

EASEMENTS OR RIGHTS-OF-WAY OF RECORD

- "RIGHT-OF-WAY EASEMENT": PACIFIC POWER & LIGHT COMPANY (BOOK 314, PAGE 474) NON PLOTTABLE BLANKET EASEMENT
- "RIGHT-OF-WAY/EASEMENT": PARK COUNTY SCHOOL DISTRICT NO. 6 (BOOK 218, PAGE 77, PAGE 474) R.O.W. WIDTH = 33 FEET
- "RIGHT-OF-WAY CERTIFICATE": PARK COUNTY RIGHT-OF-WAY (BOOK 372, PAGE 403) R.O.W. WIDTH = 66 FEET
- "EASEMENT FOR RIGHT-OF-WAY": OIL FIELDS POWER COMPANY (BOOK 71, PAGE 461) WIDTH 1 FT ALONG THE EAST BOUNDARY
- "UTILITY EASEMENT": DEDICATED TO CITY OF CODY ON THIS PLAT FOR BURIED ELECTRICAL LINE WIDTH = 5 FEET

NOTES

- BEARING BASE FOR THIS SURVEY IS GEODETIC NAD 83/WEST CENTRAL ZONE
- BENCH MARK = BRASS CAP WITNESS CORNER @ COOPER LANE AND BIG HORN AVENUE. ELEVATION = 4922.40 (CITY OF CODY DATUM)
- ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
- PLAT IS APPROVED WITH THE FOLLOWING VARIANCE:
 - NO ALLEY CONSTRUCTION
- ALL LOT OWNERS WILL BE REQUIRED TO RETAIN AN ENGINEER TO ANALYZE THE DRAINAGE ON EACH LOT AT TIME OF SITE PLAN SUBMITTAL. SAID ANALYSIS MUST BE SUBMITTED TO THE CITY FOR APPROVAL TO ASSURE THAT ANY PROPOSED INCREASE IN RUNOFF WILL BE RETAINED ON SITE IN AN APPROVED FASHION.
- WATER SERVICE AND SEWER PLANT INVESTMENT FEES HAVE BEEN PAID BY DEVELOPER. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLATION OF PROPOSED SANITARY SEWER SERVICES AND TREATED WATER SERVICES, AS NECESSARY.

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE FOREGOING SUBDIVISION OF A PARCEL OF LAND IN THE NE1/4 NW1/4 OF TRACT 71, T63N., R101W., 6TH P.M., PARK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "PARCEL A" THAT IS GRAPHICALLY ILLUSTRATED ON THE RECORD OF SURVEY RECORDED IN PLAT CABINET "H" AT PAGE 77 IN THE PLAT RECORDS OF THE PARK COUNTY CLERK AND RECORDERS OFFICE; THENCE N 89°31'41" W ALONG THE SOUTH BOUNDARY OF SAID "PARCEL A" FOR A DISTANCE OF 329.73 FT TO THE SOUTHWEST CORNER OF SAID "PARCEL A"; SAID SOUTHWEST CORNER ALSO BEING THE CENTERLINE OF THE BLACKBURN STREET RIGHT-OF-WAY; THENCE N 00°08'21" W ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY FOR A DISTANCE OF 340.01 FT; THENCE LEAVING SAID CENTERLINE OF RIGHT-OF-WAY BEARING S 89°59'59" E A DISTANCE OF 330.17 FT; THENCE S 00°08'33" E FOR A DISTANCE OF 132.75 FT TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID "PARCEL A"; THENCE S 00°00'53" E ALONG THE EAST BOUNDARY OF SAID "PARCEL A" FOR A DISTANCE OF 209.91 FT TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.59 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

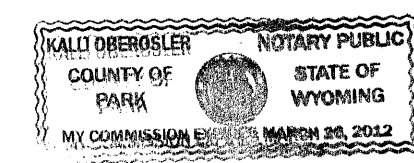
WE THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS ARE PROPONENTS FOR PARTICIPATING IN THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY; AND BY THESE PRESENTS DO HEREBY DEDICATE AND SET APART THE STREET RIGHTS-OF-WAY, EASEMENTS AND PUBLIC LANDS WITH THE PURPOSE SO NOTED HEREON TO THE CITY OF CODY FOR THE PUBLIC USE; AND CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THE BLACKBURN PLAZA MINOR SUBDIVISION AGREE TO PARTICIPATE IN ANY FUTURE IMPROVEMENT DISTRICT(S) FOR THE DEVELOPMENT OF CURB, GUTTER, AND SIDEWALKS; AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

Ross T. Willey, Trustee
 ROSS T. WILLEY, TRUSTEE OF THE ROSS T. WILLEY LIVING TRUST DATED JANUARY 27, 2000

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ROSS T. WILLEY ON THIS 13TH DAY OF October, 2009.

WITNESS MY HAND AND OFFICIAL SEAL.

Kelli Omosola
 KELLI OMOSSOLA, NOTARY PUBLIC



MY COMMISSION EXPIRES: March 26, 2012

APPROVALS

RECOMMENDED FOR APPROVAL THIS 25 DAY OF AUGUST, 2009 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING

BY CHAIRMAN *[Signature]*

APPROVED THIS 15 DAY OF SEPTEMBER, 2009 BY THE CITY COUNCIL OF CODY, WYOMING

BY MAYOR *[Signature]*

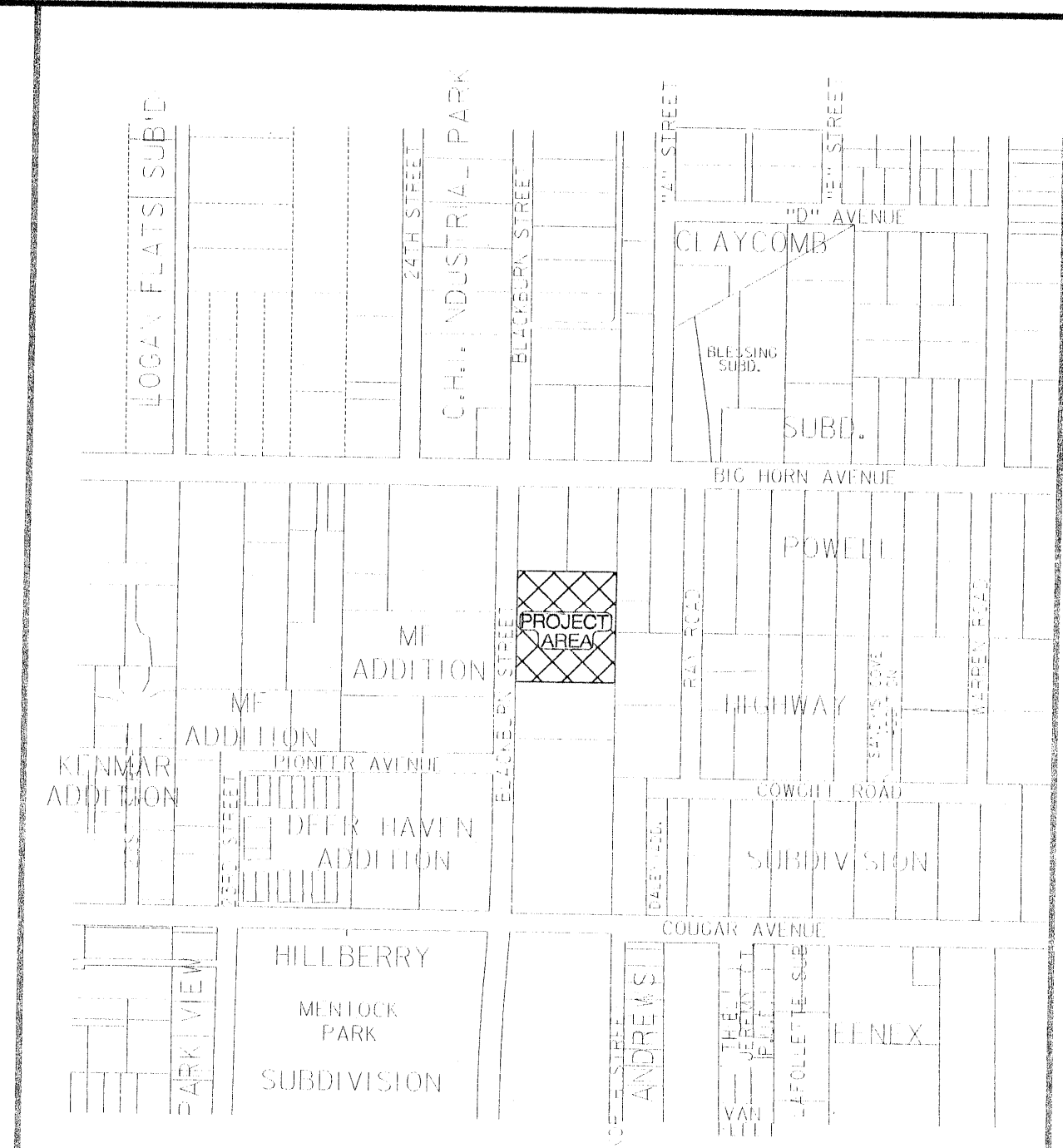
ATTESTED BY ADMINISTRATIVE SERVICES DIRECTOR *[Signature]*

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 2:40 O'CLOCK P.M. ON THE 19 DAY OF October, 2009, AND IS DULY RECORDED IN BOOK 2009, PAGE NUMBER 2677 K 27

Kelly Jensen
 KELLY JENSEN, PARK COUNTY CLERK

BY *[Signature]*
 DEPUTY

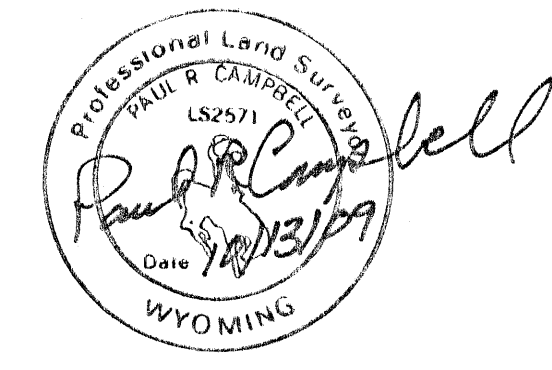


VICINITY MAP
CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

I, PAUL R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 2571 HEREBY CERTIFY: THAT DURING AUGUST, 2007, THE "BLACKBURN PLAZA", SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION; THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID ADDITION; THAT THE REQUIREMENTS OF W.S. 36-11-101 THROUGH 36-11-110 WERE COMPLIED WITH AND MONUMENTS AND LOT CORNERS SHOWN AND DESCRIBED HEREON WERE ACTUALLY SET;

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 13th DAY OF Oct., 2009



CAMPBELL & ASSOCIATES, INC.
 BY: PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2571 L.S.

SEPTEMBER, 2009

FINAL PLAT
 OF
BLACKBURN PLAZA
 MINOR SUBDIVISION

WITHIN
 NE1/4NW1/4 TRACT 71
 RESURVEY T.53N., R.101W. 6TH P.M.
 CITY OF CODY, PARK COUNTY, WYOMING

DEVELOPER
 ROSS T. WILLEY
 745 SOUTHFORK ROAD
 CODY, WY 82414

ENGINEER
 SAGE CIVIL ENGINEERING
 2824 BIG HORN AVE.
 CODY, WY 82414

SURVEYOR
 Campbell & Associates
 2824 BIG HORN AVENUE
 CODY, WY 82414
 PHONE: (307) 587-6901