

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 10:00 A.M. on the 14th day of March, 2008 and is duly recorded in Book 1, Page Number 22. Doc # 2008-2122

Kelly Jensen
Park County Clerk
By: *Carol R. Dryden*
Deputy

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)) SS
COUNTY OF PARK))

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map is based upon field and record data and that it is a final plat of the Rocky Mountain Business Park located in Resurvey T.53N., R.101W., Park County, WY., 6th P.M.

Paul R. Campbell
Professional Land Surveyor
No. 2571
DATE: 12/10/08
WYOMING

PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

CERTIFICATE OF DEDICATION

STATE OF WYOMING)) SS
COUNTY OF PARK))

Know all persons by these presents: That the foregoing subdivision; A tract of land located within TRACT #70-B, Tuttle Subdivision according to the plat recorded in Book "E" of plats, Page 32, according to the records of the Park County Clerk and Recorder and being more particularly described as follows:

Beginning at an existing pipe corner located at the Southeast corner of said Tract #70-B, Tuttle Subdivision; thence N 89°59'42" W for a distance of 329.35 feet to an existing pipe corner located at the Southwest corner of said Tract #70-B; thence N 00°27'11" W for a distance of 1291.98 feet to an existing pipe corner located on the South Highway Right-Of-Way; thence N00°27'11" W for a distance of 40.00 feet to the Northwest corner of said Tract #70-B; thence S 89°59'29" E for a distance of 329.14 feet to the Northeast corner of said Tract #70-B; thence S 00°27'44" E for a distance of 40.00 feet to an existing pipe corner located on the South Highway Right-Of-Way; thence S 00°27'44" E for a distance of 1292.06 feet to the POINT OF BEGINNING; SAID PARCEL CONTAINING 9.80 ACRES MORE OR LESS.
BEARING BASE = N00°27'11" W Along the West line of Tract #70-B, Tuttle Subdivision

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 easements and public lands with the purpose so noted hereon to the City of Cody for the public use; and do hereby agree to promote and participate in an improvement district for improvements for Cougar Ave. when deemed necessary by the City of Cody. And further, that all lots within this subdivision (Lots 1-12) shall share equally in the costs associated with said improvement district for the subdivision frontage along Cougar Ave. and that this language shall be contained in each and all conveyances of record.

Luan Bushita
Luan Bushita Manager - BROWN DOG L.L.C.
The foregoing certificate was acknowledged before me by Luan Bushita on this 10th day of March, 2008 Witness my hand and official seal.

Connie Demple
Notary Public
My commission expires: 1-1-09

APPROVALS

STATE OF WYOMING)) SS
COUNTY OF PARK))
City Planning and Zoning Board
Recommended for approval this 27th day of November, 2007 by the City Planning and Zoning Board of Cody, Wyoming.

By Chair: *Glenn W. Nielson*
Glenn W. Nielson

Approved to this 14th day of December, 2007 by the City Council of Cody, Wyoming.

By Mayor: *Roger Sedam*
Roger Sedam
Attested by City Clerk/Treasurer: *Jennifer Rosenkrantz*
Jennifer Rosenkrantz

NOTARY

STATE OF WYOMING)) SS
COUNTY OF PARK))

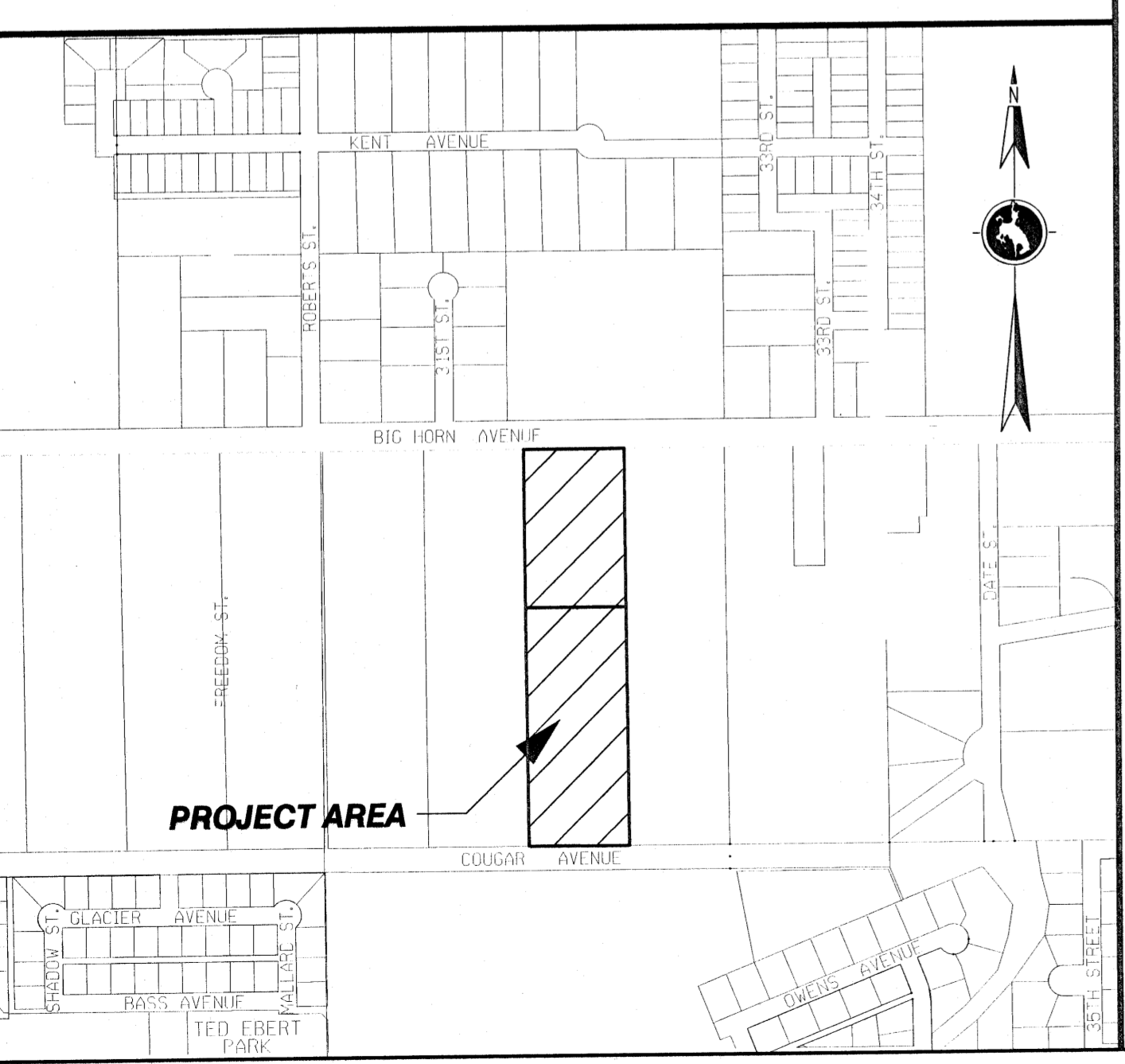
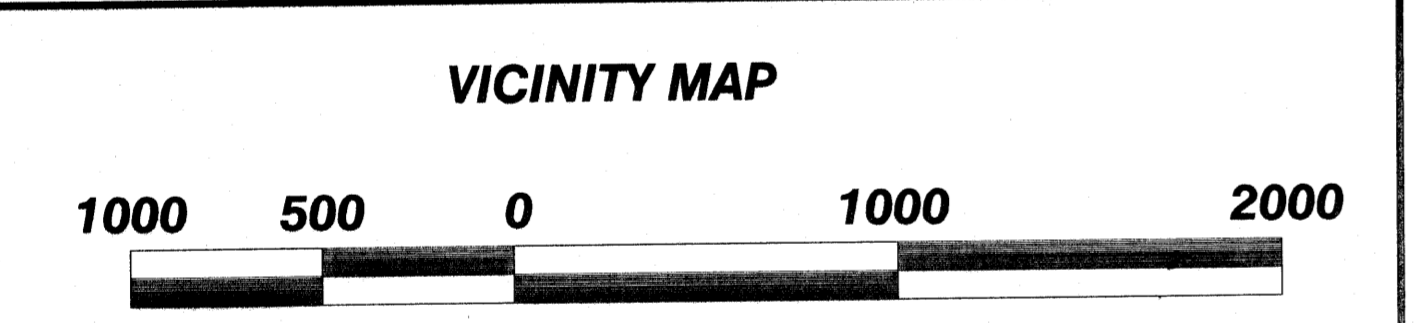
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY GLENN W. NIELSON, PLANNING & ZONING CHAIRPERSON, ROGER SEDAM, MAYOR AND JENNIFER ROSENKRANTZ, ADMINISTRATIVE SERVICES DIRECTOR ON THIS 12th DAY OF March, 2008. WITNESS MY HAND AND OFFICIAL SEAL.

Paul J. Kelly
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/10/2009

- PROPERTY LINE _____ P.L.
- LOT LINE _____ L.L.
- EASEMENT LINE _____ E.L.
- ROAD CENTER LINE _____ R.C.L.
- SET ALUMINUM CAP ○
- FOUND ALUMINUM CAP ⊙
- FOUND IRON PIPE ●
- CENTER LINE MONUMENT ■

- NOTES:
- VARIANCES REQUESTED:
A. WAIVER OF ALLEY REQUIREMENT
 - THE DEVELOPER IS PROPOSING CASH IN LIEU OF OPEN SPACE.
 - 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 REVIEW AND APPROVAL TO ASSURE THAT ANY PROPOSED INCREASE IN RUNOFF WILL BE RETAINED ON SITE IN AN APPROVED FASHION.
 - TEMPORARY TURN-AROUND EASEMENTS WILL BE CONSIDERED VACATED AT THE TIME THAT THE NEXT PHASE OF DEVELOPMENT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF CODY.



ENGINEER
James Evans, P.E.
Sage
CIVIL ENGINEERING
2824 BIG HORN AVE.
CODY, WY 82414
PHONE: (307) 527-0915 FAX: (307) 527-0916
sce@sagecivilengineering.com

FINAL PLAT
ROCKY MOUNTAIN BUSINESS PARK
DEVELOPER
BROWN DOG, LLC
Tract 70-B, Tuttle Subdivision
Resurvey Township 53 North
Range 101 West, 6th P.M.
City of Cody, Park County, Wyoming
DECEMBER 7, 2007 1 OF 1