



**VALLEY VIEW SUBDIVISION NO. 2 (AMENDED PLAT) LOT 21**

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING )  
 COUNTY OF PARK ) SS  
 Know all persons by these presents: That the foregoing subdivision of, a portion of Lots 20 and 21, Valley View Subdivision No. 2 according to the plat recorded in Book "E" of plats, Page 46, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, being more particularly described as follows,

**BEGINNING** at the southeast corner of said Lot 21; thence N 89°45'12" W for a distance of 172.64 feet to a point; thence N 00°15'14" E for a distance of 127.90 ft to a point; thence N 89°44'49" W for a distance of 350.00 ft to a point; thence N 03°48'28" W for a distance of 128.57 ft to the north west corner of said Lot 20; thence S 89°55'39" E for a distance of 530.12 ft to the northeast corner of said Lot 20; thence S 89°41'29" W for a distance of 172.04 ft to a point; thence S 89°16'09" W for a distance of 95.25 ft to the POINT OF BEGINNING; said tract containing 2.06 acres ±.

as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors.

We the undersigned, all heirs and/or assigns are proponents for participating in the subdivision of the above described property; and by these presents do hereby dedicate and set apart the easements and public lands with the purpose so noted hereon to the City of Cody for the public use.

We the undersigned, all heirs and/or assigns are proponents for 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 curbs, gutters and sidewalk on Valley Ave. within deemed necessary by the City of Cody. And further, that this language shall be contained in each and all conveyances of record.

**APPROVALS**

City Planning and Zoning Board  
 Recommended for approval this 13 day of September 2005 by the City Planning and Zoning Board of Cody, Wyoming.  
 By Chairman *[Signature]*  
 City Council  
 Approved this 20 day of September 2005 by the City Council of Cody, Wyoming.  
 By Mayor *[Signature]*  
 Attested by City Clerk/Treasurer *[Signature]*

*[Signature]*  
 Joe Porter  
 (Manager - Sunlight Investments)

*[Signature]*  
 Cory Rosenkrantz  
 (Manager - Sunlight Investments)

The foregoing certificate was acknowledged before me by Joe Porter and Cory Rosenkrantz on this 12 day of October 2005. Witness my hand and official seal.

*[Signature]*  
 Notary Public

My commission expires: 10/1/07



**COUNTY CLERK'S CERTIFICATE**

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 3:00 O'clock P.M. on the 13<sup>th</sup> day of October, 2005, and is duly recorded in Book 2225, Page Number 2327, 5-6-5  
*[Signature]*  
 Park County Clerk  
 By: *[Signature]*  
 Deputy

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
 COUNTY OF PARK ) SS  
 I, Paul R. Campbell of Cody, Wyoming hereby certify that this map is based upon field and record data and that it is a first plat of the Cedar View Addition located in Resurvey T.52N., R.102W., Park County, WY., 9th P.M.



PAUL R. CAMPBELL  
 WYOMING REGISTRATION NO. 2571 L.S.



STATE OF WYOMING )  
 COUNTY OF PARK ) SS  
 The foregoing certificate was acknowledged before me by Roger Sedam, Mayor and Kelly Jensen, City Clerk/Treasurer on this 12 day of October, 2005. Witness my hand and official seal.

*[Signature]*  
 Notary Public

My commission expires: July 30, 2006

- LEGEND**
- L/L --- SUBDIVISION LOT LINES
  - P/L --- SUBDIVISION LOT LINES
  - EL --- EASEMENT LINE
  - SET ALUMINUM CAP
  - FOUND ALUMINUM CAP
  - FOUND IRON PIPE
  - ( ) DENOTES RECORD DISTANCE

- NOTES**
- Bearing Base for this survey is S 89°55'36" E along the north line of Lot 20, Valley View Subdivision No. 2.
  - Zoning for this Subdivision is A. Zoning for adjacent properties is A.
  - the property owners must develop on site drainage facilities to contain all impervious run-off.
  - Fences located on property lines within or adjacent to shown easements shall be permitted.

**ENGINEER**  
 James G. Evans, P.E.  
  
 2324 BRADDOCK AVE.  
 CODY, WY 82414  
 PHONE: (307) 527-0915 FAX: (307) 527-0916  
 sage@engineer.com

**SURVEYOR**  
 Paul Campbell, P.L.S.  
 Campbell & Associates  
 2621 580 BUREAU AVE.  
 CODY, WY 82414  
 PHONE: (307) 527-4901

**FINAL PLAT**  
**CEDAR VIEW ADDITION**  
**DEVELOPER**  
 SUNLIGHT INVESTMENTS, L.L.C.  
 2348 MEADOWLARK CT.  
 CODY, WY 82414

LOTS 20 AND 21, VALLEY VIEW Subdivision No. 2, City of Cody, Park County, Wyoming

October 3, 2005

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