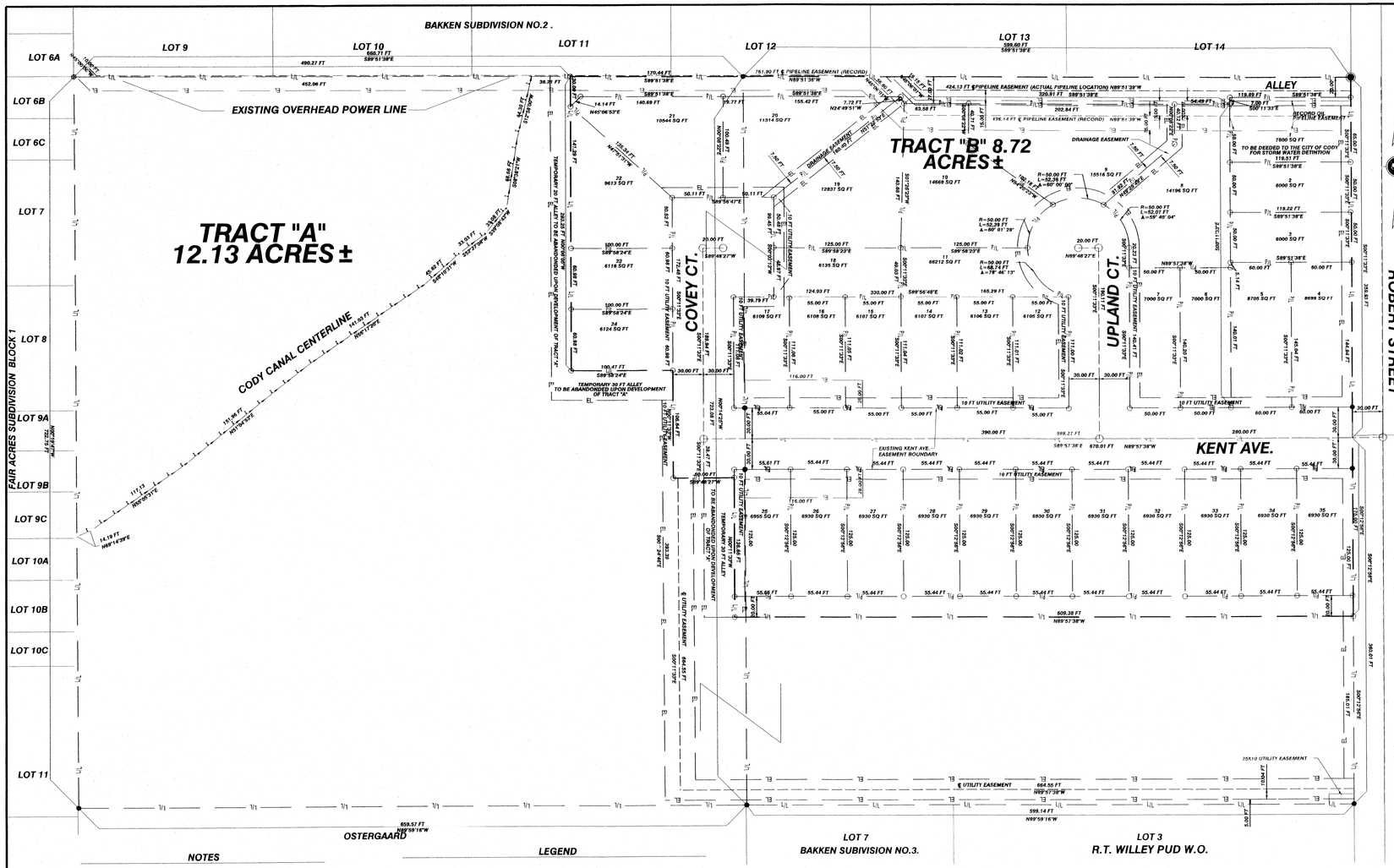

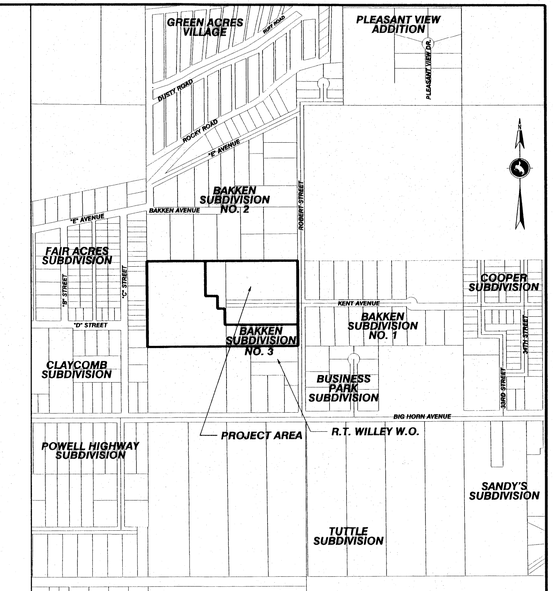

VICINITY MAP

0 600 1200 1800

NOTES

1. Bearing Base = N 00° 19' 47" W along the west line of W1/2 SE1/4 SE1/4, Tract#40.
2. Adjacent Zoning is B, D-3 and F2.
3. Corners to be set after construction is complete.
4. All survey work was completed to an accuracy of 1:15,000.
5. Existing Kent Ave. easement shall be considered vacated upon approval of this plat..
6. Cash to be provided in lieu of open space.
7. Reference Declaration of Restriction, Conditions and Protective Covenants For Upland Addtion recorded separately.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINES
- PROPOSED LOT LINES
- RECORD EASEMENT LINES
- PROPOSED EASEMENT LINES
- CODY CANAL
- WITNESS CORNER
- SET ALUMINUM CAP
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- STREET MONUMENT
- SET BRASS CAP

APPROVALS

STATE OF WYOMING)
) SS
COUNTY OF PARK)

City Planning and Zoning Board

Recommended for approval this 25th day of April, 2006 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman _____
Steve Miller

Approved this 2nd day of May, 2006 by the City Council of Cody, Wyoming.

By Mayor _____
Roger Sedam

Attested by City Clerk\Treasurer _____
Kelly Limbach

INCORPORATED OF THE CITY OF CODY WYOMING 1901

0 30 60 120 180

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 Lot #1 and #2, Bakken #3 Subdivision and the W1/2SE1/4SE1/4, Section # 28 Original Survey now part of Tract #40, Resurvey T.53N., R.101W., 6th P.M., City of Cody, Park County, Wyoming; more particulary described as follows:

Beginning at the Northeast corner of said Lot #1, Bakken Subdivision #3; thence S 00°11'33" E on and along the East line of said Tract for a distance of 359.93 feet to a point; thence S 00°12'56" E on and along said East line for a distance of 175.00 feet to the Southeast corner of said tract; thence N 89°57'38" W on and along the South line for a distance of 609.38 feet to the Southwest corner of said tract; thence N 00°11'33" W on and along the West line of said tract for a distance of 136.66 feet to a point; thence S 89°48'27" W for a distance of 60.00 feet to a point; thence N 00°11'33" W for a distance of 106.64 feet to a point; thence N 89°38'24" W for a distance of 100.47 feet to a point; thence N 00°06'05" W for a distance of 293.25 feet to the Northwest corner of said tract; thence S 89°51'38" E for a distance of 170.44 feet to a point; thence S 89°51'38" E for a distance of 599.60 feet to the POINT OF BEGINNING; said tract containing 8.72 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 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 curb, gutter, and sidewalk on Robert Street when deemed necessary by the City of Cody. And further, that this language shall be contained in each and all conveyances of record.

Curtis L. Ryan
Upland Development Co., Inc.

The foregoing certificate was acknowledged before me by Curtis L. Ryan on this 2 day of August, 2006. Witness my hand and official seal.

Notary Public

My commission expires: 11/1/08

CONNIE DEMPLE NOTARY PUBLIC COUNTY OF PARK STATE OF WYOMING MY COMMISSION EXPIRES 11-1-08

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 11:40 O'Clock A.M. on the 4th day of August, 2006, and is duly recorded in Book 1, Page Number 133.

Park County Clerk

By: _____ 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 Upland Addition located in Resurvey T.53N., R.101W., Park County, Wy., 6th P.M.

Professional Land Surveyor PAUL R. CAMPBELL LS257 WYOMING

PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.
Date 08/02/06

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

SURVEYOR
Paul Campbell, P.L.S.
Campbell & Associates
2824 BIG HORN AVE.
CODY, WY 82414
PHONE: (307) 587-6901

AMENDED FINAL PLAT
UPLAND ADDITION

DEVELOPER
UPLAND DEVELOPMENT Co, INC.
P.O. BOX 85
CODY, WY 82414

LOTS 1 AND 2 OF BAKKEN SUBDIVISION #3, TRACTS A&B OF W1/2 SE1/4 SE¼TRACT 40 SECTION 28 Resurvey T.53N., R.101W. 6th P.M. City of Cody, Park County, Wyoming

August 2, 2006