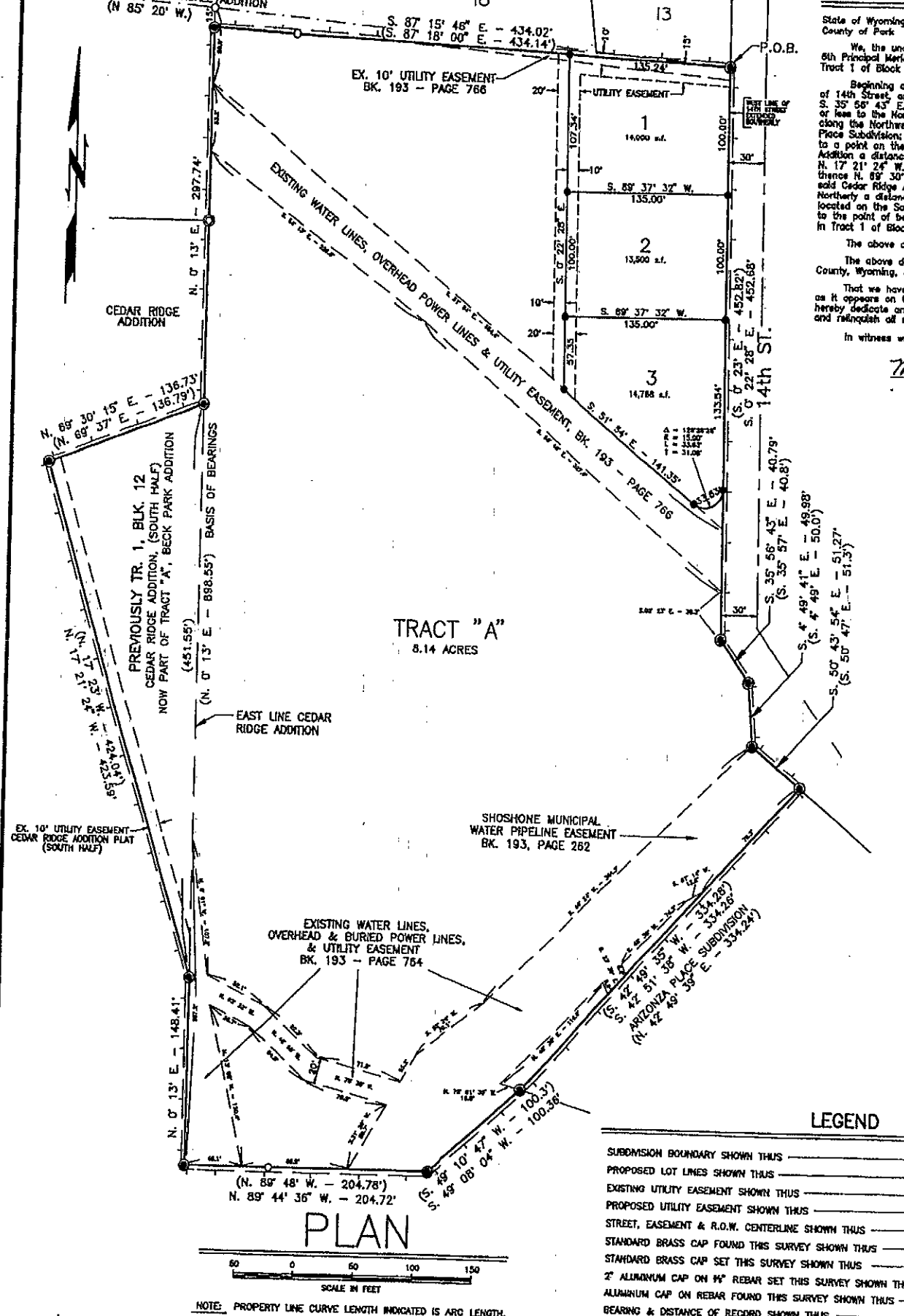


T. 52 N., R. \*101 W.



**LEGEND**

SUBDIVISION BOUNDARY SHOWN THIS	_____
PROPOSED LOT LINES SHOWN THIS	_____
EXISTING UTILITY EASEMENT SHOWN THIS	_____
PROPOSED UTILITY EASEMENT SHOWN THIS	_____
STREET, EASEMENT & R.O.W. CENTERLINE SHOWN THIS	_____
STANDARD BRASS CAP FOUND THIS SURVEY SHOWN THIS	○
STANDARD BRASS CAP SET THIS SURVEY SHOWN THIS	⊙
2" ALUMINUM CAP ON #4 REBAR SET THIS SURVEY SHOWN THIS	⊙
ALUMINUM CAP ON REBAR FOUND THIS SURVEY SHOWN THIS	○
BEARING & DISTANCE OF RECORD SHOWN THIS	(S. 4° 49' E. - 50.0')
BEARING & DISTANCE OBTAINED THIS SURVEY SHOWN THIS	S. 4° 49' 41" E. - 49.98'

**NOTE**

The Beck Park Addition as shown herein has existing 12,470/7200 volt and other overhead distribution power feeder lines running through the property. As per requirements of the City of Cody Electrical Department, the developer, future lot owners and tenants are hereby notified that there exist electromagnetic fields (EMF) generated by the power lines. The levels of EMF generated by power lines vary with the amount of electrical load served by the power line. This load varies with seasons, weather, and customer usage of electrical devices in homes and businesses served from power lines. EMF levels diminish rapidly with distance. EMF is associated with all electrical equipment and wiring, not just power lines. Electric motor operated devices generate much higher levels than most power lines, although only when they are running. Most electric devices used in the home also have EMF associated with them. The only way to eliminate exposure to EMF is to eliminate the use of any and all electrical equipment. It is the intent of this notice to inform the public of the existence of EMF and to encourage the use of common sense in the use of electrical equipment. As of this time, there are several studies completed and certain types of cancer. As of this time, no definitive conclusions have been identified as either proving or disproving this association, but many studies are in progress that may provide an answer to this concern.

Current electrical utility practice is to encourage a policy called prudent avoidance on the part of individuals concerned about the possible risks involved with living near power lines. This in no way should be construed to suggest that electric utilities believe that a health hazard exists, but in the absence of clear evidence either way, it is a suggestion that a potential homeowner or tenant consider the possibility. An informed decision should be made that weighs an individual's beliefs and concerns.

\* NOTE THAT THIS PROPERTY IS ACTUALLY IN R. 102 W., HOWEVER ALL LEGAL DESCRIPTIONS HAVE STATED R. 101 W., MOST PROBABLY REFERRING TO LOT 62, WHICH IS MOSTLY IN R. 101 W.

**CERTIFICATE OF DEDICATION**

State of Wyoming } ss  
County of Park

We, the undersigned, hereby certify that we are the owners and proprietors of: A parcel of land in Tract 62, T. 52 N., R. 101 W. of the 6th Principal Meridian within the City of Cody, Park County, Wyoming, according to the Government Resturvey and said parcel partially contains Tract 1 of Block 12 of the Cedar Ridge Addition (South Half) to the City of Cody, Wyoming and is more particularly described as follows:

Beginning at a point of intersection on the South line of the Glendale Addition to the City of Cody, and the West Right-of-way line of 14th Street, and thence proceeding along the westerly Right-of-way line of 14th Street S. 0° 22' 26" E. a distance of 452.68 feet; or less to the Northwest Corner of Arizona Place Subdivision, on addition to the City of Cody, Park County, Wyoming; thence S. 42° 51' 35" W. a distance of 100.38 feet; thence N. 68° 44' 35" W. a distance of 204.72 feet, more or less, to the Southwest Corner of Arizona Place Subdivision; thence S. 48° 08' 04" W. a distance of 100.38 feet; thence N. 68° 44' 35" W. a distance of 204.72 feet, more or less, to a point on the Easterly line of Cedar Ridge Addition, to the City of Cody; thence N. 0° 13' E. along said Easterly line of Cedar Ridge Addition a distance of 148.41 feet, more or less, to the Southerlymost Corner of Tract 1 of Block 12 of said Cedar Ridge Addition; thence N. 17° 21' 24" W. along the Westerly line of said Tract 1 a distance of 423.58 feet, more or less, to the Northwest Corner of said Tract 1; thence N. 89° 30' 15" E. along the Northernly line of said Tract 1 a distance of 136.73 feet, more or less, to the North East line of said Cedar Ridge Addition; thence N. 0° 13' E. along the East line of Cedar Ridge Addition and the East line of Cedar Ridge Addition extended a distance of 297.74 feet, more or less, to a point located 15 feet Southerly from an aluminum survey cap point of intersection located on the South line of the Glendale Addition to the City of Cody; thence S. 87° 15' 46" E. a distance of 434.02 feet, more or less, to the point of beginning hereinafter described, and containing 9.11 acres, more or less, of which 0.97 acre, more or less, is contained in Tract 1 of Block 12 of the Cedar Ridge Addition to the City of Cody, Wyoming.

The above description is subject to all rights-of-way and/or easements legally acquired, recorded or as shown herein.

The above description is included within the description of the property recorded in Book 224 of Page 518 of the records of Park County, Wyoming, excepting Tract 1 of Block 12 of the Cedar Ridge Addition to the City of Cody, Wyoming.

That we have caused said described lands to be surveyed and plotted as shown herein as the Beck Park Addition; that the subdivision, as it appears on this plat, is with the free consent and in accordance with desires of the undersigned owners and proprietors; and that we hereby dedicate and set apart the streets, easements and rights-of-way shown hereon to the use of the General Public. We hereby release and relinquish all rights of homestead.

In witness whereof, we have hereunto set our hand this 2nd day of May, 1995.

*Mary K. Kenney*  
Mary K. Kenney

*Michael L. Kenney*  
Michael L. Kenney

State of Wyoming } ss  
County of Park

The foregoing Certificate of Dedication was acknowledged before me by Michael L. Kenney and Mary K. Kenney, husband and wife, this 2nd day of May, 1995.

Witness my hand and official seal.

My commission expires: 4-20-96  
See Attachment A for Notarial Seal.

*Robert J. Pender*  
Notary Public

**CITY COUNCIL APPROVAL**

Approved this 13 day of June, 1995 by the City Council of Cody, Wyoming.

*Jack T. Skates*  
Jack T. Skates, Mayor

Attest: *James S. Smiley*  
James S. Smiley, City Clerk

State of Wyoming } ss  
County of Park

The foregoing Approval was acknowledged before me by Jack T. Skates, Mayor, and James S. Smiley, City Clerk, this 13th day of June, 1995.

Witness my hand and official seal.

My commission expires: 11-24-98

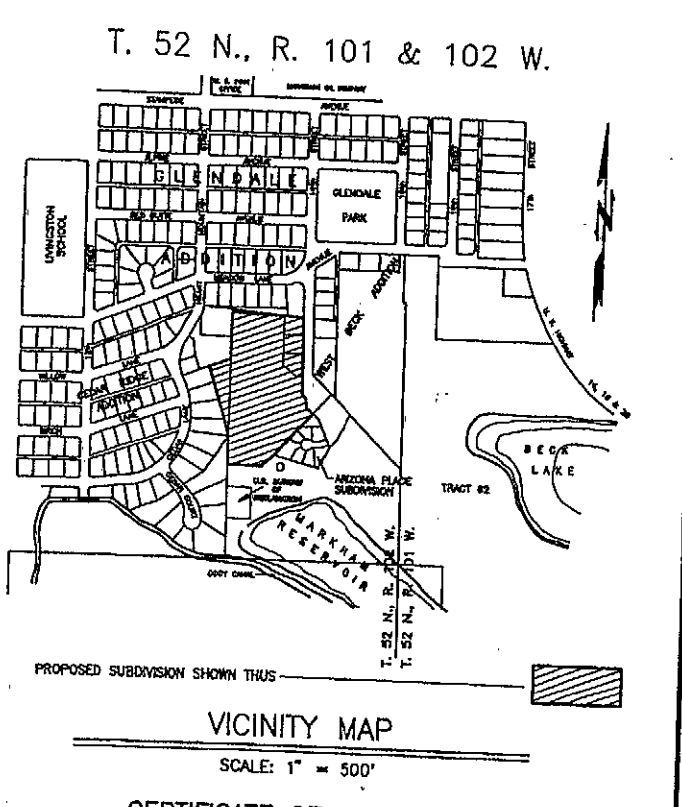
*Dorinda J. Dancy*  
Notary Public

**PLANNING AND ZONING COMMISSION CERTIFICATE**

This Plat is recommended for approval by the City Planning and Zoning Commission, Cody, Wyoming, on this 13 day of June, 1995.

Attest: *J. W. Brown*  
Secretary

*Lawrence S. Brown*  
Chairman



**CERTIFICATE OF SURVEYOR**

State of Wyoming } ss  
County of Park

I, Dwain D. Dietz, of Cody, Wyoming, hereby certify that during the period from May 4, 1994 to April 10, 1995, the Beck Park Addition was surveyed by me and under my direction; that said subdivision is correctly described in the owner's Certificate of Dedication on this Plat, which is drawn to a scale of 1 inch equals 50 feet. The dimensions of lots are given in feet and decimals of a foot and any surplus or deficiency is distributed uniformly in proportion to measurements shown on the plat, survey close to 1 in 5,000, or better. The East line of the Cedar Ridge Addition to the City of Cody was used as the Bearing Base for all bearings obtained during this survey. Property description and the statement recorded in Book 50 at pg. 382 of Park County's records in 1922 for pipelines, ditches, etc., cannot be precisely located from the description given, however some of the uses outlined may no longer be needed or may be satisfied by the easements shown hereon. The easement recorded in Book 318 at pg. 557 of Park County's Records in 1957 for access on present and future roads cannot be precisely located from the description given, however present access to the U.S. Bureau of Reclamation Property near the Southwest corner of this subdivision appears to cross City lands to the South and East of this subdivision.

*Dwain D. Dietz*  
Surveyor

Wyoming Registration No. 626 P.E. & L.S.

**COUNTY CLERK'S CERTIFICATE**

This Plat was filed for the Public Record in the Office of the Clerk, Park County, Wyoming, at 1:58 o'clock P.M. on the 13 day of JUNE, 1995 A.D., and is duly recorded in Book F, Page Number 125.

349165

By: *Daryl Lee Livesay*  
Deputy

*Marie Fontaine*  
Park County Clerk

**FINAL PLAT  
BECK PARK ADDITION**

MICHAEL L. & MARY K. KENNEY  
P.O. BOX 1441, CODY, WYOMING 82414

**GRAHAM, DIETZ & ASSOCIATES**  
CONSULTING ENGINEERS  
Civil Engineering - Land Surveying  
Airport Planning & Engineering

1506 Shogate Ave.  
P.O. Box 333  
Cody, WY 82414

408 E. 2nd Street  
Cody, WY 82414

PROJECT NUMBER  
A.I.P. N/A  
STATE N/A  
BOOK NO. 515-418  
DRAWN BY: BB  
CHECKED BY: REM/SAW  
APPR. BY: DDD  
DATE: 5-27-95  
SHEET NUMBER