

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF PARK) SS

I, the undersigned, do hereby certify that the foregoing subdivision of a parcel of land located within Lot 15, Fair Acres West Subdivision, Resurvey Township 53 North, Range 101 West, 80th P.M., Coody, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being more particularly described as follows:

Beginning at an existing brass cap located at the southeast corner of Lot 15, said Fair Acres West Subdivision; thence N. 87°24'48" W. for a distance of 481.88 feet to an existing rebar; thence S. 88°21'44" E. for a distance of 771.48 feet; thence S. 88°51'20" E. for a distance of 438.72 feet to the southeast corner of Section 25, Township 53 North, Range 101 West, 80th P.M., Coody, Wyoming; thence N. 88°24'28" W. for a distance of 571.97 feet; thence S. 87°25'20" E. for a distance of 321.34 feet; thence N. 88°20'00" W. for a distance of 721.49 feet to the POINT OF BEGINNING.

It is understood, all have and/or assigns are proponents for participating in the maintenance of the above described property; and by these presents do hereby dedicate and set apart the assessments and common area, with the purpose as noted herein for the use by the members of the Blackburn P.U.D. Lot Owners Association.

The undersigned, all have and/or assigns are proponents for participating in the maintenance of the above described property; and by these presents do hereby dedicate and set apart the assessments and common area, with the purpose as noted herein for the use by the members of the Blackburn P.U.D. Lot Owners Association. The entire shall be considered private ground with an easement granted to the City of Coody for the maintenance and operation of city facilities.

Dain Higley
Carol Higley

My commission expires: 6-28-13

APPROVALS

STATE OF WYOMING)
COUNTY OF PARK) SS

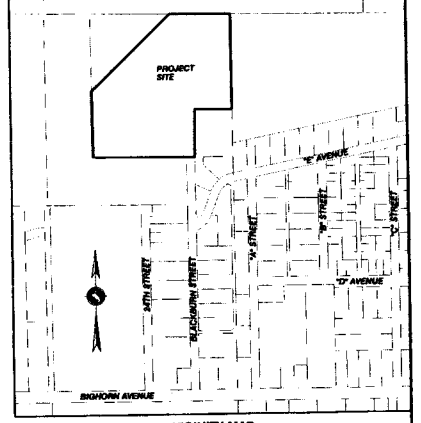
City Planning and Zoning Board
Recommended and approved this 9th day of November, 2011
by the City Planning and Zoning Board of Coody, Wyoming.

By Chairman: *Gregory J. Rogers*

Approved this 15th day of November, 2011
the City Council of Coody, Wyoming.

By Mayor: *Nancy A. Brown*

Attested by Administrative Services Officer: *Christina Stuber*



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK) SS

I, Paul R. Campbell of Coody, Wyoming hereby certify that this map is based upon field and record data and that it is a Final Plat of the Blackburn P.U.D. located within the NE1/4SW1/4, Section 25 Township 53 North, Range 101 West, 80th P.M., Coody, Wyoming, Wyoming Registration No. 2871 L.S.

Paul R. Campbell
Surveyor

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 6:50 P.M. on the 15th day of November, 2011, and is duly recorded in Book 12, Page Number 2871, Dec 15, 2011 - 479

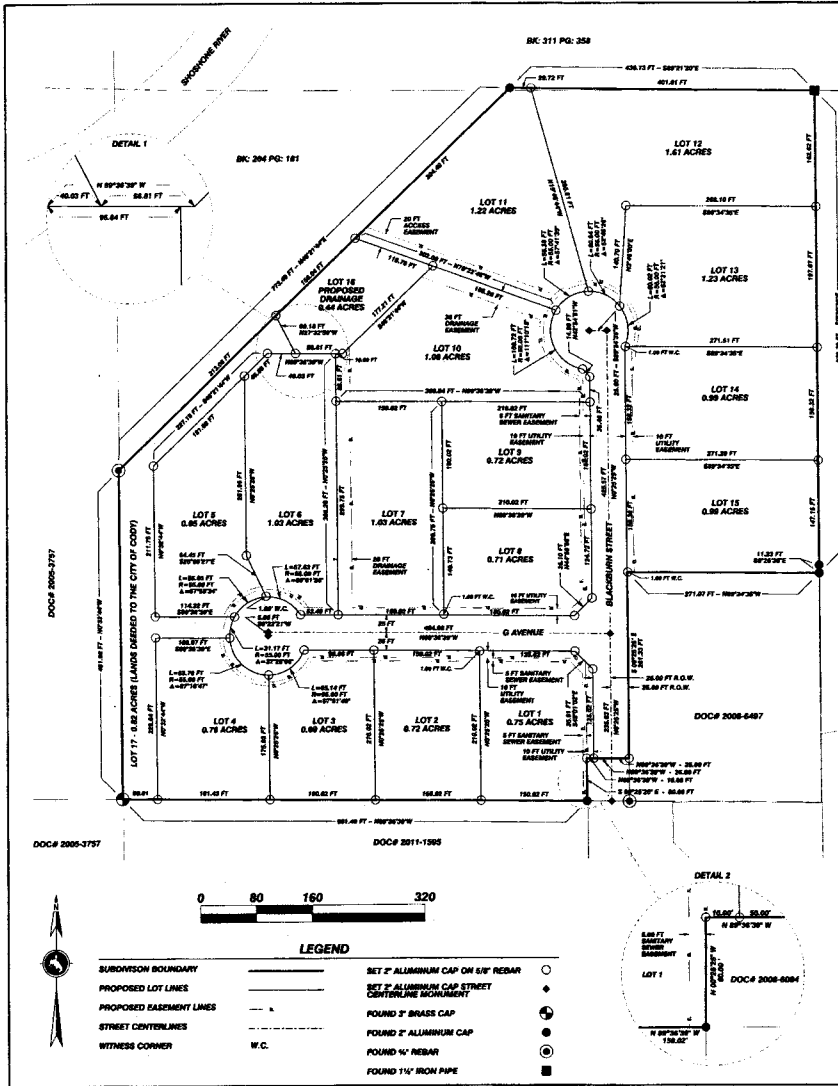
Jessie S. Hagan
Park County Clerk

FINAL PLAT
OF
BLACKBURN P.U.D.
WITHIN
NE1/4 SW1/4 OF Section 25, Original Survey
Now being within
TRACT 40
Resurvey T.53N., R.101W., 80th P.M.,
Coody, Park County, Wyoming

DEVELOPER
ED HIGGIE
1143 SHERIDAN AVENUE
COODY, WY 82414

ENGINEER/SURVEYOR
SAGE CIVIL ENGINEERING
2524 BIG HORN AVENUE
COODY, WY 82414

JANUARY 2012



LEGEND

SUBDIVISION BOUNDARY	—	SET 2" ALUMINUM CAP ON 6" REBAR	○
PROPOSED LOT LINES	—	SET 2" ALUMINUM CAP STREET CENTERLINE MONUMENT	⊕
PROPOSED EASEMENT LINES	- - -	FOUND 3" BRASS CAP	⊙
STREET CENTERLINES	—	FOUND 2" ALUMINUM CAP	⊙
WITNESS CORNER	W.C.	FOUND 4" REBAR	⊙
		FOUND 1 1/2" IRON PIPE	⊙

BC 379 PG: 421

CERTIFICATE OF DEDICATION

STATE OF WYOMING) SS
COUNTY OF PARK

Know all persons by these presents: That the foregoing subdivision of a parcel of land located within Lot 15 of Fair Acres West Subdivision, within Tract 40, Resurvey Township 83 North, Range 101 West, 6th P.M., Cody, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being more particularly described as follows:

Beginning at an existing brass cap located at the southwest corner of said Lot 15; thence N 09°22'54" W for a distance of 851.84 feet to an existing "K" manhole; thence N 80°21'44" E for a distance of 772.49 feet; thence S 89°21'20" E for a distance of 428.73 feet to the northeast corner; thence S 09°20'28" E for a distance of 816.33 feet; thence N 80°42'22" W for a distance of 371.57 feet; thence S 80°23'28" E for a distance of 281.23 feet; thence N 80°38'38" W for a distance of 80.00 feet; thence S 09°23'28" E for a distance of 90.00 feet; thence N 80°38'38" W for a distance of 681.48 feet to the POINT OF BEGINNING, as appears on this plat, is with the true content, 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 Blackburn Street and G Avenue as private access and utility easements and a city utility easement to perpetuity for the use of the members of the Blackburn P.U.D. Lot Owners Association. The streets shall be considered private streets with an easement granted to the City of Cody for the maintenance and operation of city facilities.

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 common area, with the purpose as noted hereon for the use by the members of the Blackburn P.U.D. Lot Owners Association.

Edna Higbie
Edna Higbie

Carol Higbie
Carol Higbie

The foregoing certificate was acknowledged before me by Edna Higbie and Carol Higbie on this 11th day of September, 2012. Witness my hand and official seal.

Yvonne Quinlan
Yvonne Quinlan
My commission Expires March 26, 2016



APPROVALS

STATE OF WYOMING) SS
COUNTY OF PARK

City Planning and Zoning Board
Recommended for approval this 21st day of August, 2012
by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman *Richard Whaley*

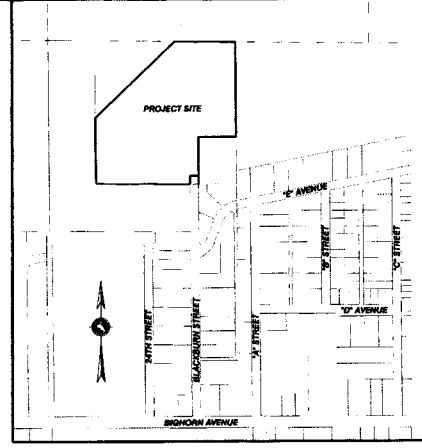
Approved this 11th day of September, 2012 by the City of Cody, Wyoming.

By Mayor *Nancy Anderson*

Attested by Administrative Services Officer *Janice*

NOTES

- Bearing base for this survey is Geoid: NAD83, Wyoming State Plane Coordinate System, Wyoming West Central Zone.
- Brass Mark is Brass Cap at Southwest Corner of Subdivision and Center of West Rocky Road. Elevation = 4814.08 feet (City of Cody Datum).
- All lots to be zoned Industrial/Commercial.
- Adjacent Zoning is D-3 and no zones.
- Consent to the plat and other considerations is complete.
- Reference Utility, Site, Landowners, Drainage and contract documents for additional information.
- All Easement work is completed by an accuracy of 1:15,000.
- A Right to Drain is hereby granted to the City of Cody for the purpose of disposal of storm water from the streets in the subdivision area in Lot 16. Percolation areas shall be operated and maintained by the Blackburn P.U.D. Lot Owners Association.
- Drainage shall be to the southwest on the site when operations process for the individual lots.
- No commercial development shall go through the Planning & Zoning Review process and must provide to the City of Cody a site plan, including, but not limited to, parking plans.
- No structures or fences shall be placed within a utility or drainage easement as per city ordinance.
- Sanitary sewer connections are to be provided for each lot to have sewer service. The City of Cody has no responsibility for maintenance of the private sewer system. The sanitary sewer system is to be designed and installed by the Blackburn P.U.D. Lot Owners Association.
- Sanitary sewer connections shall be required to be placed on the streets and placed on the east side of Blackburn Street and on the north side of G Avenue.
- No on street parking.
- The power easement shown on the original plat in favor of Rocky Mountain Power has been removed from this plat. The power line was relocated and per the note has been relocated.
- There is an existing overhead power line along the north side of Lot 11 & 12. This line is operated by Rocky Mountain Power. No easement of record has been found by this Surveyor.



VICINITY MAP

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 an Amended Final Plat of the Blackburn P.U.D. located in Lot 15 of Fair Acres West Subdivision, within Tract 40, Resurvey T.83N., R.101W., 6th P.M., City of Cody, Park County, Wyoming.



COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 2:00 o'clock P.M. on the 13th day of SEPT, 2012, and is duly recorded in Book 200, Page Number 106. Doc # 2012 - 5287

Jean B. Toranzo
Jean B. Toranzo
Park County Clerk

SEPTEMBER, 2012

AMENDED FINAL PLAT
OF
BLACKBURN P.U.D.
within
Lot 15 of Fair Acres West Subdivision
within Tract 40, Resurvey T.83N., R.101W.,
6th P.M. City of Cody, Park County, Wyoming

DEVELOPER
ED HIGBIE
1148 SHERIDAN AVENUE
CODY, WY 82414

ENGINEER/SURVEYOR
SAGE CIVIL ENGINEERING
2824 BIGHORN AVE.
CODY, WY 82414