

**Detail Plat.**  
Scale: 1 Inch = 100 feet.

**Legend:-**  
Boundaries of the Bakken Subdivision No. 3, shown thus: 1/2" Iron Pipe Corners found in place, shown thus: Surr. Cap Aluminum Corners set on 3/8" Rebar, shown thus: 3"x30" Brass Cap Corners set by this survey, shown thus:  
Total Acreages of Lots, shown thus:  
Net Acreages of Lots, excluding road areas, shown thus:  
Original Section Corners, shown thus:

**Approval:-**  
Approved, this 13th day of April, 1984, by the City Council, of Cody, Wyoming.  
Attest: James S. Smiley, City Clerk  
James S. Smiley, City Clerk  
Dorse Miller, Jr., Mayor

STATE OF WYOMING } ss  
County of Park

The foregoing Approval was acknowledged before me, by Dorse Miller, Jr., Mayor, and by James S. Smiley, City Clerk, on this 13th day of April, 1984.  
Witness my hand and official seal:  
Virginia Wallace  
Notary Public

My commission expires: 6-17-87

San: No Proposed Domestic Water System. No Proposed Public Sewage System.

**Certificate of Dedication.**

STATE OF WYOMING } ss  
County of Park

The undersigned, Oliver Bakken, and Geneva Bakken, husband and wife, of 2903 Big Horn Avenue, Cody, Wyoming, 82414, do hereby certify that we are the owners of the real property described as follows: That part of the East Half of the Southeast Quarter of the Southeast Quarter of Tract 40, Resurvey, in Township 53 North, Range 101 West of the Sixth Principal Meridian, in Park County, Wyoming, as described by Tract 40, Resurvey, in said Township and Range, thence bearing South 89°53'00" West, along the south boundary of said Tract 40, Res., for a distance of 175.00 feet, to the point of beginning, thence bearing North 0°22'00" West, parallel with the east boundary of said Tract 40, Res., for a distance of 265.00 feet, thence bearing North 89°53'00" East, parallel with the south boundary of said Tract 40, Res., for a distance of 115.00 feet, to a point on the west boundary of Robert Street, which is part of the Bakken Subdivision No. 3, then bearing North 0°22'00" West, along the west boundary of Robert Street, for a distance of 1055.00 feet, to a point on the north boundary of said East Half of the Southeast Quarter of the Southeast Quarter, (E1/2, SE1/4, SE1/4) of Tract 40, Res., thence bearing South 89°53'00" West, along said north boundary of said Tract 40, Res., for a distance of 598.15 feet, to the north-west corner of said E1/2, SE1/4, SE1/4 of Tract 40, Res., for a distance of 1320.00 feet, to the Southwest Corner of said Tract 40, Res., thence bearing North 89°53'00" East, along the south boundary of said Tract 40, Res., for a distance of 484.15 feet, to the point of beginning, said Bakken Subdivision No. 3 to contain 17.46 acres, of which 16.03 acres are in lots, and approximately 1.37 acres are in public street right-of-ways, easements and sites; and have laid out, platted and subdivided into 7 lots, the Bakken Subdivision No. 3, in Park County, Wyoming, with the free consent and in accordance with the undersigned owners; and do hereby grant to the Bakken Subdivision No. 3 Homeowners Association, for common use, the utility and drainage easements and irrigation rights, and for other purposes as noted hereon; and do further state that we hereby release and relinquish all right of here and do that this subdivision shall be subject to the covenants filed and recorded in the office of the Clerk of Park County, Wyoming.

Executed this 13th day of April, 1984, A.D.  
Owners: Oliver Bakken Geneva Bakken  
Oliver Bakken Geneva Bakken

STATE OF WYOMING } ss  
County of Park

The foregoing dedication was acknowledged before me by Oliver Bakken and Geneva Bakken, this 13th day of April, 1984, A.D.  
Witness my hand and official seal:  
My Commission expires: October 3, 1986.

**Certificate of Surveyor.**

STATE OF WYOMING } ss  
County of Park

I, William H. Greaver, a land surveyor, registered in the State of Wyoming, by registration number, 135, L.S., hereby certify that between the dates of the 11th of October, 1983, and the 28th of November, 1983, that the Bakken Subdivision No. 3, shown hereon, was surveyed by me, and correctly shows the location and dimensions of the lots and easements of said subdivision, in compliance with the Park County Subdivision Regulations; and lost or obliterated government land corner monuments were restored as required, and that the requirements of W.S. 36-11-101 through 36-11-110 were complied with and that the monuments and lot corners marking this survey were actually set and the monuments were as described hereon, and that all elements of the survey close to an accuracy of one part in five thousand or better.

In witness whereof, I have set my hand and seal, this 13th day of April, 1984, A.D.  
Wyo. Reg. No. 135, L.S.  
William H. Greaver,  
William H. Greaver,  
Surveyor, Cody, Wyoming.

STATE OF WYOMING } ss  
County of Park

The foregoing certificate was acknowledged before me, this 13th day of April, 1984, A.D.  
Witness my hand and official seal:  
My commission expires: October 3, 1986.

**Planning and Zoning Commission Certificate.**

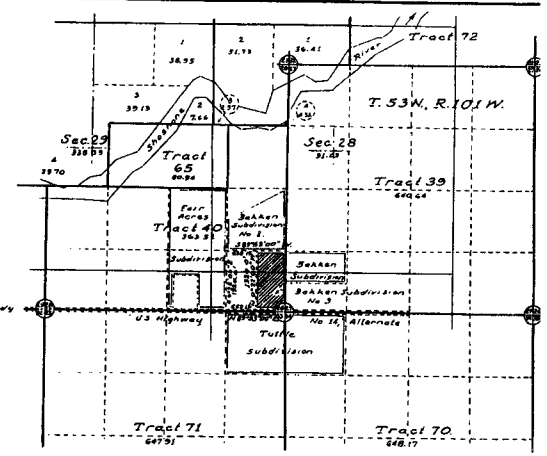
This plat is recommended for approval by the Board of County Commissioners, Park County, Wyoming, on this 21st day of April, 1984, A.D.  
Attest: Conrad M. Hines, Chairman.

**County Clerk's Certificate.**

This plat was filed for public record in the Office of the Clerk, Park County, Wyoming, at 11:18 o'clock P.M., on the 4th day of April, 1984, A.D., and is duly recorded in Book 100, Page Number 196.  
Receipt number 27723.

Doris F. Tait,  
Park County Clerk.  
Attest: Conrad M. Hines,  
Deputy.

Note: Bakken Subdivision No. 3 contains 7 lots.



**Location Plat.**  
Scale: 1 Inch = 1320 feet.

**County Commissioners Certificate and Subdivision Permit.**

This plat is hereby approved, and a subdivision permit is issued by the Board of County Commissioners of Park County Wyoming, this 2nd day of October, 1984, A.D., for filing and recording with the Clerk of Park County, Wyoming, and for the conveyance to the County of Park, the public dedications shown hereon; subject to the provision that the County of Park will not be obligated to finance, construct, or maintain any improvements within this subdivision, except as specifically agreed by the County of Park, and further said that the Board of County Commissioners will not maintain roads or other improvements not dedicated to the public, nor will the County of Park maintain roads or other improvements dedicated to the public, until they are constructed and completed to the satisfaction of the Board of County Commissioners, and accepted by proper resolution, in its complete discretion.

Dated this 2nd day of OCT, 1984, A.D.  
Shelby R. Bailey,  
Chairman,  
Park County Commissioners.

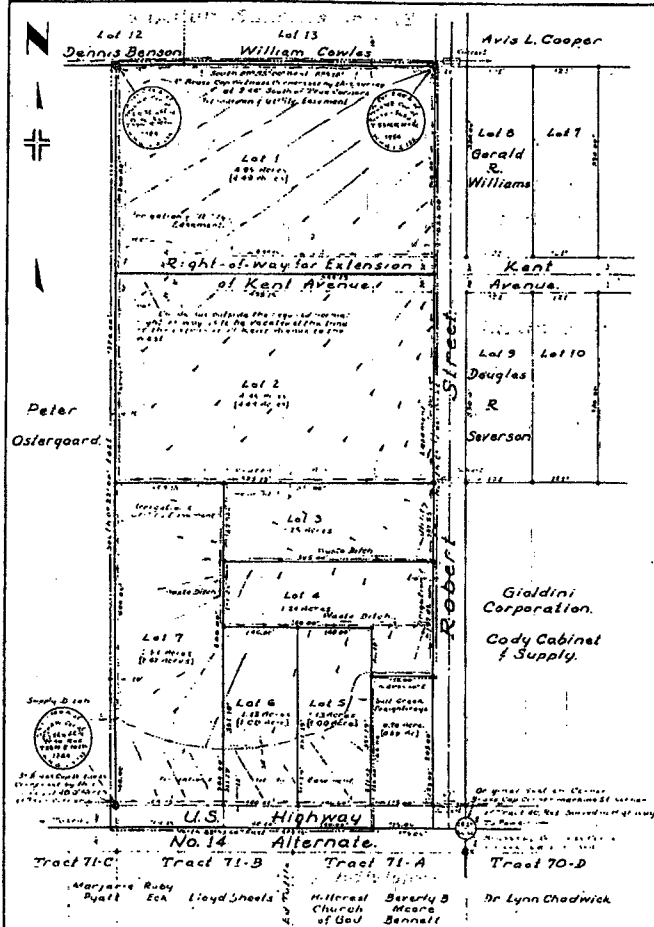
Witness my hand and official seal of the County of Park, this 2nd day of October, 1984, A.D.  
ATTEST: Mavis Fortson,  
Park County Clerk.

**Bakken Subdivision No. 3.**  
being a portion of  
East Half of the  
Southeast Quarter  
of the Southeast Quarter  
of Tract 40, Resurvey,  
in  
Township 53 North, Range 101 West,  
of the  
Sixth Principal Meridian,  
in  
Park County, Wyoming.

William H. Greaver,  
Surveyor,  
Cody, Wyoming.  
January 1984.



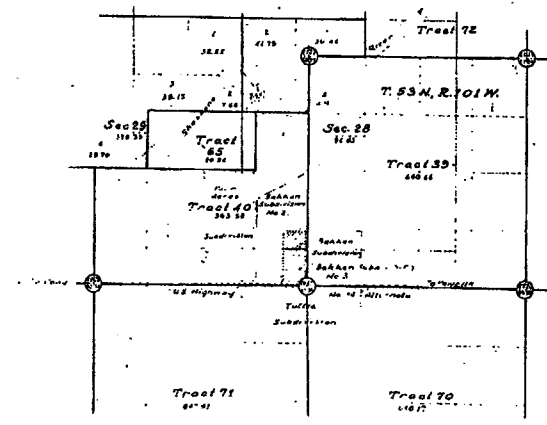
Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



**Legend:-**

- Boundaries of the Bakken Subdivision No. 3, shown thus: \_\_\_\_\_
- Iron Pipe Corners found in place, shown thus: \_\_\_\_\_
- Surr. Cap Aluminum Corners set on 7/8 Rebar, shown thus: \_\_\_\_\_
- 3" x 30" Brass Cap Corners set by this survey, shown thus: \_\_\_\_\_
- Total Acreages of Lots, shown thus: \_\_\_\_\_
- Net Acreages of Lots, excluding road areas, shown thus: \_\_\_\_\_
- Original Section Corners, shown thus: \_\_\_\_\_
- Irrigation Ditches and Laterals, in place and in use, shown thus: \_\_\_\_\_
- Direction of water flow over the land, shown thus: \_\_\_\_\_
- Boundaries of 10' wide Irrigation and Utility Easements, shown thus: \_\_\_\_\_

2.81 Acres  
 [2.81 Acres]



**Notes**

1. See Protective Covenants for more information concerning Irrigation Rules.
2. The following lots are entitled to irrigation for the acreage listed and statutory appropriation.
 

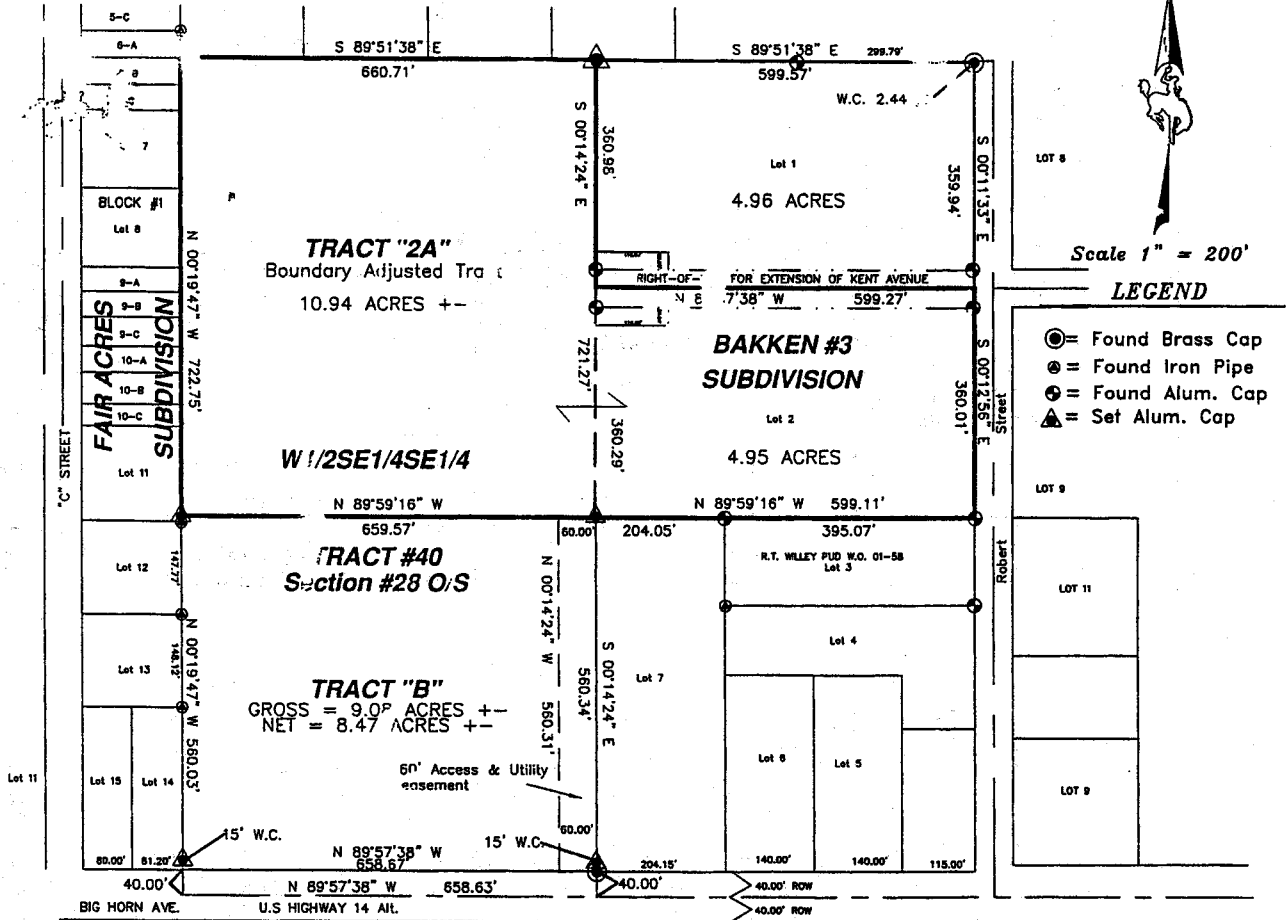
Lot 1	4.95 Acres	0.071 c.f.s.
Lot 2	4.41 Acres	0.071 c.f.s.
Lot 3	1.25 Acres	0.018 c.f.s.
Lot 4	1.24 Acres	0.018 c.f.s.
Lot 5	1.00 Acre	0.014 c.f.s.
Lot 6	1.00 Acre	0.014 c.f.s.
Lot 7	2.81 Acres	0.040 c.f.s.
3. The Bakken Subdivision No. 3 has 20 acres adjudicated under Permit No. 1042, Cody Canal.
4. The points of diversion shown are proposed. The lot owner is responsible for building suitable headgates and distribution systems over his lot. The head-gate location and construction must meet Cody Canal approval if necessary.
5. The boundary corners and all lot corners of the "Bakken Subdivision No. 3" have been found or set.

The two laterals, one along the north boundary of the Subdivision, and one along the north highway right-of-way, near the south boundary of the Subdivision, are too low for flood irrigation on these lands, but may be used for pumping systems, if required.

The purchasers/owners of any lots with the "Bakken Subdivision No. 3" do not have any rights to the natural flow of any stream or river within or adjacent to the "Bakken Subdivision No. 3." Wyoming law does not recognize any "accrual" rights to the natural flow of the stream or river for persons living on the banks of the stream or river.

**Plat**  
 showing the  
**Irrigation Plan,**  
 for the  
**Bakken Subdivision No. 3,**  
 in the  
**E 1/2 SE 1/4 SE 1/4 of Lot 40, Resurvey,**  
 in  
**T. 53 N., R. 101 W., 6th P.M.,**  
**Park County, Wyoming,**  
 submitted before the  
**State Board of Control,**  
 Cheyenne, Wyoming.  
 William H. Greener,  
 Land Surveyor,  
 Cody, Wyoming.

**CAMPBELL & ASSOCIATES**  
LAND SURVEYORS  
CODY, WYOMING



**TUTTLE  
SUBDIVISION**

**CERTIFICATE OF OWNERS**

**CERTIFICATE OF CITY ENGINEER**

APPROVED THIS 23<sup>rd</sup> DAY OF February 2005  
 BY ENGINEER [Signature]  
 ATTEST: [Signature] Kelly Jensen - Administrative Services Director

**COUNTY CLERK'S ACCEPTANCE**

THIS PLAT IS HEREBY ACCEPTED AND WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005 A.D., AND IS DULY RECORDED IN BOOK \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_

PARK COUNTY CLERK AND RECORDER

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } SS  
 COUNTY OF PARK }

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map was made from notes taken during an actual survey performed under my direct supervision during JAN, 2005, and correctly represents record and field survey information along parcel boundaries located within the W1/2SE1/4SE1/4, Tract #40 and Lots # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, Subdivision in the City of Cody.

**PAUL R. CAMPBELL**  
 LS2571  
 [Signature]  
 WYOMING  
 PAUL R. CAMPBELL  
 WYOMING REGISTRATION NO. 2571 L.S.

State of Wyoming } SS  
 County of Park }  
 This instrument was filed for record on this 2<sup>nd</sup> day of March 2005 at 4:49 o'clock P m. and duly recorded under Document Number 205-1495 in Plat Cabinet H At Page 111  
 KAREN CARTER, Park County Clerk  
 By [Signature] Deputy  
 No. 2005-1495

OFFICIAL SEAL  
**CYNTHIA BAGBY**  
 NOTARY PUBLIC-OREGON  
 NOTARY PUBLIC NO. A566183  
 COMMISSION EXPIRES MARCH 3, 2007  
 MY COMMISSION EXPIRES

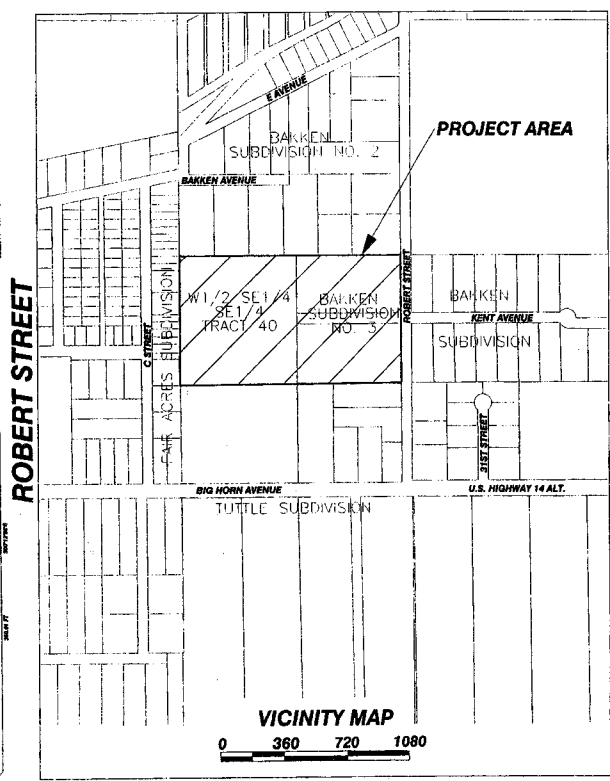
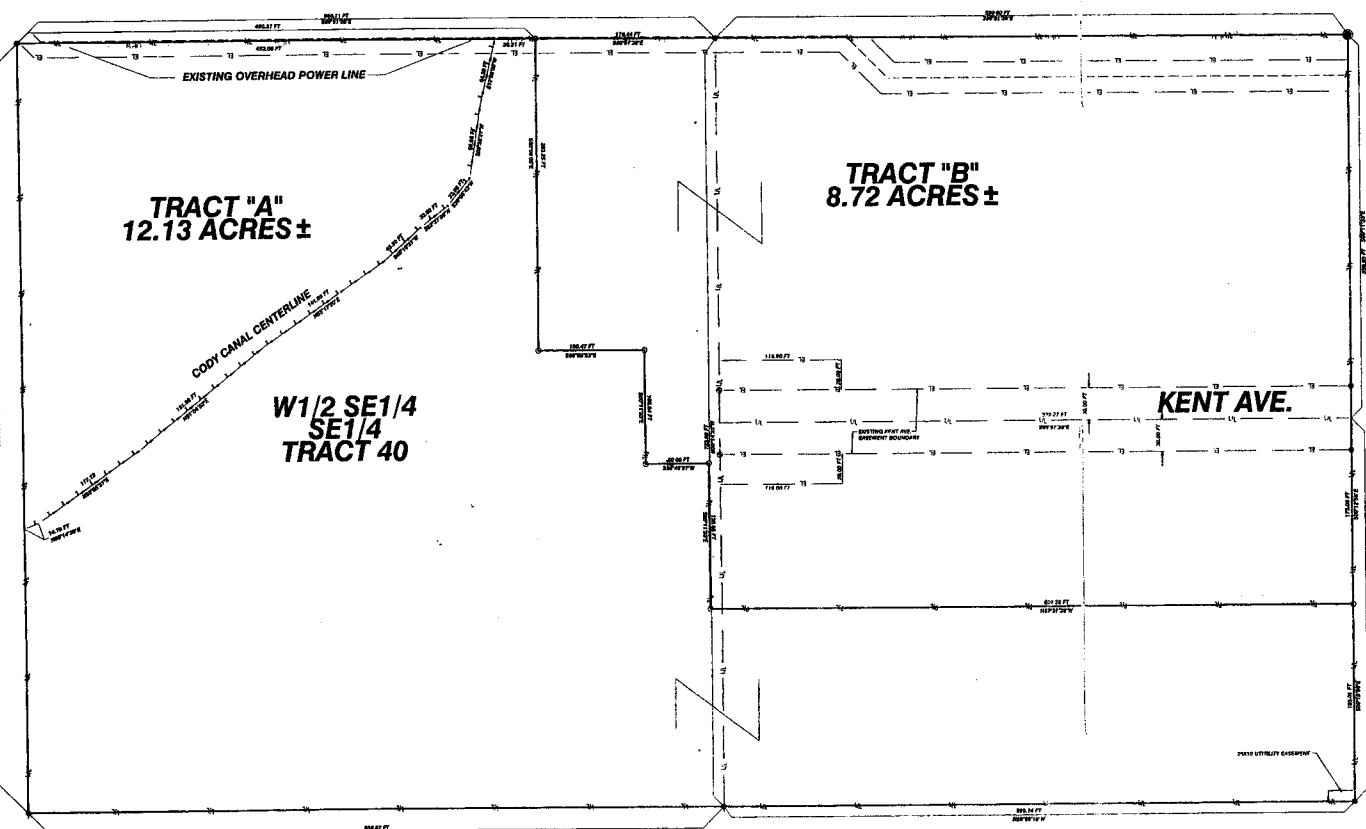
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE BOUNDARY LOT ADJUSTMENT OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE PURPOSE OF THE BOUNDARY ADJUSTMENT SURVEY IS FOR ADJUSTING BOUNDARY LINES BETWEEN THE LOTS AS SHOWN; THAT THE LAND BEING CONVEYED IS FOR THE SOLE PURPOSE OF ADJUSTING THE BOUNDARY LINES BETWEEN TRACT "2A" AND LOT #2. TRACT "2A" IS NOT TO BE SOLD OR TRANSFERRED AS A SEPARATE PARCEL WITHOUT APPROVAL OF SUBDIVISION BY PLANNING AND ZONING AND THE CITY COUNCIL; THAT THE EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

STATE OF OREGON )  
 ) SS  
 COUNTY OF Multnomah  
 THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY ELSA LEIGH OSTERGAARD ON THIS 22 DAY OF February 2005  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES March 3, 2007  
 [Signature] NOTARY PUBLIC

STATE OF WYOMING )  
 ) SS  
 COUNTY OF PARK )  
 THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY CURTIS L. RYAN ON THIS 18 DAY OF February 2005  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 1-2-09  
 [Signature] NOTARY PUBLIC

**RECORD OF SURVEY**

SHOWING  
**BOUNDARY ADJUSTMENT SURVEY**  
 A DIVISION OF THE W1/2SE1/4SE1/4  
 TRACK #40 TO COMBINE  
 TRACT "2A" WITH LOT #2,  
 BAKKEN #3 SUBDIVISION  
 Rectangular T.53N. R.101W., 6th P.M.,  
 IN THE CITY OF CODY, WYOMING  
 CAMPBELL & ASSOCIATES LAND SURVEYING  
 CODY, WYOMING JAN, 2005  
 WO 04-127, V-1, BK-A2528, PG-70



**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 21st day of October, 2006, and is duly received in Book 27, Page 1081.

By: *Christina Eck*  
County Clerk

**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 true and correct plat of the land described in Resurvey T.53N., R.101W., Park County, Wyo., 6th P.M.

*Paul R. Campbell*  
Surveyor  
WYOMING PROFESSIONAL LAND SURVEYOR NO. 2571 L.S.

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DISPOSITION OF LANDS, THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED, THAT THE BOUNDARY LOT ADJUSTMENT OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, THAT WE HEREBY DEEDS THE EASEMENTS, RIGHTS-OF-WAY AND RESERVATIONS SHOWN ON THIS PLAT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESERVATIONS BOUNDARY LINES BETWEEN THE LOTS AS SHOWN, THAT THE LAND BEING CONVEYED IS FOR THE SOLE PURPOSE OF ADJUSTING THE BOUNDARY LINES BETWEEN LOT 1 AND LOT 2, THAT THE DEEDS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAVED.

*Chris L. Ryan*  
Chris L. Ryan - Manager  
Cody Hill Properties, L.L.C.

STATE OF WYOMING ) SS  
COUNTY OF PARK )

The foregoing certificate was acknowledged before me by Chris L. Ryan on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before my hand and official seal.

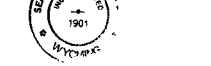
*Chris L. Ryan*  
Notary Public

My commission expires: 11-1-08

**CERTIFICATE OF CITY ENGINEER**

Approved this 21<sup>st</sup> day of October, 2006.

By ENGINEER: *Paul R. Campbell*  
Attest: *Paul R. Campbell*  
City Engineer



**LEGEND**

- EXISTING LOT LINES ————
- PROPOSED LOT LINES ————
- EASEMENT LINES ————
- CANAL CENTERLINE ————
- OVERHEAD POWER LINE ———— OPW
- WITNESS CORNER ⊙
- SET ALUMINUM CAP ○
- FOUND BRASS CAP ●
- FOUND ALUMINUM CAP •
- FOUND IRON PIPE ⊙
- STREET MONUMENT ■

**RECORD OF SURVEY**

**SHOWING**  
**BOUNDARY ADJUSTMENT SURVEY**

**A DIVISION OF LOT 1 AND LOT 2,  
BAKKEN #3 SUBDIVISION TRACT 40  
RESURVEY T.53N., R.101W., 6th P.M.  
IN THE CITY OF CODY, WYOMING**

**CAMPBELL AND ASSOCIATES**

2824 BIG HORN AVENUE  
CODY, WYOMING 82414  
PHONE: (307) 527-0916  
FAX: (307) 527-0916