

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

NOTES

- 1) Bearing Base for this survey is S89d59'25"W along the south line of Tract 39L-A
- 2) Bench Mark = Brass Cap Witness Corner at Cooper Lane and Big Horn Avenue Elevation = 4922.40
- 3) Total Acres = 1.63 acres
- 4) Existing Utilities are shown in greyscale.
- 5) Zoning for this Subdivision is B. Zoning for adjacent properties is B and F2
- 6) Proposed site usage is residential.
- 7) All lots shall be graded to drain to the east preventing additional flow from entering the Roberts Street right of way. Drainage disposal shall be provided when the remaining portion of Tract 39L-A is developed.
- 8) Water rights shall be retained on property for land owners use.
- 9) Water and sewer service installations to be completed in accordance with Wyoming Public Works Standard Specifications. Reference City of Cody Standard Details.
- 10) Access to Lots 4 and 5 shall be from Roberts and as far from the "Future Street" intersection as practicable.

LEGEND

- SUBDIVISION BOUNDARY AND LOT LINES
- EASEMENT
- 2" ALUMINUM CAP TO BE SET
- PROPERTY CORNER
- RECORD DIMENSION

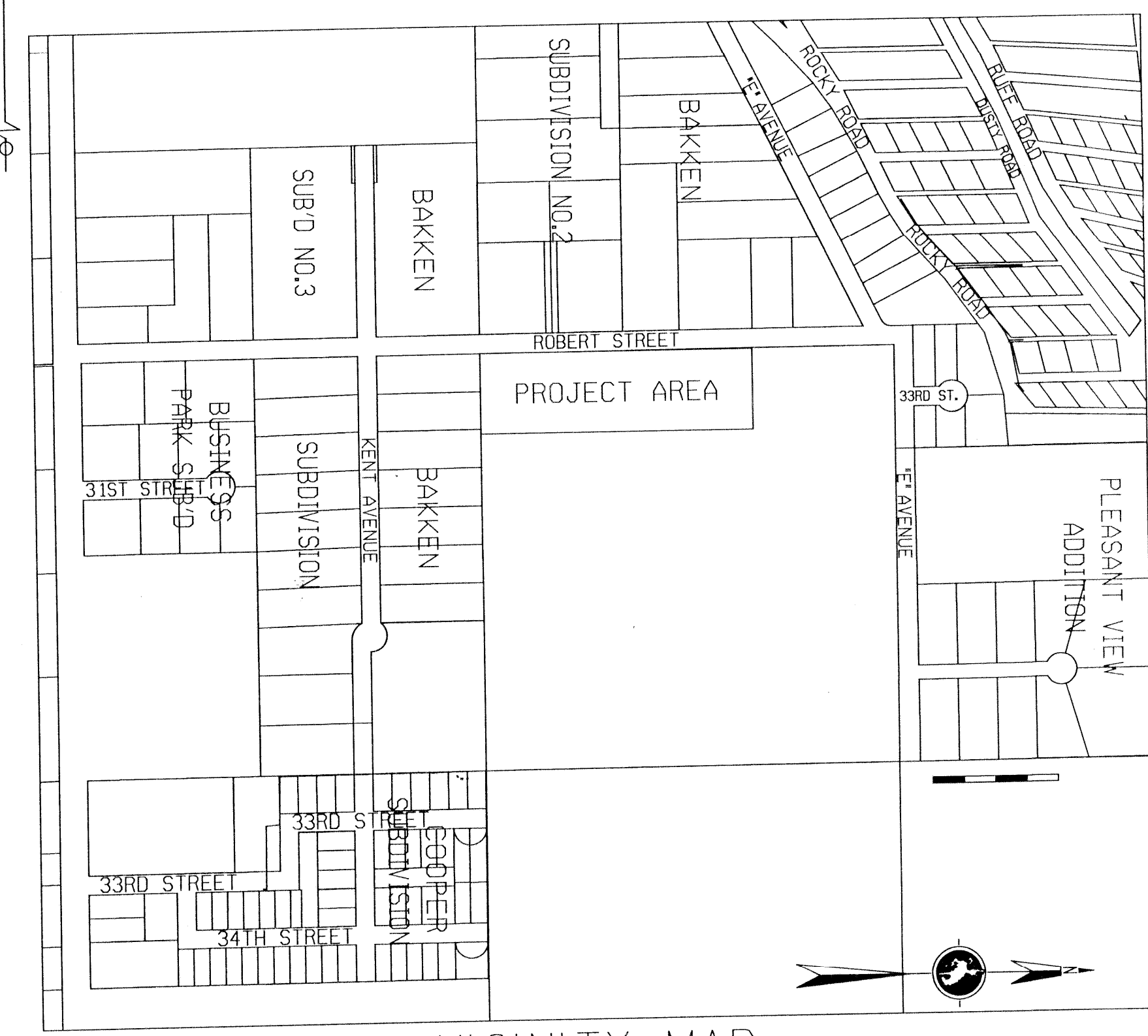
CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

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 Trailhead 1 Addition located in Resurvey T.53N., R.101W., Park County, Wy., 6th P.M.



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



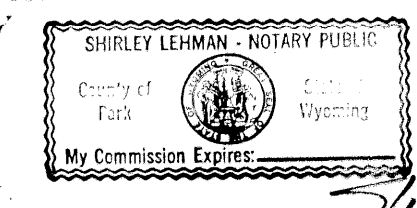
VICINITY MAP
 NOT TO SCALE

Know all persons by these presents: That Edwin E. Higbie and Carol L. Higbie are the owners of the lands described in Book 2001, Page 2666 on record at the Park County clerk and Recorders Office.

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 right-of-ways, easements and public lands with the purpose so noted hereon to the City of Cody for the public use; do hereby agree to participate in an improvement district for curb, gutter and sidewalk as deemed necessary by the City of Cody and do hereby agree that open space, sufficient to meet the City of Cody subdivision ordinance, will be provided when the remaining portion of Tract 39L-A is developed.

Edwin E. Higbie Carol L. Higbie
 Edwin E. Higbie Carol L. Higbie

The foregoing certificate was acknowledged before me by Edwin E. Higbie and Carol L. Higbie on this 7th day of MAY, 2003. Witness my hand and official seal.



Shirley Lehman
 Notary Public
 My commission expires: 1-05-05

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 9:00 O'Clock P.M. on the 14th day of MAY, 2003, and is duly recorded in Book 6, Page Number 150, Doc # 2003-4213

Karen Carter
 Park County Clerk
 By: *Sally DeLeon*
 Deputy

APPROVALS

City Planning and Zoning Board
 Recommended for approval this 8th day of April, 2003 by the City Planning and Zoning Board of Cody, Wyoming.
 By Chairman *Jim Vanaman*
 Jim Vanaman

STATE OF WYOMING)
 COUNTY OF PARK) SS

The foregoing certificate was acknowledged before me by Ken Stockwell, Mayor and Kelly Jensen, City Clerk/Treasurer on this 8th day of May, 2003. Witness my hand and official seal.



Wendy Jo Co
 Notary Public
 My commission expires: 10/14/03

City Council
 Approved this 14th day of April, 2003 by the City Council of Cody, Wyoming.
 By Mayor *Ken Stockwell*
 Ken Stockwell

Attested by City Clerk/Treasurer *Kelly Jensen*
 Kelly Jensen

FINAL PLAT
 SHOWING
TRAILHEAD 1 ADDITION
 WITHIN
TRACT 39L-A
 Resurvey T.53N., R.101W., 6th P.M.
 City of Cody, Park County, Wyoming

SHEET 1 OF 2
 MARCH 31, 2003
 Sage Civil Engineering
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 Cody, Wyoming 82414
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