

PLAN
SCALE: 1" = 60'

LEGEND

- BOUNDARY OF THE CEDAR COURT SUBDIVISION SHOWN THUS
- INTERIOR LOT LINES SHOWN THUS
- ADJACENT PROPERTY LINES SHOWN THUS
- UTILITY EASEMENTS SHOWN THUS
- CODY CANAL AND UTILITY EASEMENT SHOWN THUS
- STREET CENTERLINES SHOWN THUS
- BRASS CAP SET THIS SURVEY SHOWN THUS
- PROPERTY CORNERS SET THIS SURVEY (REBAR W/ 2" ALUMINUM CAP) SHOWN THUS
- EXISTING FENCE POST SET IN CONCRETE FALLS AT THE EXACT LOCATION OF EXTERIOR PROPERTY CORNER
- STREET P.I. MONUMENT W/ BOX FOUND THIS SURVEY SHOWN THUS
- STREET P.I. MONUMENT W/ BOX TO BE SET AT TIME OF STREET CONSTRUCTION SHOWN THUS
- BEARING AND DISTANCE OF RECORD SHOWN THUS (S. 0° 13' 15" W. - 719.53)
- BEARING AND DISTANCE OBTAINED THIS SURVEY SHOWN THUS (S. 0° 13' 15" W. - 719.53)

NOTES

1. DISTANCES SHOWN ON CURVED LINES ARE ARC LENGTH DISTANCES.
2. THE PORTION OF THE EXISTING EASEMENT SHOWN ON THE PLAN TO BE ABANDONED WILL NO LONGER BE NEEDED AFTER THE UTILITIES THEREIN ARE MOVED NORTHWESTERLY TO THE NEW EASEMENT DURING STREET AND UTILITY CONSTRUCTION.
3. TRACTS "A" AND "B" TO BE PURCHASED BY ADJOINING LANDOWNERS.

CAUTION

THIS SUBDIVISION IS TO BE MADE IN ACCORDANCE WITH THE RECORD OF THIS SURVEY AND THE DEEDS THEREON. THE DEEDS MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PARK, WYOMING, AND THE DEEDS MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PARK, WYOMING, IN ORDER TO BE VALID. THE DEEDS MUST BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PARK, WYOMING, IN ORDER TO BE VALID.

CERTIFICATE OF DEDICATION

STATE OF WYOMING } 55
COUNTY OF PARK

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER AND PROPRIETOR OF TRACT 2 AND LOT 8 OF BLOCK 12, AND THE FOLLOWING DESCRIBED PORTIONS OF LOTS 7 AND 9 OF BLOCK 12, OF THE CEDAR RIDGE ADDITION (SOUTH HALF) WITHIN THE CITY OF CODY, PARK COUNTY, WYOMING.

A PARCEL OF LAND WITHIN LOT 7 OF THE CEDAR RIDGE ADDITION (SOUTH HALF) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST PROPERTY CORNER OF SAID LOT 7; THENCE S. 56° 11' W. FOR A DISTANCE OF 116.23 FEET MORE OR LESS TO THE SOUTHERNMOST PROPERTY LINE OF SAID LOT 7; THENCE S. 46° 47' E. ALONG SAID PROPERTY LINE OF SAID LOT 7 FOR A DISTANCE OF 44.66 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N. 52° 42' E. ALONG THE EASTERNMOST PROPERTY LINE OF SAID LOT 7 FOR A DISTANCE OF 113.39 FEET MORE OR LESS TO THE POINT OF BEGINNING.

A PARCEL OF LAND WITHIN LOT 9 OF THE CEDAR RIDGE ADDITION (SOUTH HALF) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF SAID LOT 9; THENCE N. 96° 11' E. FOR A DISTANCE OF 101.92 FEET MORE OR LESS TO THE EAST PROPERTY LINE OF SAID LOT 9; THENCE S. 37° 01' E. ALONG SAID EAST PROPERTY LINE FOR A DISTANCE OF 21.37 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S. 67° 56' W. ALONG THE SOUTH PROPERTY LINE OF SAID LOT 9 FOR A DISTANCE OF 104.93 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4.31 ACRES MORE OR LESS. THE EAST LINE OF TRACT 2 OF THE CEDAR RIDGE ADDITION (SOUTH HALF) WAS USED BEARING BASE FOR THE ABOVE DESCRIBED LANDS (S. 0° 13' W.).

THAT I HAVE CAUSED SAID DESCRIBED LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CEDAR COURT SUBDIVISION; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT I HEREBY DEDICATE AND SET APART THE STREETS AND UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE GENERAL PUBLIC FOREVER; I HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 4th DAY OF November, 1985.
Glenn E. Nielson
GLENN E. NIELSON

STATE OF WYOMING } 55
COUNTY OF PARK

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY GLENN E. NIELSON THIS 4th DAY OF NOVEMBER, 1985. WITNESS MY HAND AND OFFICIAL SEAL.

Sheldon M. Wegman
NOTARY PUBLIC

APPROVAL

APPROVED THIS 4th DAY OF November, 1985 BY THE CITY COUNCIL OF CODY, WYOMING.
BY: *Dorise Miller, Jr.*
MAYOR
DORISE MILLER, JR.

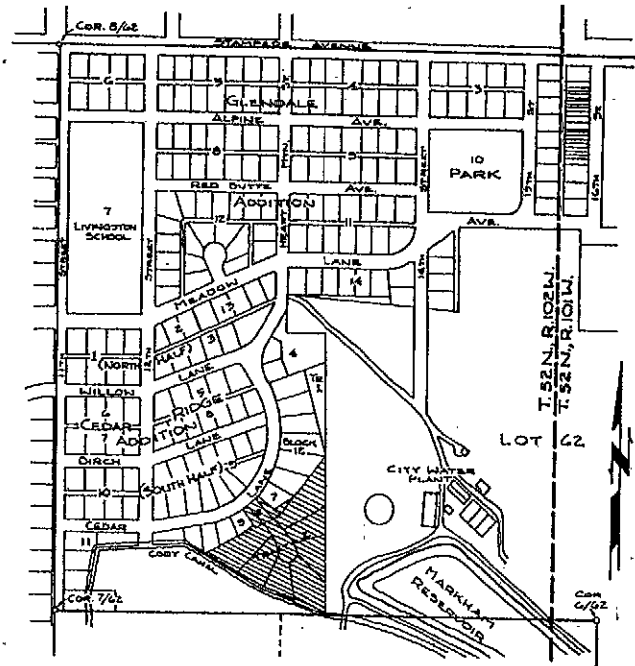
ATTEST: *Jay H. Brown*
ASSISTANT CITY CLERK
JAY H. BROWN

STATE OF WYOMING } 55
COUNTY OF PARK

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY DORISE MILLER, JR., MAYOR, AND JAY H. BROWN, ASSISTANT CITY CLERK, THIS 4th DAY OF November, 1985.

WITNESS MY HAND AND OFFICIAL SEAL.
Sheldon M. Wegman
NOTARY PUBLIC
COMM. EXPIRES 6/19/87

T. 52 N., R. 102 W.



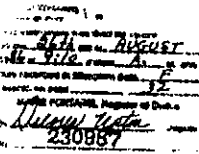
VICINITY MAP
SCALE: 1" = 400'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } 55
COUNTY OF PARK

I, DARVIN D. DIETZ OF CODY, WYOMING HEREBY CERTIFY THAT; DURING THE PERIOD FROM OCTOBER 11th TO OCTOBER 28th, 1985, THE CEDAR COURT SUBDIVISION WAS SURVEYED BY ME, AND UNDER MY DIRECTION; THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH EQUALS 60 FEET. THE WIDTH OF THE STREETS AND THE DIMENSIONS OF LOTS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, AND ANY SURPLUS OR DEFICIENCY IS DISTRIBUTED UNIFORMLY IN PROPORTION TO THE MEASUREMENTS SHOWN ON THIS PLAT. EACH LOT BEARS ITS OWN NUMBER. ALL LOT CORNERS ARE AS SHOWN ON THE PLAT. THE EAST LINE OF THE CEDAR COURT SUBDIVISION, ALSO BEING THE EAST LINE OF ORIGINAL TRACT 2 OF THE CEDAR RIDGE ADDITION (SOUTH HALF), BEARING S. 0° 13' W. WAS USED AS THE BEARING BASE FOR ALL OF THE BEARINGS SHOWN AS OBTAINED DURING THIS SURVEY.

WYOMING REGISTRATION NO. 696 RE. & L.S. *Darvin D. Dietz*
DARVIN D. DIETZ



GLENN E. NIELSON
P.O. BOX 730, CODY, WYOMING

PLAT SHOWING CEDAR COURT SUBDIVISION
WITHIN
TRACT 2 AND LOT 8 OF BLOCK 12
AND A
PORTION OF LOTS 7 AND 9 OF BLOCK 12
OF THE
CEDAR RIDGE ADDITION (SOUTH HALF)