

APPROVALS

CITY PLANNING AND ZONING BOARD
 APPROVED AS OF THE 15TH DAY OF SEPTEMBER 2006 BY THE CITY PLANNING AND ZONING BOARD, CITY OF CODY, WYOMING.
Steve Miller
 CHAIRMAN - STEVE MILLER

CITY COUNCIL APPROVAL
 APPROVED AS OF THE 15TH DAY OF SEPTEMBER, 2006 BY THE CITY COUNCIL OF CODY, WYOMING.
Robert Seaman
 MAYOR - ROBERT SEAMAN

ATTEN: *Debra Ann Brumback*
 WYOMING STATE POLICE
 ASSISTING INVESTIGATIVE DIRECTOR

STATE OF WYOMING) SS
 COUNTY OF PARK)
 THE FOREGOING APPROVAL HAS BEEN ACKNOWLEDGED BEFORE ME BY ROBERT SEAMAN, MAYOR AND DEBRA ANN BRUMBACK, ASSISTING INVESTIGATIVE DIRECTOR, THIS 15TH DAY OF SEPTEMBER, 2006.

WITNESS MY HAND AND OFFICIAL SEAL.
William E. Bunce
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: July 4, 2007

RECORDER'S ACCEPTANCE
 THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 4:00 O'CLOCK P.M. ON THE 20TH DAY OF SEPTEMBER 2006.
 A.D. AND IS ILLEGIBLY RECORDED IN BOOK 1, PAGE NUMBER 182.

Kelly Seaman
 PARK COUNTY CLERK
 BY: *Christine Eck*
 DEPUTY

CERTIFICATE OF DEDICATION

STATE OF WYOMING) SS
 COUNTY OF PARK)

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN LOT 24 AND LOT 25 OF THE AMENDED PLAT VALLEY VIEW SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK "E" AT PAGE 46 IN THE OFFICE OF THE COUNTY CLERK, PARK COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 24 FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 24 BEARS NORTH 89°28' WEST A DISTANCE OF 100.7 FEET; THENCE SOUTH 89°28' EAST FOR 800.8 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 05°28'30" WEST ALONG THE EAST LINE OF SAID LOT 24 AND LOT 25 FOR A DISTANCE OF 341.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 25 FOR 709.0 FEET; THENCE NORTH 07°38' WEST FOR 344.2 FEET TO THE POINT OF BEGINNING. (BOOK 109, PAGE 812)

A PARCEL OF LAND IN LOT 24 AND LOT 25 OF THE AMENDED PLAT VALLEY VIEW SUBDIVISION NO. 2, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLAT, PAGE 46, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDS OF PARK COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 05°28'30" EAST FOR 344.2 FEET TO THE SOUTH LINE OF SAID LOT 25; THENCE WEST ALONG SAID SOUTH LINE FOR 518.7 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 07°38' EAST ALONG THE WEST LINE OF SAID LOTS 24 AND 25 FOR 341.34 FEET TO THE POINT OF BEGINNING. (BOOK 283, PAGE 152)

THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED, PLATED AND SHOWN HEREON AS "BUNCE ADDITION" LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE HEREBY RESOLVE AND SET APART THE STREETS, 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. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF OWNERSHIP.

WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS ARE PROPERLY 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 CAREY STREET WHEN DEEMED NECESSARY BY THE CITY OF CODY; AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 20TH DAY OF SEP, 2006.

BY: *William E. Bunce* BY: *Jean M. Bunce*
 WILLIAM E. BUNCE (HUSBAND) JEAN M. BUNCE (WIFE)
 WYOMING RESIDENTS

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) SS
 COUNTY OF PARK)

I, WILLIAM E. BUNCE, A PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 2699 HEREBY CERTIFY:

THAT DURING THE PERIOD FROM JUNE 3, 2006 TO NOVEMBER 17, 2006, THE "BUNCE ADDITION", SHOWN HEREON WAS SKINNED UNDER MY DIRECTION;

THAT THE LINES SURVEYED WERE CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION; AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID SUBDIVISION;

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

THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER HAVE BEEN OBTAINED AND SET BY ME OR BY A PROFESSIONAL SURVEYOR OR CERTIFICATE IS DISTRIBUTED UNIFORMLY IN PROPORTION TO THE MEASUREMENTS SHOWN ON THIS PLAT;

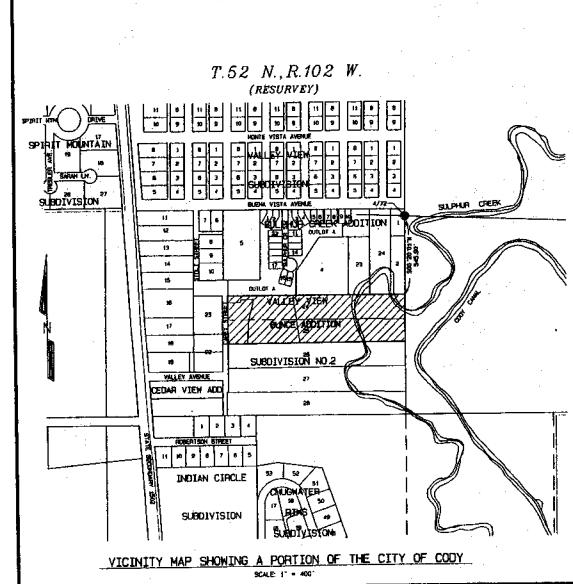
THAT MEASUREMENTS ARE BASED ON THE NORTH GRIDMERIDIAN BY G.P.S. GLOBAL POSITIONING SYSTEM.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 20TH DAY OF SEPTEMBER, 2006 A.D.

William E. Bunce
 WILLIAM E. BUNCE
 WYOMING REGISTRATION NO. 2699 P.E. & L.S.

STATE OF WYOMING) SS
 COUNTY OF PARK)
 THE FOREGOING CERTIFICATE HAS BEEN ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF SEPTEMBER, 2006 A.D.

WITNESS MY HAND AND OFFICIAL SEAL.
Christina Knecht
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 7/4/2007



- LEGEND**
- 5/8" REBAR WITH 2" ALUM. CAP SET ○
 - REBAR WITH ALUM. CAP FORM ○
 - BRASS CAP FOUND ○
 - BRASS CAP SET ○
 - RECORD DIMENSIONS SHOW THIS 1
 - SUBDIVISION BOUNDARY (LINE HEIGHT) - - - - -
 - EASEMENT LINE - - - - -
 - EASEMENT CENTERLINE - - - - -
- RESPONSIBILITY NOTES**
- A. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLATION OF BACKFLOW PREVENTION DEVICES PURSUANT TO DSD AND REQUIREMENTS IF THE LOTS ARE UTILIZED FOR COMMERCIAL PURPOSES.
 - B. FUTURE LOT OWNERS ARE RESPONSIBLE FOR COMPLYING WITH CITY POLICY REGARDING ZENS INCREASE IN RAINFALL, SITE DEVELOPMENT PLANS AND GARBAGE COLLECTION PLANS.
 - C. OPERATION AND MAINTENANCE OF THE SANITARY SYSTEM (INCLUDING FEES FOR CDDY CHARGES) ARE THE RESPONSIBILITY OF THE PRESENT AND FUTURE LANDOWNERS.
- NOTES**
1. BUNCE ADDITION HAS BEEN APPROVED WITH THREE ALLEYS TO THE SUBDIVISION REGULATIONS, THESE ALLEYS ARE AS FOLLOWS:
 - A. THE SUBDIVISION HAS BEEN APPROVED WITHOUT ALLEYS.
 - B. THE SUBDIVISION HAS BEEN APPROVED WITHOUT CURBS, GUTTER AND SIDEWALK ON CAREY STREET.
 - C. THE SUBDIVISION HAS BEEN APPROVED WITHOUT 50 FEET OF STREET FRONTAGE FOR LOT 3.
 2. ALL THREE LOTS ARE ZONED "A".
 3. IF LOT 3 IS EVER DEVELOPED AND AN "ON SITE" WASTEWATER SYSTEM IS USED, REGULATION TESTS AND DESIGN WILL BE NECESSARY ALONG WITH A PERMIT TO CONSTRUCT FROM THE PARK COUNTY PLANNERS OFFICE.
 4. IF LOT 3 IS EVER DEVELOPED AND THE OWNER CHOOSES TO USE A WATER WELL FOR THE WATER SOURCE, AN APPLICATION FOR A PERMIT TO DRILL MUST BE SENT TO THE WYOMING STATE ENGINEERS OFFICE PRIOR TO CONSTRUCTION.
 5. ACCORDING TO THE "FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 50085 0003 A" THERE IS NO ZONE "A" FLOOD AREA MAPPED FOR SULPHUR CREEK THROUGH THE BUNCE ADDITION.

MR. AND MRS. WILLIAM E. BUNCE
 CODY, WYOMING

FINAL PLAT SHOWING THE
BUNCE ADDITION
 A MINOR SUBDIVISION COMPRISED OF
 LOTS 24 AND 25 VALLEY VIEW SUBDIVISION NO. 2
 CITY OF CODY, WYOMING

H&B HOLL, BLOUGH AND COMPANY
 Consulting Engineers & Land Surveyors
 1409 STAMBERG
 Cody, Wyoming 82414 (307) 567-6281 RECEIVED 2006 8 10000020060815500615541204124