

NOTES

1. BASIS OF BEARINGS - THE SOUTH LINE OF LOT 1, BLOCK 1, CANYON MEADOWS SUBDIVISION, CODY, WYOMING.
2. TOTAL ACRESAGE = 3.088 AC
 2.1. LOTS 1-24 = 2.168 AC
 2.2. PUBLIC EASEMENT = 0.736 AC
 2.3. PUBLIC EASEMENT = 0.084 AC
3. THE BENCHMARK FOR THIS PROJECT IS CITY OF CODY AERIAL PHOTO POINT NO. 188 DESCRIBED AS THE S.W. CORNER OF THE S.W. QUARTER SECTION 16, T.53 N., R.101 W., S.1/4 CORNER NEAR VIEW DRIVE AND 12TH STREET. ELEVATION 4921.91.
4. WATER RIGHTS WILL BE TRANSFERRED TO THE CITY OF CODY.
5. ALL UTILITIES MUST FACE BLUE WATER COURT.
6. ACCESS TO LOTS WILL NOT BE ALLOWED OFF OF PAPER NEW DRIVE.
7. ALL SITE DRAINAGE SYSTEMS SHOULD BE DESIGNED TO DRAIN POSITIVELY AWAY FROM ALL STRUCTURES AND AWAY FROM THE EMBANKMENT.
8. ONLY RESIDENTIAL STRUCTURES WILL BE ALLOWED WITHIN CANYON VILLAGE II.
9. NO BUILDING SHALL BE ERECTED OR STRUCTURALLY ALTERED TO EXCEED THE MAXIMUM HEIGHT OF THIRTY-FIVE FEET ABOVE FINISH GRADE.
10. ALL MAXIMUM SETBACKS ARE SHOWN HEREON.
11. LOTS 20-24 SHOULD LOCATE NEAR YARD FENCES A MINIMUM OF 10 FEET AWAY FROM THE CREST OF THE EMBANKMENT.
12. LANDYARD STRUCTURES ON LOTS 20-24 THAT ARE PLACED WITHIN 5 FEET FROM THE CREST OF THE EMBANKMENT MAY EXHIBIT SOME MOVEMENT IN THE SHORT OR LONG TERM. HOMEOWNERS SHOULD BE PREPARED TO MAKE REPAIRS TO SUCH STRUCTURES.
13. LANDSCAPING AROUND THE HOMES OF LOTS 20-24 SHOULD CONSIST OF PLANTS AND VEGETATION THAT REQUIRE LITTLE IRRIGATION, AND NO SPRINKLER SYSTEMS SHOULD BE PLACED WITHIN 10 FEET OF THE CREST OF THE EMBANKMENT ON LOTS 20-24.
14. LOT 20 SHALL NOT BE SOLD AS A RESIDENTIAL LOT, AND DOES NOT HAVE ANY UTILITY SERVICES.
15. THE OWNER OF LOT 24 MUST MAINTAIN THE STORM WATER RETENTION POND IN A MANNER SUCH THAT THE SHAPE AND DEPTH OF THE RETENTION POND REMAINS AS APPROVED UNLESS A REVISED PLAN, SEALED BY A LICENSED PROFESSIONAL ENGINEER, FOR THE ALTERATION THEREOF IS APPROVED BY THE CITY OF CODY.

APPROVALS

CITY PLANNING AND ZONING BOARD
 RECOMMENDED FOR APPROVAL THIS 15th DAY OF August, 2008 BY THE CITY PLANNING AND ZONING BOARD OF THE CITY OF CODY, WYOMING.
 BY CHAIRMAN: *[Signature]*
 CLERK: *[Signature]*

CITY COUNCIL
 APPROVED THIS 22nd DAY OF December, 2008 BY THE CITY COUNCIL OF CODY, WYOMING.
 BY MAYOR: *[Signature]*

STATE OF WYOMING
 COUNTY OF PARK
 I, *[Signature]*, Surveyor
 DO HEREBY CERTIFY THAT THIS PLAN WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.

STATE OF WYOMING
 COUNTY OF PARK
 I, *[Signature]*, Notary Public
 DO HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY THE ROGER BEARD, MAYOR AND ROBERT W. NELSON, CHAIRMAN OF THE CITY OF CODY, WYOMING, ON THIS 22nd DAY OF December, 2008. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7/1/10

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) SS
 COUNTY OF PARK)
 I, *[Signature]*, Surveyor
 DO HEREBY CERTIFY THAT THIS PLAN WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.

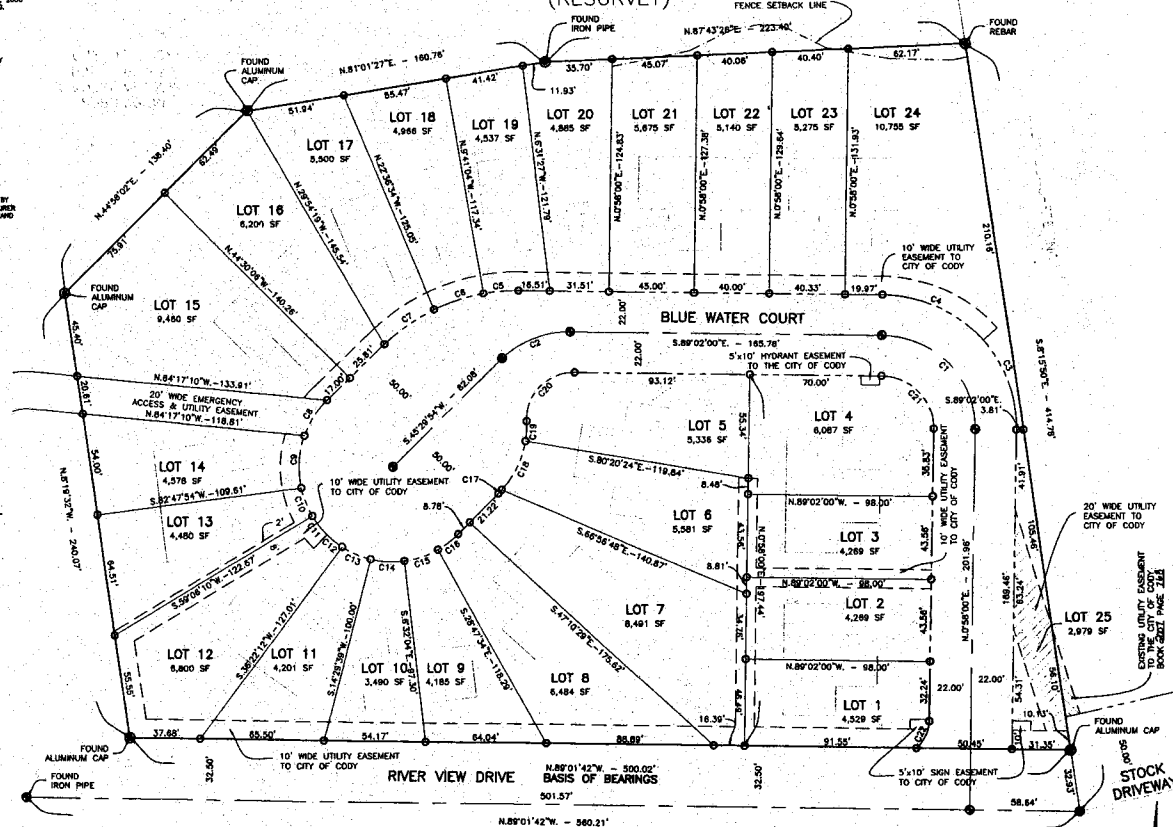


DATED THIS 15th DAY OF August, 2008.
 Wyoming Registration No. PLS 0027

CERTIFICATE OF DEDICATION

STATE OF WYOMING) SS
 COUNTY OF PARK)
 KNOW ALL PERSONS BY THESE PRESENTS THAT MOUNTAIN HOLDING, INC. IS THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:
 A TRACT OF LAND LOCATED WITHIN BLOCK 1, CANYON MEADOWS SUBDIVISION, CITY OF CODY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 1, CANYON MEADOWS SUBDIVISION, CITY OF WYOMING, SAID TRACT CONTAINING LANE ALICES, MOORE ON LOTS.
 WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS ARE PROPRIETORS FOR PARTICIPATING IN THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY, AND BY THESE PRESENTS DO HEREBY DEDICATE AND SET APART THE STREET RIGHT-OF-WAY, EASEMENTS, OPEN SPACES, AND PUBLIC LANDS WITH THE PURPOSE SO NOTED HEREON TO THE CITY OF CODY FOR THE PUBLIC USE.
 I, *[Signature]*, Chairman of the Board
 GLENN W. NELSON, CHAIRMAN OF THE BOARD.
 THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY GLENN W. NELSON ON THIS 22nd DAY OF December, 2008. WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 7/1/10

T. 53 N., R. 101 W.
 (RESURVEY)



VICINITY MAP
 SCALE: 1" = 400'

CURVE TABLE

CURVE #	DELTA	RADIUS (FT)	LENGTH (FT)
C1	30° 32' 00"	80.00	78.54
C2	48° 29' 00"	50.00	38.99
C3	41° 49' 12"	72.00	62.86
C4	48° 15' 00"	72.00	60.88
C5	10° 39' 04"	100.00	18.86
C6	18° 07' 36"	100.00	27.81
C7	18° 11' 32"	100.00	28.01
C8	28° 04' 13"	80.00	22.81
C9	22° 24' 00"	80.00	20.88
C10	18° 10' 00"	80.00	18.78
C11	14° 30' 27"	80.00	12.78
C12	11° 30' 00"	80.00	12.17
C13	10° 00' 00"	80.00	16.84
C14	20° 00' 23"	80.00	18.18
C15	21° 30' 00"	80.00	18.18
C16	18° 30' 00"	80.00	13.80
C17	05° 00' 00"	80.00	2.81
C18	33° 18' 00"	80.00	28.87
C19	12° 00' 00"	80.00	10.87
C20	09° 00' 00"	80.00	08.88
C21	05° 00' 00"	80.00	05.88
C22	48° 29' 00"	18.00	18.13

LOT # FRONT SETBACK (FT)

1	25
2	25
3	25
4	25
5	25
6	25
7	25
8	25
9	25
10	25
11	25
12	25
13	25
14	25
15	25
16	25
17	25
18	25
19	25
20	25
21	25
22	25
23	25
24	25

LOT # REAR SETBACK (FT)

1	50
2	50
3	50
4	50
5	50
6	50
7	50
8	50
9	50
10	50
11	50
12	50
13	50
14	50
15	50
16	50
17	50
18	50
19	50
20	50
21	50
22	50
23	50
24	50

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- 2" X 2" ALUMINUM PIPE WITH 3 1/4" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION
- 6" X 6" BEAM WITH 3 1/2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION
- 8" X 8" BEAM WITH 3 1/4" BRASS CAP, SET IN CONCRETE TO BE SET AFTER CONSTRUCTION
- MEASURED DATA



FINAL PLAT
 SHOWING
CANYON VILLAGE II
 LOT 1, BLOCK 1, CANYON MEADOWS SUBDIVISION
 T.53N., R.101W., 8TH P.M.
 PARK COUNTY, WYOMING
 MOUNTAIN HOLDING INC.
 1000 SHOSHONE AVE.
 CODY, WYOMING 82414

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 Airport Planning & Engineering
 1008 Shoshone Ave.
 P.O. Box 330
 Cody, WY 82414
 Phone: (307)587-3411, Fax: (307)587-5182