

LEGEND

SUBDIVISION BOUNDARY ——— P/L

SUBDIVISION LOT LINES ——— L/L

EASEMENT LINE ——— E/L

EXISTING LOT BOUNDARY ——— D/L

SET ALUMINUM CAP ○

FOUND ALUMINUM CAP △

FOUND AND REPLACED REBAR WITH ALUMINUM CAP ▲

DIKOTES RECORD DISTANCE ()

COMMON AREA [Solid Black Box]

AREA OF EASEMENT [Hatched Box]

NOTES:

1. COMMON AREA = 2.04 ACRES
2. TOTAL AREA = 3.172 ACRES
3. PERCENTAGE OF COMMON AREA = 231%
4. ALLEY REQUIREMENTS ARE REQUESTED TO BE WAIVED.
5. SANITARY BOWER SYSTEM IS TO BE PRIVATELY MAINTAINED.

CERTIFICATE OF DEDICATION

STATE OF WYOMING)) SS
COUNTY OF PARK))

KNOW ALL PERSONS BY THESE PRESENTS, THAT ROSENCRANCE CONSTRUCTION IS THE OWNER OF A PARCEL OF LAND IN TRACT 71-8, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 88, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 71-8; THENCE N 89°58'40" W FOR A DISTANCE OF 486.88 FEET TO A POINT; THENCE N 80°58'30" E FOR A DISTANCE OF 87.28 FEET TO A POINT; THENCE N 89°57'10" W FOR A DISTANCE OF 188.91 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 28TH STREET; THENCE N 89°57'10" W FOR A DISTANCE OF 49 FT TO THE CENTERLINE OF 28TH STREET; THENCE N 89°58'30" E ALONG THE CENTERLINE OF 28TH STREET FOR A DISTANCE OF 80 FT; THENCE S 89°57'10" E FOR A DISTANCE OF 48.98 FT TO A POINT ON THE EAST RIGHT OF WAY LINE OF 28TH STREET; THENCE S 89°57'10" E FOR A DISTANCE OF 222.47 FEET TO A POINT; THENCE N 89°49'41" E FOR A DISTANCE OF 366.88 FEET TO A POINT; THENCE S 89°52'11" W FOR A DISTANCE OF 148.53 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.72 ACRES.

WE THE UNDERSIGNED, ALL HEIRS AND OR ASSIGNS HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE ADDITION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND BY THESE PRESENTS WE HEREBY DEDICATE AND SET APART THE EASEMENTS WITH THE PURPOSE SO NOTED HEREON FOR THE PUBLIC USE.

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 AGREE TO PROMOTE AND PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR CURB, GUTTER AND SIDEWALK ON 28TH STREET WHEN DEDICATED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

Paul R. Campbell
COUNTY CLERK
MANAGER - ROSENCRANCE CONSTRUCTION, L.L.C.

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY CORY ROSENCRANCE ON THIS 10th DAY OF January, 2008
WITNESS MY HAND AND OFFICIAL SEAL.

Paul R. Campbell
NOTARY PUBLIC

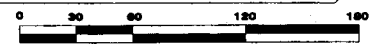
MY COMMISSION EXPIRES: July 9, 2008

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 10:00 O'CLOCK A.M. ON THE 10th DAY OF January, 2008, AND IS DULY RECORDED IN BOOK 71, PAGE NUMBER 75.

Kelly Jensen Doc. N 2,008-211
PARK COUNTY CLERK

BY: *[Signature]*
DEPUTY



APPROVALS

CITY PLANNING AND ZONING BOARD:
RECOMMENDED FOR APPROVAL THIS 22 DAY OF October, 2007
BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN *[Signature]*
GLENN W. NELSON

CITY COUNCIL:
APPROVED THIS 6th DAY OF November, 2007 BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR *[Signature]*
G. ROGER SEDAM

ATTENDEE BY CITY CLERK
[Signature]
CITY CLERK ROSENCRANCE

STATE OF WYOMING)) SS
COUNTY OF PARK))

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY G. ROGER SEDAM, MAYOR AND JENNIFER ROSENCRANCE, CITY CLERK ON THIS 6 DAY OF November, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2008

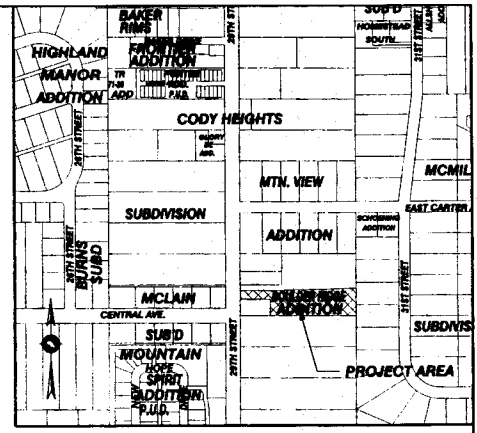
STATE OF WYOMING)) SS
COUNTY OF PARK))

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY G. ROGER SEDAM, MAYOR AND JENNIFER ROSENCRANCE, CITY CLERK ON THIS 6 DAY OF November, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 9, 2008



VICINITY MAP

0 600 1200 1800

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)) SS
COUNTY OF PARK))

I, PAUL R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 2571 HEREBY CERTIFY:

THAT FROM MAY 2006 TO AUGUST 2006, THE "BOULDER RIDGE PUD", SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION;

THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID ADDITION;

THAT THE REQUIREMENTS OF W.S. 38-11-101 THROUGH 38-11-110 WERE COMPLIED WITH AND MONUMENTS AND LOT CORNERS SHOWN AND DESCRIBED HEREON WERE ACTUALLY SET;

THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF BETTER THAN ONE PART IN FIVE THOUSAND AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT;

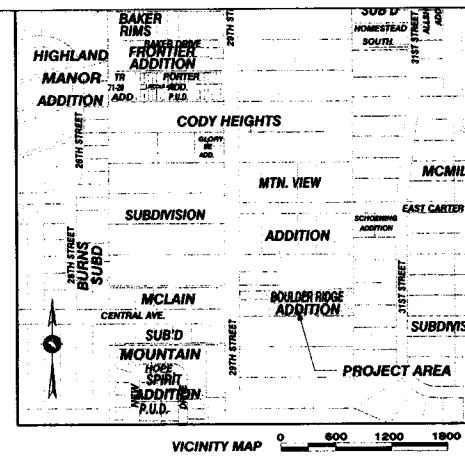
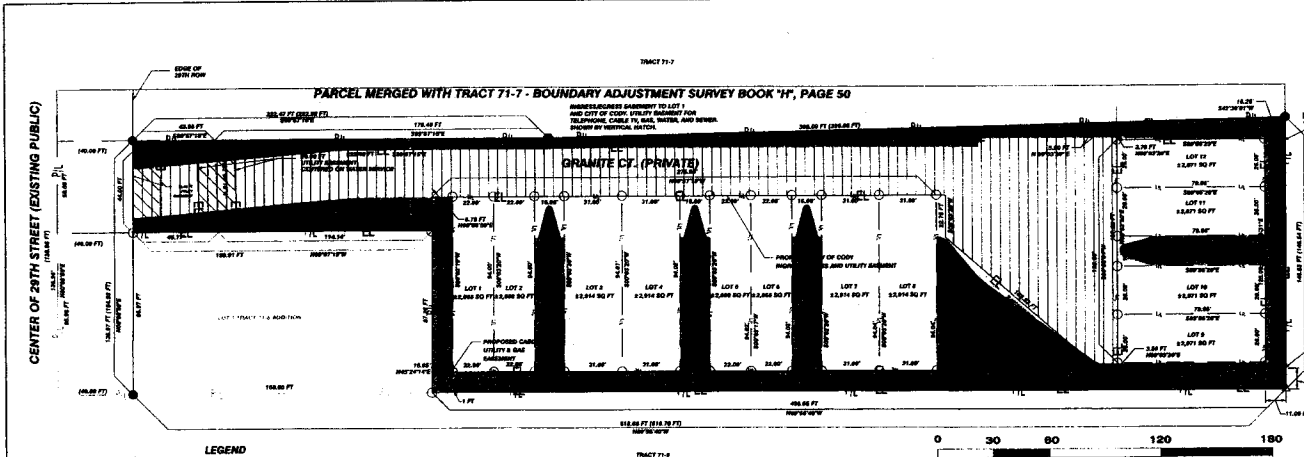
THAT THE BEARING BASE FOR THIS SURVEY IS 289°58'40"E ALONG THE SOUTH LINE OF TRACT 71-8.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 10th DAY OF September, 2007.

[Signature]
Paul R. Campbell
Professional Land Surveyor
WYOMING

CAMPBELL & ASSOCIATES, INC.
BY: PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 S.L.S.

<p>ENGINEER James G. Evans, P.E.</p> <p>Sage</p> <p>2524 BIGHORN AVE. CODY, WY 82414 PHONE: (307) 527-9111 FAX: (307) 527-9814 sage@sagewyo.com</p>	<p align="center">FINAL PLAT BOULDER RIDGE P.U.D.</p> <p align="center">DEVELOPER ROSENCRANCE CONSTRUCTION, L.L.C. 28 GLORIA LANE CODY, WY 82414</p> <p>WITHIN TRACT 71-8 - Cody Heights Subdivision, Resurvey T.29N., R.101W., 8th P.M., City of Cody, Park County, Wyoming</p> <p align="center">DECEMBER 2007</p> <p align="right">1 of 1</p>
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- LEGEND**
- SUBDIVISION BOUNDARY ——— PL ———
 - SUBDIVISION LOT LINES ——— L/L ———
 - EASEMENT LINE ——— EL ———
 - EXISTING LOT BOUNDARY ———
 - SET ALUMINUM CAP ○
 - FOUND ALUMINUM CAP ●
 - FOUND AND REPLACED REBAR △
 - WITH ALUMINUM CAP □
 - DENOTES RECORD DISTANCE ()
 - COMMON AREA ■
 - AREA OF EASEMENT ▨
- NOTES:**
1. COMMON AREA = ±0.54 ACRES
 2. TOTAL AREA = ±1.72 ACRES
 3. PERCENTAGE OF COMMON AREA = ±31%
 4. ALLEY REQUIREMENTS ARE REQUESTED TO BE WAIVED.
 5. SANITARY SEWER SYSTEM IS TO BE PRIVATELY MAINTAINED.

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT ROSENCRANSE CONSTRUCTION IS THE OWNER OF A PARCEL OF LAND IN TRACT 71-8, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 58, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 71-4; THENCE N 89°58'40" W FOR A DISTANCE OF 458.86 FEET TO A POINT; THENCE N 00°08'59" E FOR A DISTANCE OF 87.26 FEET TO A POINT; THENCE N 89°57'15" W FOR A DISTANCE OF 159.91 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 29TH STREET; THENCE N 89°57'15" W FOR A DISTANCE OF 40 FT TO THE CENTERLINE OF 29TH STREET; THENCE N 89°08'59" E ALONG THE CENTERLINE OF 29TH STREET FOR A DISTANCE OF 50 FT; THENCE S 89°57'15" E FOR A DISTANCE OF 40.00 FT TO A POINT ON THE EAST RIGHT OF WAY LINE OF 29TH STREET; THENCE S 89°57'15" E FOR A DISTANCE OF 222.47 FEET TO A POINT; THENCE N 88°40'41" E FOR A DISTANCE OF 396.00 FEET TO A POINT; THENCE S 89°08'59" W FOR A DISTANCE OF 148.53 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.72 ACRES.

WE THE UNDERSIGNED, ALL HEIRS AND OR ASSIGNS HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE ADDITION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND BY THESE PRESENTS WE HEREBY DEDICATE AND SET APART THE EASEMENTS WITH THE PURPOSE SO NOTED HEREON FOR THE PUBLIC USE.

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 AGREE TO PROMOTE AND PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR CURBS, GUTTER AND SIDEWALK ON 29TH STREET WHEN DEEMED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

APPROVALS

CITY PLANNING AND ZONING BOARD:
 RECOMMENDED FOR APPROVAL THIS 22 DAY OF JANUARY, 2008 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN Glenn W. Nielson
 GLENN W. NIELSON

CITY COUNCIL:
 APPROVED THIS 22 DAY OF JANUARY, 2008 BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR G. Roger Sedam
 G. ROGER SEDAM

ATTESTED BY CITY CLERK
Jennifer Rosenkrance
 JENNIFER ROSENCRANSE

STATE OF WYOMING)
 COUNTY OF PARK) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY G. ROGER SEDAM, MAYOR AND JENNIFER ROSENCRANSE, CITY CLERK ON THIS 22 DAY OF JANUARY, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

I, PAUL R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 2571 HEREBY CERTIFY:

THAT FROM MAY 2005 TO AUGUST 2005, THE "BOULDER RIDGE PLUD", SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION;
 THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE CERTIFICATE OF DEDICATION, AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID ADDITION;
 THAT THE REQUIREMENTS OF W.S. 36-11-101 THROUGH 36-11-110 WERE COMPLIED WITH AND MONUMENTS AND LOT CORNERS SHOWN AND DESCRIBED HEREON WERE ACTUALLY SET;
 THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF BETTER THAN ONE PART IN FIVE THOUSAND AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT;
 THAT THE BEARING BASE FOR THIS SURVEY IS S89°58'40"E ALONG THE SOUTH LINE OF TRACT 71-6.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 22ND DAY OF JANUARY, 2008.



CAMPBELL & ASSOCIATES, INC.
 BY: PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2571 L.S.

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 10:00 O'CLOCK P.M. ON THE 22ND DAY OF JANUARY, 2008, AND IS DULY RECORDED IN BOOK "E", PAGE NUMBER 75.

Kelly Jensen
 PARK COUNTY CLERK

BY: Carol DeBruin
 DEPUTY

Doc# 2008-014

Glenn W. Nielson
 CITY CLERK
 MANAGER - ROSENCRANSE CONSTRUCTION, L.L.C.

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY CORY ROSENCRANSE ON THIS 21st DAY OF JANUARY, 2008. WITNESS MY HAND AND OFFICIAL SEAL.

Cory Rosenkrance
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-12-10

James G. Evans
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 9, 2009

ENGINEER
 James G. Evans, P.E.

Sage
 SURVEYOR

2524 BIGHORN AVE.
 CODY, WY 82414
 PHONE: (307) 527-9715 FAX: (307) 527-9915
 sage@sage-engineering.com

SURVEYOR
 Paul Campbell, P.L.S.
 Campbell & Associates
 201 8th Street
 CODY, WY 82414
 PHONE: (307) 527-6901

AMENDED FINAL PLAT
BOULDER RIDGE P.U.D.

DEVELOPER
 ROSENCRANSE CONSTRUCTION, L.L.C.
 28 GLORIA LANE
 CODY, WY 82414

SURVEYOR
 WITHIN TRACT 71-8 - Cody Heights Subdivision,
 Resurvey T.53N., R.101W., 6th P.M.
 City of Cody, Park County, Wyoming

JANUARY 2008 1 of 1