

BOUNDARY TIE CORNER 3/39  
N89°58'32"E 1322.22 FT



**NOTES**

1. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLATION OF BACKFLOW PREVENTION DEVICES PURSUANT TO DEQ-WQD REQUIREMENTS.
2. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR COMPLYING WITH THE CITY OF CODY POLICY REGARDING ZERO INCREASE IN RUNOFF WITH THEIR SITE PLAN SUBMITTAL.
3. SITE DEVELOPMENT PLANS WILL REQUIRE ON SITE PROVISIONS FOR GARBAGE COLLECTION.
4. OPERATION AND MAINTENANCE OF THE RAW WATER SYSTEM IS THE RESPONSIBILITY OF CURRENT AND FUTURE LANDOWNERS.
5. CURB, GUTTER & SIDEWALK WILL NOT BE INSTALLED ALONG BIG HORN AVE. ON 33RD STREET WITH THIS ADDITION. IT WILL BE INSTALLED ALONG BIG HORN AVE. UNDER AN UPCOMING RECONSTRUCTION PROJECT. LOT OWNERS SHALL PROMOTE AN IMPROVEMENT DISTRICT IF ONE IS FORMED IN THE FUTURE FOR INSTALLATION OF CURB, GUTTER & SIDEWALK ALONG 33RD STREET.
6. THE ORDER OF ACCURACY OF THIS SURVEY IS 1 TO 15,000.

**LEGEND**

SUBDIVISION BOUNDARY ——— L/L  
 SUBDIVISION LOT LINES ——— EL  
 EASEMENT LINE ——— EL  
 REPLACE CORNER WITH 3-1/4 INCH ALUM. CAP ON 28 INCH ALUM. PIPE  
 SET 2 INCH ALUMINUM CAP ON #5X24 INCH REBAR

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING ) ) SS  
 COUNTY OF PARK ) )

Know all persons by these presents: That Tom and Peggy Quirk, Fred and Lorie Kunz, and Jeffrey and Loan Bushta are the owners of a parcel of land described as Lot 1, Block 1, Cooper Subdivision, City of Cody, Park County, Wyoming; said parcel being located within Tract #28, Resurvey T.53N., R.101W., 6th P.M. and being more particularly described as follows:

COMMENCING at corner #338; thence N89°58'32"E on and along the 3-2 of said Tract #39 for a distance of 1322.22 feet more or less to the POINT OF BEGINNING; thence S00°11'15"W for a distance of 514.80 feet to the northwest corner of said parcel; thence S89°58'32"E for a distance of 329.66 feet to the northeast corner of said parcel; said northeast corner being located at the centerline of 33rd street; thence S00°10'21"E on and along said centerline for a distance of 514.81 feet to the southeast corner of said parcel; said southeast corner being located at the centerline intersection of 33rd street and Big Horn Avenue; thence S89°58'32"W on and along the south line of said parcel #389 for a distance of 299.56 feet to the POINT OF BEGINNING. Said parcel contains 2.30 acres more or less.

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 with the purpose so noted hereon for the public use;

Tom Quirk  
 Peggy Quirk  
 Fred W. Kunz  
 Lorie Kunz  
 Jeffrey M. Bushta  
 Loan S. Bushta

The foregoing certificate was acknowledged before me by Tom and Peggy Quirk, Fred and Lorie Kunz, and Jeffrey and Loan Bushta on this 21<sup>st</sup> day of September, 2004.

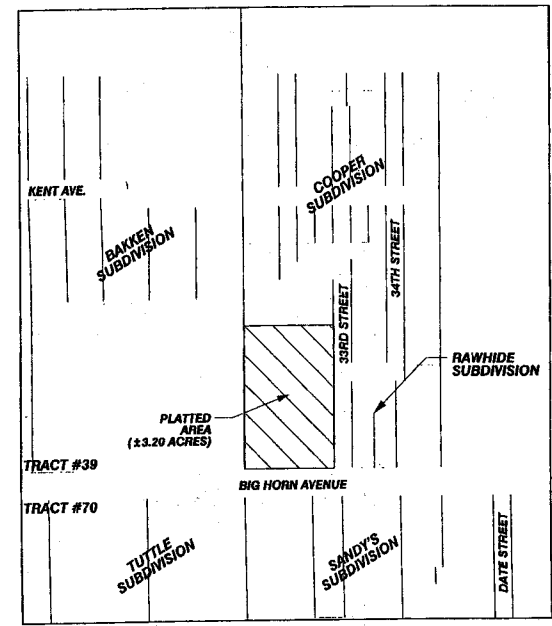
Notary Public  
 My commission expires: 11/1/2007

**APPROVALS**

STATE OF WYOMING ) ) SS  
 COUNTY OF PARK ) )  
 City Planning and Zoning Board  
 Recommended for approval this 21<sup>st</sup> day of September, 2004  
 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman: *[Signature]*  
 Approved this 20<sup>th</sup> day of September, 2004 by the City Council of Cody, Wyoming.

By Mayor: *[Signature]*  
 Attested by City Clerk: *[Signature]*



**VICINITY MAP**  
 SCALE: 1 IN = 200 FT (2413)  
 1 IN = 400 FT (11131)

**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 Big Horn Plaza Addition located in Block 1, Lot 1 of the Cooper Subdivision T.53N., R.101W., 6th P.M., Resurvey, City of Cody, Park County, Wyoming

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

**COUNTY CLERK'S CERTIFICATE**

This Plat was filed for the public record by the office of the Clerk, Park County, Wyoming, at 1:55 O'Clock P.M. on the 25<sup>th</sup> day of September, 2004, and is duly recorded in Book 1, Page Number 588.

KAREN CARTER  
 Park County Clerk  
 By: *[Signature]*  
 Deputy

**ENGINEER**  
**Sage**  
 CIVIL ENGINEERING  
 1501 STARBUCK AVE., SUITE 2010  
 CODY, WY 82401  
 PHONE: (307) 527-9918 FAX: (307) 527-9918

**SURVEYOR**  
 Campbell & Associates  
 1221 17th Street  
 CODY, WY 82401  
 PHONE: (307) 527-9891 WYO 04-71

**FINAL PLAT**  
**THE BIG HORN PLAZA**  
**ADDITION**

**DEVELOPER**  
**OKB L.L.C.**  
 301 17TH STREET  
 CODY, WY 82401

Further Subdivision of Lot 1, Block 1, Cooper Subdivision Resurvey T.53N., R.101W., 6th P.M., City of Cody, Park County, Wyoming

AUGUST 24, 2004 1 OF 1