

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

Known 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 2 and the Public Road Right-of-Way adjacent to the southerly line of said Block 2, Canyon Meadows Subdivision, City of Cody, Wyoming, said tract being more particularly described as follows: Beginning at the northeast corner of said Block 2; thence S 81°25' E, along the southerly line of said Block 2 and said Public Road Right-of-Way, 211.80 feet, to the southeast corner of said Public Road Right-of-Way;

thence S 89°52'00" W, along the southerly line of said Public Road Right-of-Way, 488.16 feet, to a point on the southerly right-of-way line of 12th Street, thence S 27°49'44" W, along said southerly right-of-way line of 12th Street, 22.45 feet, thence northwesterly, along said southerly right-of-way line of 12th Street, along a curve concave northwesterly, having a radius of 293.00 feet, through a central angle of 18°02'33", an arc length of 83.24 feet;

thence S 14°21'18" W, along said southerly right-of-way line of 12th Street, 183.63 feet, thence northwesterly, along a curve concave northwesterly, having a radius of 282.00 feet, through a central angle of 10°23'12", an arc length of 82.09 feet, to a point on the southerly right-of-way line of River View Drive;

thence S 89°52'00" W, along said southerly right-of-way line of River View Drive, 488.16 feet, to the point of beginning, said tract containing 3.87 acres, more or less.

Beats of Bearings = S 89°52'00" E (See note #1)

We, the undersigned, all being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003.

State of Wyoming, this 13th day of October, 2003.

Notary Public
 My commission expires 8/23/05

NOTES

- The Beats of Bearings for this project is between two 2" level pins located on the centerline of River View Drive from the intersection with 12th Street to the intersection with Stock Driveway and taken to be S 89°52'00" E.
- Total Area = 3.87 Acres, more or less.
- The Bearings for this project in City of Cody exist since plate No. 198 described at the S.W. 1/4 Sec. 19, T-2S, R-10E, corner River View Drive and 12th Street. Elevation = 4921.51.
- Water rights will be transferred to the City of Cody.
- All dwellings must face White Water Avenue.
- Access to lots will not be allowed off of River View Drive or 12th Street.
- The United States easement is a restricted area and all construction activities within said easement shall be coordinated with WYOMING AERIAL PHOTO ADMINISTRATION, P.O. Box 3700, Laramie, Colorado 82002-3700. Only low grazing plants that exceeding 15 feet in maximum mature height are allowed on this easement area. No buildings are allowed within the easement area. A minimum overhead clearance of 10 feet shall be maintained over the easement area. Power Administration's design-build Code 26.3 of Transmission Line must be maintained in all places.
- The Applicant shall be responsible for this development as to be approved in order to be built. The building contractor shall be responsible for construction of the building facilities as required by the construction standards for Canyon Meadows P.U.D.
- Only residential structures will be allowed within Canyon Meadows P.U.D.
- No building shall be erected or structurally altered to exceed the maximum height of forty-five feet above grade.
- Minimum side setback is ten feet (10') between non-adjacent structures. Adjacent structures have a zero side setback, however, new setbacks to maximum lot (17').
- With the exception of lot adjacent to lot 16, all structures within Canyon Meadows P.U.D. shall be subject to all City of Cody zoning regulations. All structures shall be single family residential use under residential zoning "R".

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

I, Robert T. Madsen, being a Registered Land Surveyor in the State of Wyoming, do hereby certify that the foregoing is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003.



APPROVALS

City Planning and Zoning Board
 Recommended for approval on 10/13/2003 by the City Planning and Zoning Board of the City of Cody, Wyoming.
 By Chairman *J. Larimer*

City Council
 Approved this 13th day of October, 2003 by the City Council of Cody, Wyoming.
 By Mayor *Paul Stogdill*
 Attested by City Clerk/Treasurer *Shirley Jensen*

STATE OF WYOMING)
 COUNTY OF PARK) SS

This foregoing certificate was submitted before me by the Applicant, Robert T. Madsen, City Clerk/Treasurer of the City of Cody, Wyoming, on this 13th day of October, 2003, and I, the undersigned, a Notary Public, do hereby certify that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003.

Notary Public
 My commission expires 8/23/05

LEGEND

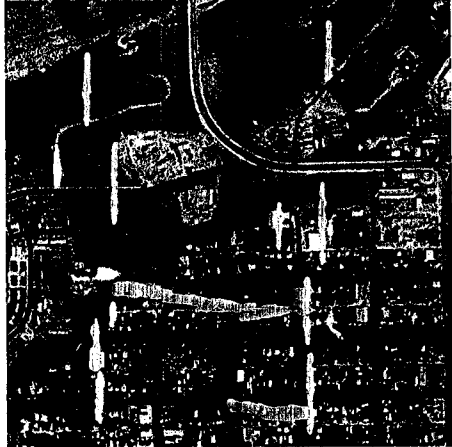
- SUBDIVISION BOUNDARY
- LOT LINE
- ENCLOSURE LINE
- CENTER LINE
- FOUND MONUMENT AS NOTED
- SET 5" O.D. ALUMINUM PIPE WITH 3 1/4" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION
- SET 6" O.D. IRON PIPE WITH 3 1/2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION
- RECORD DATA PER CANYON MEADOWS SUBDIVISION PLAN MEASURED DATA

(S 89°52' E - 960.11)
 S 89°52'00" E - 960.22'

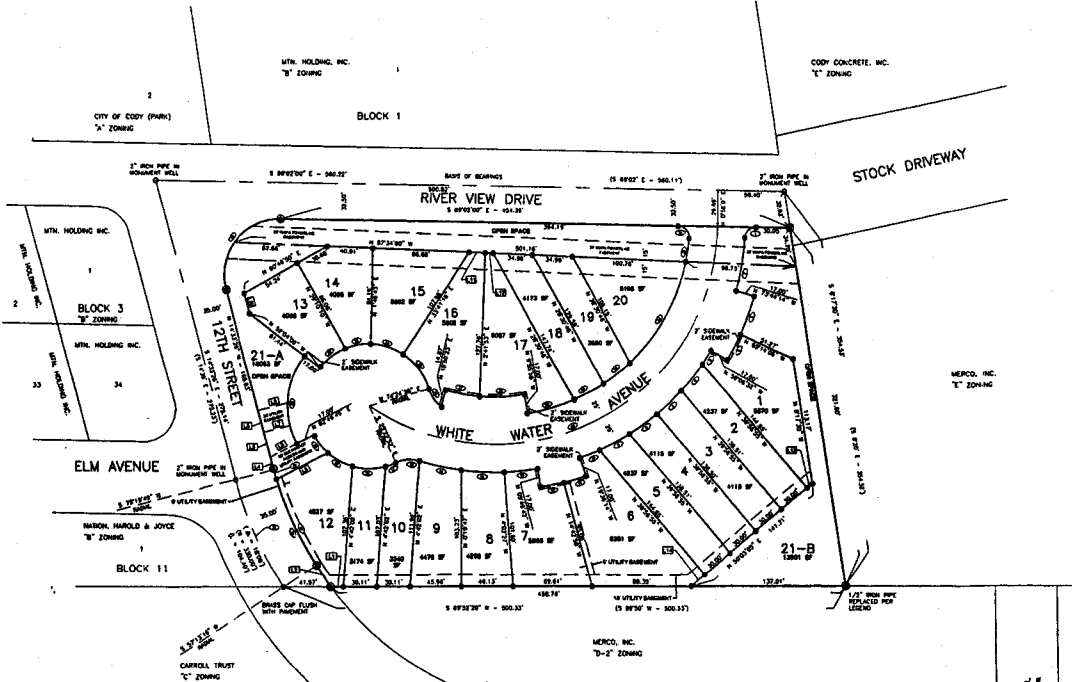
COUNTY CLERK'S CERTIFICATE

This plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 5:04 P.M., October 13, 2003, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003, and that the same is a true and correct copy of the original plat on file in the office of the County Clerk of Park County, Wyoming, at 5:04 P.M., October 13, 2003.

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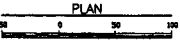
VICINITY MAP
 SCALE: 1" = 400'



LOT	BEARING	DISTANCE	LENGTH
1	S 89°52'00" E	960.11	
2	S 89°52'00" E	960.22	
3	S 89°52'00" E	960.33	
4	S 89°52'00" E	960.44	
5	S 89°52'00" E	960.55	
6	S 89°52'00" E	960.66	
7	S 89°52'00" E	960.77	
8	S 89°52'00" E	960.88	
9	S 89°52'00" E	960.99	
10	S 89°52'00" E	961.10	
11	S 89°52'00" E	961.21	
12	S 89°52'00" E	961.32	
13	S 89°52'00" E	961.43	
14	S 89°52'00" E	961.54	
15	S 89°52'00" E	961.65	
16	S 89°52'00" E	961.76	
17	S 89°52'00" E	961.87	
18	S 89°52'00" E	961.98	
19	S 89°52'00" E	962.09	
20	S 89°52'00" E	962.20	
21	S 89°52'00" E	962.31	

LINE	BEARING	DISTANCE
1	S 89°52'00" E	960.11
2	S 89°52'00" E	960.22
3	S 89°52'00" E	960.33
4	S 89°52'00" E	960.44
5	S 89°52'00" E	960.55
6	S 89°52'00" E	960.66
7	S 89°52'00" E	960.77
8	S 89°52'00" E	960.88
9	S 89°52'00" E	960.99
10	S 89°52'00" E	961.10
11	S 89°52'00" E	961.21
12	S 89°52'00" E	961.32
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LINE NUMBER	BEARING	DISTANCE
1	S 89°52'00" E	960.11
2	S 89°52'00" E	960.22
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FINAL PLAT
 SHOWING
 CANYON VILLAGE PLANNED UNIT DEVELOPMENT
 Block 2 and the Public Road Right-of-Way adjacent to the southerly line of said Block 2, Canyon Meadows Subdivision, City of Cody, Wyoming.
 MTN. HOLDING, INC.
 P.O. Box 1490
 Cody, Wyoming 82414

GDA CONSULTING ENGINEERS
 Civil Engineering - Land Surveying
 Airport Planning & Engineering
 1508 Sherman Ave
 P.O. Box 138
 Cody, WY 82414
 Phone: (307)587-7411 FAX: (307)587-5182