

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING } SS  
COUNTY OF PARK }

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WILLIAM BRANTZ AND JOHN M. SCHALLER AND JILLIE A. SCHALLER ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT 71-24, CODY HEIGHTS SUBDIVISION OF TRACT 71 RESURVEY AS LOCATED IN BOOK "K" OF PLATS, PARK COUNTY, WYOMING, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDS OF PARK COUNTY, WYOMING.

WE THE UNDERSIGNED, ALL BEING INDIVIDUALS, ARE PROPRIETORS FOR PARTICIPATING IN THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY, AND BY THESE PRESENTS DO HEREBY AGREE TO PROMOTE AND PARTICIPATE IN AN IMPROVEMENTS DISTRICT FOR CURB, GUTTER AND SIDEWALK ON 29TH STREET WHICH DEEMED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE "BRANTZ SUBDIVISION" LOCATED WITHIN CITY OF CODY, WYOMING, THAT THE "BRANTZ SUBDIVISION" AS APPEARS ON THIS PLAT IS WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR SIGNED, AND THAT THE HEREIN DESCRIBED AND SET FORTH THE STREET RIGHTS OF WAY AND UTILITY EASEMENTS SHOWN HEREON ALONG WITH OTHER EASEMENTS AND PURPOSES SO NOTED HEREON TO THE CITY OF CODY FOR THE PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24<sup>th</sup> DAY OF JULY 2009 A.D.

*William Brantz*  
WILLIAM BRANTZ

*John M. Schaller*  
JOHN M. SCHALLER

*Jillie A. Schaller*  
JILLIE A. SCHALLER

ATTEST:  
STATE OF WYOMING } SS  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF JULY 2009 A.D. BY WILLIAM BRANTZ, JOHN M. SCHALLER AND JILLIE A. SCHALLER.

WITNESS MY HAND AND OFFICIAL SEAL.

*Thomas C. Wilcox*  
THOMAS C. WILCOX

MY COMMISSION EXPIRES: November 4, 2012.



**NOTES**

1. BASIS OF BEARINGS IS FROM GPS OBSERVATION LEVING GPS GRID NORTH
2. THE SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT SEARCH FOR THIS PROPERTY.
3. RIGHTS-OF-WAY OVER INDICATED LATERAL ARE AS ESTABLISHED BY THE FEDERAL RESERVATION FOR DITCHES ACT OF AUGUST 30, 1886, AND WYOMING STATE STATUTE 1-15-201.
4. THERE SHALL BE NO CONSTRUCTION OF UTILITIES INTO LOT 2 AT THIS TIME. SUCH INSTALLATION SHALL NOT BE REQUIRED UNTIL LOT 2 IS DEVELOPED, AND UTILITY BEINGS AND DEMANDS CAN BE CALCULATED.
5. LOT 1 MAY NOT BE FURTHER SUBDIVIDED, NOR MAY THE DWELLINGS BE SOLD SEPARATELY.
6. THE TEMPORARY ACCESS EASEMENT ACROSS LOT 2 BENEFITING LOT 1, MAY BE VACATED AT A POINT IN THE FUTURE TO ACCOMMODATE THE DEVELOPMENT OF LOT 1, AN ALTERNATE ACCESS EASEMENT MAY BE AGREED UPON BY ALL CONCERNED PARTIES, AT THAT TIME.
7. THE TEMPORARY IRRIGATION EASEMENT ACROSS LOT 2 BENEFITING LOT 1, MAY BE MOVED OR VACATED AT A POINT IN THE FUTURE TO ACCOMMODATE THE DEVELOPMENT OF LOT 2, AN ALTERNATE IRRIGATION EASEMENT MAY BE AGREED UPON BY ALL CONCERNED PARTIES, AT THAT TIME.

**PLANNING COMMISSION RECOMMENDATION**

APPROVED AS OF THE 14<sup>th</sup> DAY OF JULY 2009 A.D. BY THE PLANNING AND ZONING BOARD, CITY OF CODY, WYOMING.

*John Schaller*  
CHAIRMAN

ATTEST:  
*John Schaller*  
SECRETARY

**CITY COUNCIL APPROVAL**

APPROVED AS OF THE 21<sup>st</sup> DAY OF JULY 2009 A.D. BY THE CITY COUNCIL, CITY OF CODY, WYOMING.

*Thomas C. Wilcox*  
CITY CLERK

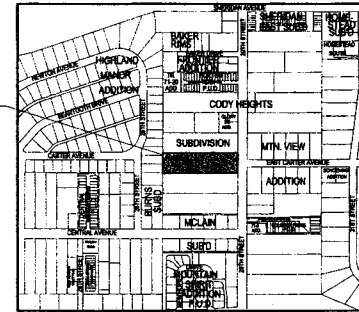
**RECORDERS ACCEPTANCE**

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK OF PARK COUNTY, WYOMING, AT 3:02 O'CLOCK P.M. ON THE 12<sup>th</sup> DAY OF AUGUST 2009 A.D. AND IS DULY RECORDED IN BOOK K, PAGE NUMBER 12.

*Kelly Jensen*  
PARK COUNTY CLERK

Doc. # 2009-7070

A PORTION OF THE CITY OF CODY  
T. 53 N., R. 101 W.



**VICINITY MAP**  
SCALE 1" = 50'

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } SS  
COUNTY OF PARK }

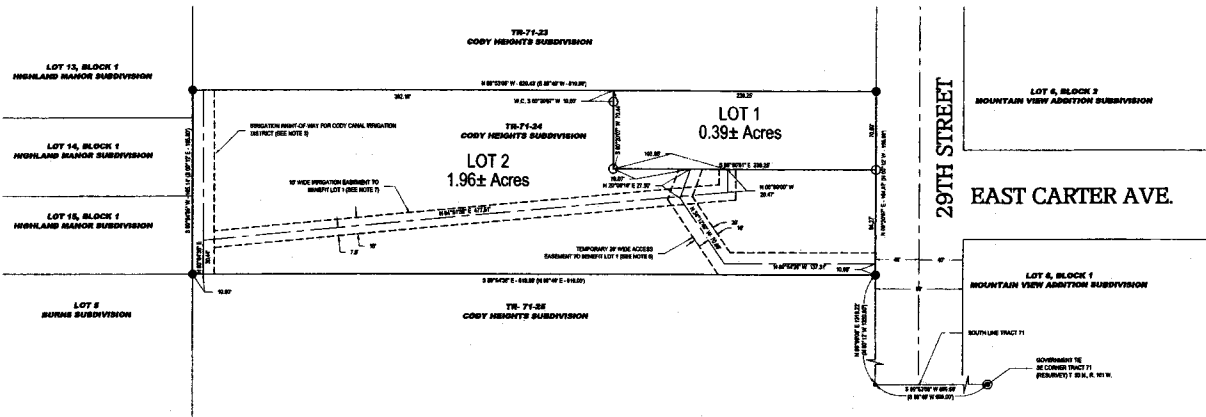
I, JACK D. GROENEK, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 12417 HEREBY CERTIFY:

THAT ON SEPTEMBER 15, 2009 AND JULY 22, 2009, THE "BRANTZ" SUBDIVISION, SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION;

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

THAT THE REQUIREMENTS OF W.S. 20-25-140 THROUGH 20-25-148 WERE COMPLIED WITH, AND THAT INFORMATION FOR THE BRANTZ SUBDIVISION IS ACCURATELY SHOWN HEREON; THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIFTY THOUSAND OR BETTER AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT;

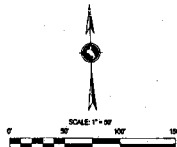
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL, THIS 23<sup>rd</sup> DAY OF JULY 2009 A.D.



**LEGEND**

- 1" IRON PIPE FOUND
- 1" ALUMINUM CAP FOUND
- 2" ALUMINUM CAP FOUND
- 2" ALUMINUM CAP SET
- SUBDIVISION BOUNDARY LINE
- PROPERTY LINES
- EASEMENT
- CENTERLINE OF EASEMENT

T. 55 N., R. 100 W.



FINAL PLAT  
**BRANTZ SUBDIVISION**  
ALL OF TRACT 71-24, CODY HEIGHTS  
SUBDIVISION OF TRACT 71, RESURVEY  
T. 53 N., R. 101 W., 6TH P.M.  
PARK COUNTY, WYOMING



SHEET 1 OF 1  
DRAWN BY: MMR  
CHECKED BY: JDC/GRM  
DATE: 23 JULY 2009  
JOB NO.: 06-64

**CERTIFICATE OF OWNER**

STATE OF WYOMING ) SS  
COUNTY OF PARK )

KNOW ALL PERSONS BY THESE PRESENTS,

THAT WILLIAM BRANTZ, JOHN M. SCHALLER AND ALIE A. SCHALLER HEREBY CERTIFY:

THAT WE ARE THE OWNERS AND PROPRIETORS OF LOTS 1 AND 2, AND THE BELOW DESCRIBED PORTION OF THE BRANTZ SUBDIVISION AS RECORDED IN PLAT BOOK "K" ON PAGE 12, IN THE RECORDS OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING;

COMMENCING AT THE NORTH EAST CORNER OF THE SAID BRANTZ SUBDIVISION THENCE SOUTH 89°29'37" WEST, ALONG THE EAST LINE THEREOF, 73.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°29'37" WEST, ALONG THE SOUTH LINE OF THE PREVIOUS LOT 1, 128.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°29'37" WEST, 12.88 FEET; THENCE NORTH 87°42'41" EAST, 25.49 TO A POINT ON THE EAST LINE OF SAID BRANTZ SUBDIVISION; THENCE NORTH 0°22'27" EAST ALONG SAID EAST LINE, 2.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL FEDERAL EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, ZONING RESTRICTIONS, COVENANTS AND ANY OTHER MATTER OF PUBLIC RECORD OR OTHERWISE ESTABLISHED, ALL ADJACENT AND INTERESTED PARTIES;

THAT WE VACATE THE ABOVE DESCRIBED PORTION OF LOT 1 OF THE BRANTZ SUBDIVISION AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT SURVEY;

THAT THE NORTH LINE VACATED FROM LOT 2 IS TO BE COMBINED WITH LOT 1 OF THE BRANTZ SUBDIVISION AND IS HEREBY REPLACED AS LOT 101 OF THE BRANTZ SUBDIVISION AND IS NOT TO BE CONSIDERED AS A SEPARATE PARCEL;

THAT THE REMAINING PORTION OF SAID LOT 2 SHALL BE REPLACED AS LOT 102 OF THE BRANTZ SUBDIVISION;

THAT THIS BOUNDARY LINE ADJUSTMENT SURVEY OF THE BRANTZ SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNING OWNERS AND PROPRIETORS;

THAT THE NEW LOT 101 SHALL BE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF THE SAID BRANTZ SUBDIVISION; THENCE SOUTH 89°29'37" WEST, ALONG THE EAST LINE THEREOF, 73.20 FEET; THENCE SOUTH 87°42'41" WEST, 25.49 FEET; THENCE NORTH 89°29'37" EAST, 82.69 FEET, TO A POINT ON THE NORTH LINE OF SAID BRANTZ SUBDIVISION; THENCE SOUTH 89°29'37" EAST ALONG SAID NORTH LINE, 25.49 FEET TO THE POINT OF BEGINNING.

THAT THE NEW LOT 102 SHALL BE DESCRIBED AS FOLLOWS:

ALL OF 78-73-24 OF THE CODY HEIGHTS SUBDIVISION EXCEPT LOT 101 AS DESCRIBED ABOVE;

THAT THE PURPOSE OF THE BOUNDARY ADJUSTMENT SURVEY IS FOR ADJUSTING BOUNDARY LINES BETWEEN THE LOTS AS SHOWN;

THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED; AND

THAT WE HEREBY DEDICATE AND SET APART THE STREET RIGHTS-OF-WAY, UTILITY EASEMENTS AND OTHER EASEMENTS TO THE ENTITIES AS SHOWN HEREON;

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 11th DAY OF NOVEMBER, 2009 A.D.

*William Brantz*  
WILLIAM BRANTZ

*John M. Schaller*  
JOHN M. SCHALLER

*Alie A. Schaller*  
ALIE A. SCHALLER

ATTEST:

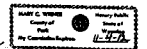
STATE OF WYOMING ) SS  
COUNTY OF PARK )

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF NOVEMBER, 2009 A.D. BY WILLIAM BRANTZ, JOHN M. SCHALLER AND ALIE A. SCHALLER.

WITNESS MY HAND AND OFFICIAL SEAL

*Theresa C. Wilson*  
THERESA C. WILSON  
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 4, 2012



**CITY ENGINEER APPROVAL**

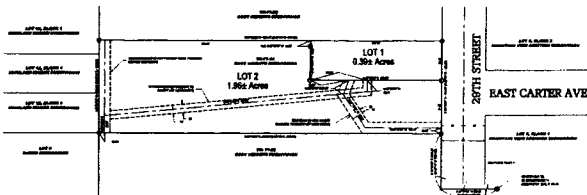
THIS BOUNDARY LINE ADJUSTMENT SURVEY WAS APPROVED BY THE CITY ENGINEER OF CODY, WY ON THE 11th DAY OF NOVEMBER, 2009 A.D.

*William J. P.E.*

*Charles R. P.E.*  
CITY CLERK

**NOTES**

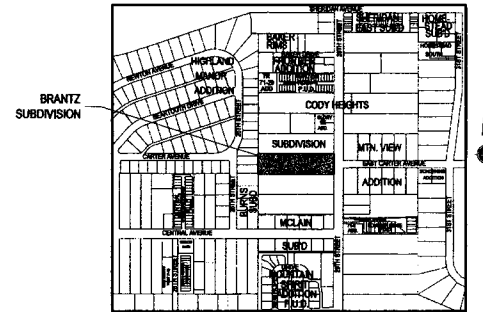
1. BASE OF REVISION IS FROM GPS OBSERVATION USING GPS USED NORTH
2. THE SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT SEARCH FOR THIS PROPERTY.
3. RIGHTS-OF-WAY OR OTHER INDICATED LATERAL ARE AS ESTABLISHED BY THE FEDERAL RESERVATION FOR OTHERS ACT OF AUGUST 26, 1961, AND WYOMING STATE STATUTE 6-1-201.
4. THERE SHALL BE NO CONSTRUCTION OF UTILITIES INTO LOT 102 AT THIS TIME. SUCH INSTALLATION SHALL NOT BE REQUIRED UNTIL LOT 102 IS DEVELOPED, AND UTILITY SIZES AND DEPTHS CAN BE CALCULATED.
5. LOT 101 MAY NOT BE FURTHER SUBDIVIDED, NOR MAY THE DWELLINGS BE SOLD SEPARATELY.
6. THE TEMPORARY ACCESS EASEMENT ACROSS LOT 102 BENEFITING LOT 101, MAY BE VACATED AT A POINT IN THE FUTURE TO ACCOMMODATE THE DEVELOPMENT OF LOT 101. AN ALTERNATE ACCESS EASEMENT MAY BE AGREED UPON BY ALL CONCERNED PARTIES, AT THAT TIME.
7. THE TEMPORARY EGRESS EASEMENT ACROSS LOT 102 BENEFITING LOT 101, MAY BE MOVED OR VACATED AT A POINT IN THE FUTURE TO ACCOMMODATE THE DEVELOPMENT OF LOT 102. AN ALTERNATE EGRESS EASEMENT MAY BE AGREED UPON BY ALL CONCERNED PARTIES, AT THAT TIME.



PREVIOUS BRANTZ SUBDIVISION  
DOC#2009-8803 (BOOK "K" PAGE 12)

SCALE: 1" = 80'

A PORTION OF THE CITY OF CODY  
T. 53 N., R. 101 W.



VICINITY MAP  
SCALE: 1" = 80'

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING ) SS  
COUNTY OF PARK )

I, JACK D. GROBECK, A PROFESSIONAL LAND SURVEYOR REGISTERED BY THE STATE OF WYOMING BY REGISTRATION NUMBER 12117 HEREBY CERTIFY:

THAT THE "BOUNDARY LINE ADJUSTMENT SURVEY" SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION;

THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE CERTIFICATE OF OWNER, AND THIS SURVEY ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID "BOUNDARY ADJUSTMENT SURVEY";

THAT THE REQUIREMENTS OF W.S.A. 35-28-140 THROUGH 35-28-149 WERE COMPLIED WITH, AND THAT MONUMENTATION FOR THE "BOUNDARY LINE ADJUSTMENT SURVEY" IS ACCURATELY SHOWN HEREON;

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

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 11th DAY OF NOVEMBER, 2009 A.D.



**RECORDERS ACCEPTANCE**

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK OF PARK COUNTY, WYOMING, AT 12:22 O'CLOCK P.M. ON THE 17th DAY OF Nov, 2009 A.D. AND IS DAILY RECORDED IN BOOK A, PAGE NUMBER 35, DOCUMENT NUMBER 2009-9322

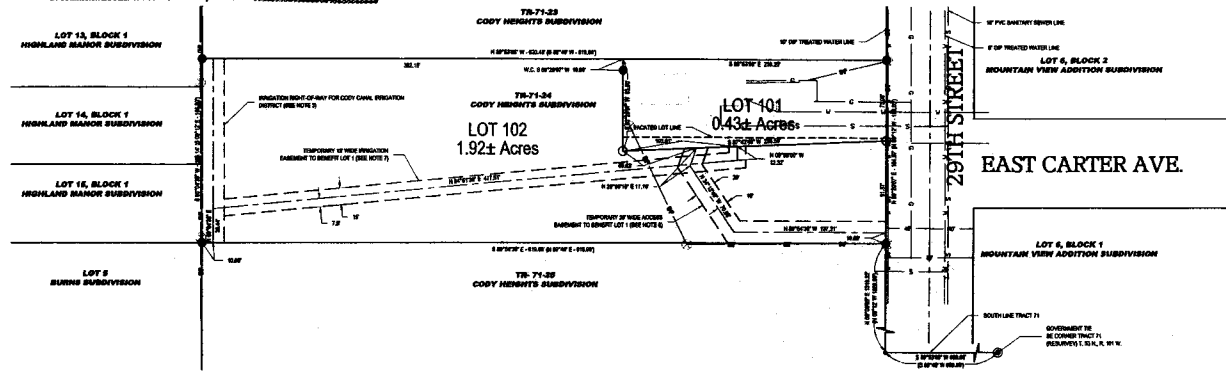
*Kelly Jensen*  
PARK COUNTY CLERK

*Carol D. Bandy*  
DEPUTY

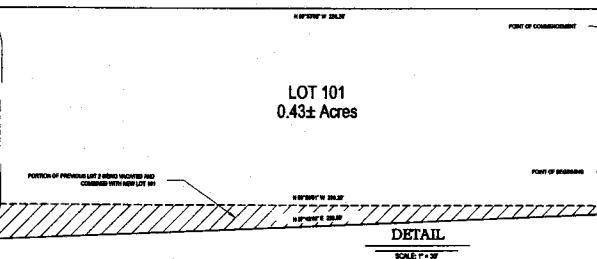
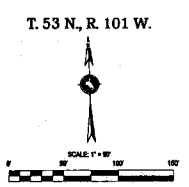
**BOUNDARY LINE ADJUSTMENT SURVEY FOR THE BRANTZ SUBDIVISION**  
T. 53 N., R. 101 W., 6TH P.M.  
PARK COUNTY, WYOMING

Phone: 307-687-8788 Fax: 307-687-9332  
Consulting Engineering & Land Development  
**EINECKE**  
A LIMITED LIABILITY COMPANY  
1027 HANBAY AVE., CODY, WY 82414 INFO@EINECKEPIB.COM

SHEET 1 OF 1  
DRAWN BY: MMR  
CHECKED BY: JDQ/GRM  
DATE: 03NOV2009  
JOB NO.: 08-04



- LEGEND**
- 1" IRON PIPE FOUND
  - 1" ALUMINUM CIP FOUND
  - 2" ALUMINUM CIP FOUND
  - 3" ALUMINUM CIP SET
  - EXISTING POWER POLE
  - EXISTING BARRIERS NEAR MANHOLE
  - EXISTING GAS VALVE
  - EXISTING TREATED WATER VALVE
  - PROPERTY LINES
  - EXISTING EASEMENT
  - EXISTING
  - EXISTING OVERHEAD POWER
  - EXISTING STRUCTURES
  - EXISTING EGRESS EASING
  - EXISTING GAS LINE
  - EXISTING TREATED WATER



DETAIL  
SCALE: 1" = 30'