original W 1/4 corner, but used only the NW & SW section corners.)
5. PRESENT ZONING R-3.

CERTIFICATE OF REVIEW OF THE PUBLIC WORKS DIRECTOR

Data on this plat reviewed this 29 day of March, A.D., 1995, by the Public Works Director of the City of Green River, Wyoming.

Professional Engineer (Civil) JERRY C. THIES 4366 WYOMING Date 3/29/95

City Public Works Director

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this 22 day of March, A.D., 1995.

Paul Miller
Chairman

Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL

Approved by the City Council of the City of Green River, Wyoming, this 18 day of April, A.D., 1995.

SEAL OF THE CITY OF GREEN RIVER FOUNDED 1868 WYOMING

Norman C. Stark
Mayor

Marna M. Grubb
City Clerk

CERTIFICATE OF RECORDING BY THE COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 11:30 o'clock A.m. August 15, 1995 and is duly recorded in Book 2 Plat Page No. 370.

1195476

County clerk
By: MaryKay Sacks Deputy

SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
SWEETWATER COUNTY } SS.

I, John L Dollner, do hereby certify that: I am a Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of Pheasant Run Addition as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of the said property by me and under my supervision and correctly shows the location and dimension of the lots, easements, and streets of said subdivision as the same are to be staked upon completion of street and lot grades to finished elevations in compliance with the City of Green River regulations governing the subdivision.

Professional Land Surveyor John L. Dollner 2608 WYOMING Date 5/10/95

~SEAL~

DEDICATION

Know all men by these presents that the undersigned Davis Construction, Inc., being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Pheasant Run Addition, is located in Section 35, Resurvey Township 18 North and Range 107 West of the Sixth Principal Meridian, Green River, Sweetwater County, Wyoming, and is more particularly described as follows:

"A 8.583 acre tract of land situate in the NW 1/4 of Section 35 in Resurvey Township 18 North and Range 107 West of the Sixth Principal Meridian, in the City of Green River, Sweetwater County, Wyoming and being the same parcel of land conveyed to Davis Construction, Inc. from FMC Corporation as recorded in the County Clerk's Office of Sweetwater County, Wyoming in Book 856, Pages 904–906 (hereinafter referred to as C.C.O.S.C.W.) and also being the southerly portion of the Laramie Addition to the City of Green River, Wyoming and known as the Commercial Area of said Laramie Addition as recorded in the C.C.O.S.C.W. in Plat Book pages 203 and 203A. The said 8.583 acre tract of land being described as follows:

BEGINNING at a "+" found scribed in concrete for the northwest corner of the Commercial area of the said Laramie Addition on the east line of Hitching Post Drive (60 feet wide), from which the northwest corner of the said Section 35 bears North 89° 55' 22" West a distance of 60.00 feet to the west line of the said Section 35 and North 0° 04' 38" East along the said west line of Section 35 a distance of 1573.06 feet;

Thence, South 0° 04' 38" West along the said east line of Hitching Post Drive a distance of 406.94 feet to a 3-1/2 inch brass cap on a 2-1/4 inch iron pipe (hereinafter referred to as typical WHS monument) inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 2 – JID 2608 – 1995 – JOB NO. 95005" for a point of curvature concave northeasterly, the center of which bears South 89° 55' 22" East and having a radius of 20.00 feet;

Thence, with the said curve concave northeasterly through a central angle of 90° 00' 00" for an arc distance of 31.42 feet to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 3 – JID 2608 – 1995 – JOB NO. 95005" for the point of tangency of the said curve concave northeasterly on the north line of Upland Way (60 feet wide);

Thence, South 89° 55' 22" East along the said north line of Upland Way a distance of 656.93 feet to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 4 – JID 2608 – 1995 – JOB NO. 95005" for a point of curvature concave northerly, the center of which bears North 0° 04' 38" East and having a radius of 734.00 feet;

Thence, with the said curve concave northerly and the north line of Upland Way through a central angle of 7° 21' 02" for an arc distance of 94.17" to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 5 – JID 2608 – 1995 – JOB NO. 95005" for a point of tangency of the said curve concave northerly;

Thence, North 82° 43' 38" East along the said north line of Upland Way a distance of 50.01 feet to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 6 – JID 2608 – 1995 – JOB NO. 95005" for a point of curvature concave northerly, the center of which bears North 7° 16' 24" West and having a radius of 20.00 feet;

Thence, with the said curve concave northerly through a central angle of 88° 30' 08" for an arc distance of 30.89 feet to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASOCIATES – PHEASANT RUN ADDITION – COR PR 7 – JID 2608 – 1995 – JOB NO. 95005" on the west line of West Teton Boulevard (60 feet in width) for the point of reverse curvature concave easterly, the center of which bears North 84° 13' 28" East (plat — North 84° 13'31" East and having a radius of 468.86 feet;

Thence, with the said curve concave easterly along the east line of West Teton Boulevard through a central angle of 47° 30' 08" (plat — 47° 30' 05") for an arc distance of 388.70 feet (plat — 388.71 feet) to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 8 – JID 2608 – 1995 – JOB NO. 95005" replacing a 5/8 inch iron rod with an aluminum cap inscribed "RLS 2608 – JOB 18–79" found for the most easterly corner of the said Commercial area;

Thence, North 48° 16' 24" West (plat — North 48° 16' 24" West) for a distance of 105.00 feet (plat — 105.00 feet) to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 9 – JID 2608 – 1995 – JOB. NO. 95005" for the most northerly corner of the said Commercial area;

Thence, South 74° 58' 15' West (plat — South 74° 58' 15" West) along the northerly line of the said Commercial area for a distance of 140.23 feet (plat — 140.23 feet) to a typical WHS monument inscribed "WILLIAM H. SMITH AND ASSOCIATES – PHEASANT RUN ADDITION – COR PR 10 – JID 2608 – 1995 – JOB NO. 95005" replacing a 5/8 inch iron rod with an aluminum cap inscribed "RLS 2608 – JOB 18–79" found for a corner;

Thence, North 89° 55' 22" West (plat – North 89° 55' 22" West) along the said northerly line of the Commercial area a distance of 740.00 feet to the POINT OF BEGINNING and containing 8.583 acres of land.

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 desires of the undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and utility easements, and

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Green River, Wyoming for perpetual public use all streets alleys, easements and other lands within the boundary lines of the plat as indicated and not already dedicated for public use.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 10th day of MAY, A.D., 1995 by

Owner
Davis Construction
445 W. Flaming Gorge Way
Green River, Wyoming 82935
(307)875-5038

Davis Construction, Inc.
By Don Davis
President, Davis Construction, Inc.

STATE OF WYOMING }
SWEETWATER COUNTY } SS.

The foregoing instrument was acknowledged before me this 10th day of MAY A.D., 1995 by DON DAVIS as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires February 26, 1995.

KATARINA VIGIL
NOTARY PUBLIC
SWEETWATER COUNTY, WYOMING
MY COMMISSION EXPIRES
FEBRUARY 26, 1997

Notary Public

40 20 0 40 80 120
SCALE IN FEET

Final Plat
Pheasant Run Addition

A Portion of the Laramie Addition to the City of Green River, Wyoming

Located in the Northwest Quarter, Section 35 Resurvey Township 18 North, Range 107 West Sweetwater County, Wyoming

WILLIAM H. SMITH AND ASSOCIATES P.C.
SURVEYING CONSULTANTS
GREEN RIVER, WYOMING

FINAL PLAT of
Pheasant Run Addition

DAVIS CONSTRUCTION
445 W. Flaming Gorge Way
Green River, Wyoming 82935

DATE	SCALE	DRAWN BY	JOB NO.	
5/5/95	1"=40'	RMC	95005	SHEET 1 OF 1