

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 FROM MAY 2005 TO AUGUST 2005, THE "TRACT 71-6 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;
THAT THE BEARING BASE FOR THIS SURVEY IS S89°56'40"E ALONG THE SOUTH LINE OF TRACT 71-6.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 24th DAY OF AUGUST, 2005.

Professional Land Surveyor
PAUL R. CAMPBELL
LS2571
Date: 8/24/05
WYOMING

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

AUGUST 23, 2005

<p>ENGINEER Sage CIVIL ENGINEERING 2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916</p>	<p>FINAL PLAT TRACT 71-6 ADDITION</p>
<p>SURVEYOR Campbell & Associates 2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-6901 WO 05-060</p>	<p>DEVELOPER SUNLIGHT INVESTMENTS, L.L.C. 2348 MEADOWLARK CT. CODY, WY 82414</p> <p>TRACT 71-6 - Cody Heights Subdivision, Within Resurvey T.52N., R.10E, 6th P.M. City of Cody, Park County, Wyoming</p>

- LEGEND
- P/L — SUBDIVISION BOUNDARY
 - L/L — SUBDIVISION LOT LINES
 - EL — EASEMENT LINE
 - SET ALUMINUM CAP
 - FOUND ALUMINUM CAP
 - △ FOUND AND REPLACED REBAR WITH ALUMINUM CAP
 - () DENOTES RECORD DISTANCE

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF PARK) SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT SUNLIGHT INVESTMENTS IS THE OWNER OF A PARCEL OF LAND IN TRACT 71-B, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 59, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 71-6; THENCE N 89°56'40" W FOR A DISTANCE OF 618.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 29TH STREET; THENCE N 89°56'40" W FOR A DISTANCE OF 40.00 FT TO THE CENTERLINE OF 29TH STREET; THENCE N 00°08'59" E ALONG THE CENTERLINE OF 29TH STREET FOR A DISTANCE OF 136.97 FT; THENCE S 89°57'15" E FOR A DISTANCE OF 40.00 FT TO A POINT ON THE EAST RIGHT OF WAY LINE OF 29TH STREET; THENCE S 89°57'15" E FOR A DISTANCE OF 222.47 FT TO A POINT; THENCE N 88°40'41" E FOR A DISTANCE OF 396.09 FT TO A POINT; THENCE S 00°03'31" W FOR A DISTANCE OF 146.53 FT TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.11 ACRES ±.

WE THE UNDERSIGNED, ALL HEIRS AND OR ASSIGNS HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE ADDITION 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 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 29TH STREET WHEN DEEMED NECESSARY BY THE CITY OF CODY. AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

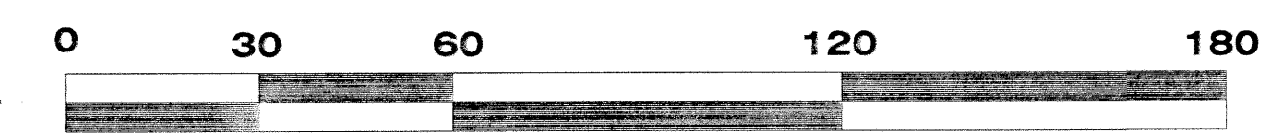
JOE PORTER
MANAGER - SUNLIGHT INVESTMENTS

CORY ROSENCRANSE
MANAGER - SUNLIGHT INVESTMENTS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JOE PORTER AND CORY ROSENCRANSE ON THIS 13 DAY OF SEPTEMBER, 2005.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-08



APPROVALS

CITY PLANNING AND ZONING BOARD:

RECOMMENDED FOR APPROVAL THIS 23rd DAY OF August, 2005 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN Jim Vanaman
JIM VANAMAN

CITY COUNCIL:

APPROVED THIS 23rd DAY September, 2005 BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR G. Roger Sedam
G. ROGER SEDAM

ATTESTED BY CITY CLERK Kelly Jensen
KELLY JENSEN

STATE OF WYOMING)
COUNTY OF PARK) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY G. ROGER SEDAM, MAYOR AND KELLY JENSEN, CITY CLERK ON THIS 26th DAY OF August, 2005.

WITNESS MY HAND AND OFFICIAL SEAL.

WENDY JO CORB
COUNTY OF PARK
NOTARY PUBLIC
STATE OF WYOMING
MY COMMISSION EXPIRES OCTOBER 14, 2007

Wendy Jo Corb
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/14/07

NOTES

WATER RIGHTS SHALL BE RETAINED ON PROPERTY FOR LAND OWNERS USE.

THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS IMPROVEMENTS WITHIN THE 25 FT INGRESS/EGRESS EASEMENT. THE OWNER OF LOT 2 SHALL HAVE THE RIGHT TO MODIFY OR REMOVE ACCESS IMPROVEMENTS WITHIN THE 25 FT INGRESS/EGRESS EASEMENT FOR THE PURPOSE OF CONSTRUCTING AN ACCESS TO LOT 2 AT WHICH TIME THE RESPONSIBILITY FOR MAINTENANCE OF ACCESS IMPROVEMENTS SHALL BECOME THE RESPONSIBILITY OF THE OWNER OF LOT 2.

ALL TAP AND SERVICE CONNECTIONS FEES APPLICABLE TO LOT #2 ARE THE RESPONSIBILITY OF SUNLIGHT INVESTMENTS AND APPLICABLE FEES ASSOCIATED WITH CITY FEES (POWER & WATER TAP FEES) WILL BE PAID TO THE CITY AND SEWER CONNECTION FEES (THE COST TO EXTEND THE SEWER TO THE LOT) WILL BE ADDRESSED AT THE TIME OF WHICHEVER SHALL OCCUR FIRST, THE SALE OF THE LOT OR AT THE TIME OF THE DEVELOPMENT OF THE LOT.

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 4:46 O'CLOCK P.M. ON THE 13th DAY OF September, 2005, AND IS DULY RECORDED IN BOOK 2005, PAGE NUMBER 6782

Christine Eck
DEPUTY