

COUNTY CLERK'S CERTIFICATE
 This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 9:50 Clock A.M. on the 5 day of December, 2008, and is duly recorded in Book J, Page Number 164
 2008-9171
 Kelly Jensen
 Park County Clerk
 By: Wendi K. Reiter
 Deputy
 APPROVALS
 City Planning and Zoning Board

Recommended for approval this 26 day of AUGUST, 2008 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman Glenn W. Nielson
 Glenn W. Nielson

Approved this 2 day of SEPT., 2008 by the City Council of Cody, Wyoming.

By Mayor Roger Sedam
 Roger Sedam

Attested by Administrative Services Director Jennifer R. Rosencranse
 Jennifer Rosencranse

STATE OF WYOMING)
) SS
 COUNTY OF PARK)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY GLENN W. NIELSON, PLANNING & ZONING CHAIRPERSON, ROGER SEDAM, MAYOR AND JENNIFER ROSENCRANSE, ADMINISTRATIVE SERVICES DIRECTOR ON THIS DAY OF Dec., 2008. WITNESS MY HAND AND OFFICIAL SEAL
Cynthia Baker
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/17/09

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
 COUNTY OF PARK)

I, PAUL R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 2571 HEREBY CERTIFY:

THAT JUNE DURING 2007, THE "PEBBLE CREEK ADDITION", 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; THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT; BASIS OF BEARINGS: N 00°03'57" E ALONG THE WEST LINE OF SAID PEBBLE CREEK ADDITION

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 26th DAY OF Nov., 2008

Paul R. Campbell
 Professional Land Surveyor
 Park County, Wyoming
 LS2571
 Date 11/26/08
 WYOMING

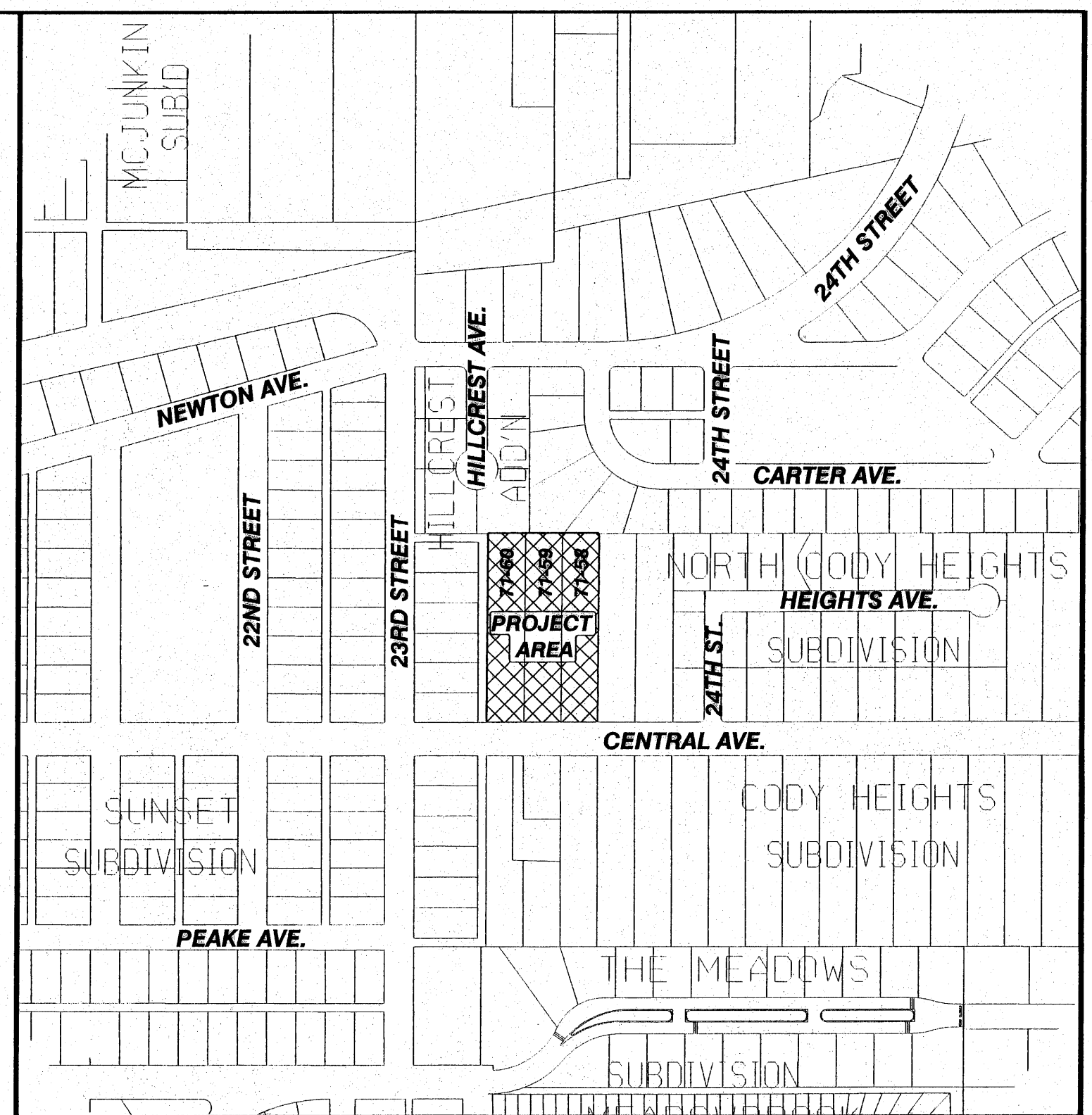
CAMPBELL & ASSOCIATES, INC.
 BY: PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2571 L.S.

LEGEND

SUBDIVISION BOUNDARY	---
SUBDIVISION LOT LINES	- - -
CENTER LINE (C)	—●—
EASEMENT LINE	- - - - -
FOUND ALUMINUM CAP	●
SET ALUMINUM CAP	○
CENTERLINE MONUMENT	□
FOUND IRON PIPE	◇

- NOTES:**
1. WAIVERS:
 -NO ALLEYS
 -REDUCED WIDTH STREET RIGHT OF WAY
 -CODY CANAL LATERAL TO REMAIN OPEN
 2. "SET LOT CORNERS" WILL BE SET AFTER CONSTRUCTION.
 3. CASH IN LIEU OF OPEN SPACE.

- EASEMENTS:**
- 1 CITY OF CODY TREATED WATER EASEMENT.
 - 2 CITY OF CODY 10 FT UTILITY EASEMENT
 - 3 EXISTING CODY CANAL EASEMENT.
 - 4 CITY OF CODY 10 FT DRAINAGE EASEMENT. THE CITY OF CODY IS GRANTED THE RIGHT TO DRAIN STORM WATER RUNOFF ONTO LOT 7 AS AUTHORIZED BY THE DEVELOPER OF THIS SUBDIVISION AND APPROVED BY COUNCIL. THE OWNER(S) AND ALL HEIRS AND ASSIGNS OF LOT 7 MUST MAINTAIN THE STORM WATER RETENTION POND IN A MANNER SUCH THAT THE SHAPE AND DEPTH OF THE RETENTION FACILITY REMAINS AS APPROVED UNLESS A DETAILED PLAN, STAMPED BY A LICENSED ENGINEER, FOR THE ALTERATION THERE OF IS APPROVED BY THE CITY OF CODY.
 - 5 CITY OF CODY 16 FT UTILITY EASEMENT.



CERTIFICATE OF DEDICATION
 STATE OF WYOMING)
) SS
 COUNTY OF PARK)

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE ABOVE OR FOREGOING SUBDIVISION OF, A PARCEL OF LAND WITHIN TRACTS #71-58, #71-59, #71-60, CODY HEIGHTS SUBDIVISION, CITY OF CODY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT #71-60; THENCE N 89°58'23" E FOR A DISTANCE OF 264.39 FEET TO THE NORTHEAST CORNER OF SAID TRACT #71-58; THENCE S 00°04'28" W FOR A DISTANCE OF 495.19 FEET TO THE SOUTHEAST CORNER OF SAID TRACT #71-58; THENCE S 89°53'56" W FOR A DISTANCE OF 264.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT #71-60; THENCE N 00°03'57" E FOR A DISTANCE OF 495.53 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 3.01 ACRES MORE OR LESS;

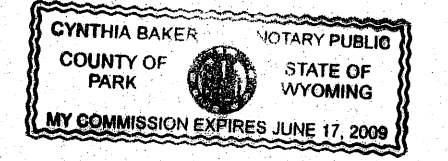
AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS;

AND BY THESE PRESENTS WE HEREBY DEDICATE AND SET APART THE EASEMENTS AND OTHER PUBLIC LANDS TO THE CITY OF CODY WITH THE PURPOSE SO NOTED HEREON FOR THE PUBLIC USE;

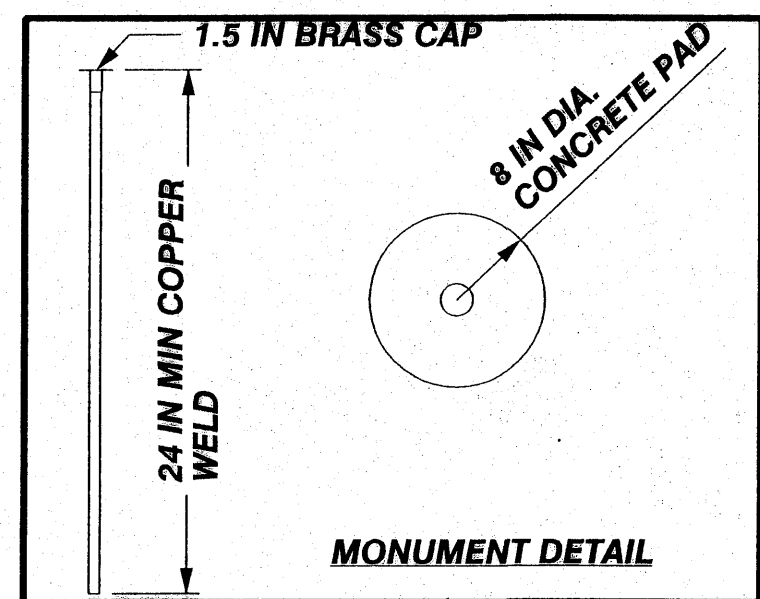
WE THE UNDERSIGNED, ALL HEIRS AND OR ASSIGNS ARE PROPONENTS FOR PARTICIPATING IN THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY; AND BY THESE PRESENTS DO HEREBY AGREE TO PROMOTE AND PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR CURB, GUTTER AND SIDEWALK ON "CENTRAL AVENUE", WHEN DEEMED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

Joe R. Porter
 JOE R. PORTER
 THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JOE R. PORTER ON THIS 1st DAY OF December, 2008.
 WITNESS MY HAND AND OFFICIAL SEAL.

Cynthia Baker
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 6/17/09



NOVEMBER 25, 2008



ENGINEER
Sage
 ENGINEERING
 2824 BIG HORN AVENUE
 CODY, WY 82414
 PHONE: (307) 527-0915 FAX: (307) 527-0916

SURVEYOR
 Campbell & Associates
 2824 BIG HORN AVENUE
 CODY, WY 82414
 PHONE: (307) 527-0901

FINAL PLAT
PEBBLE CREEK ADDITION
 TRACT 71-58, 71-59, 71-60
 CODY HEIGHTS SUBDIVISION
 RESURVEY T. 83 N., R. 101 W. 6TH P.M.
 CITY OF CODY, PARK COUNTY, WYOMING