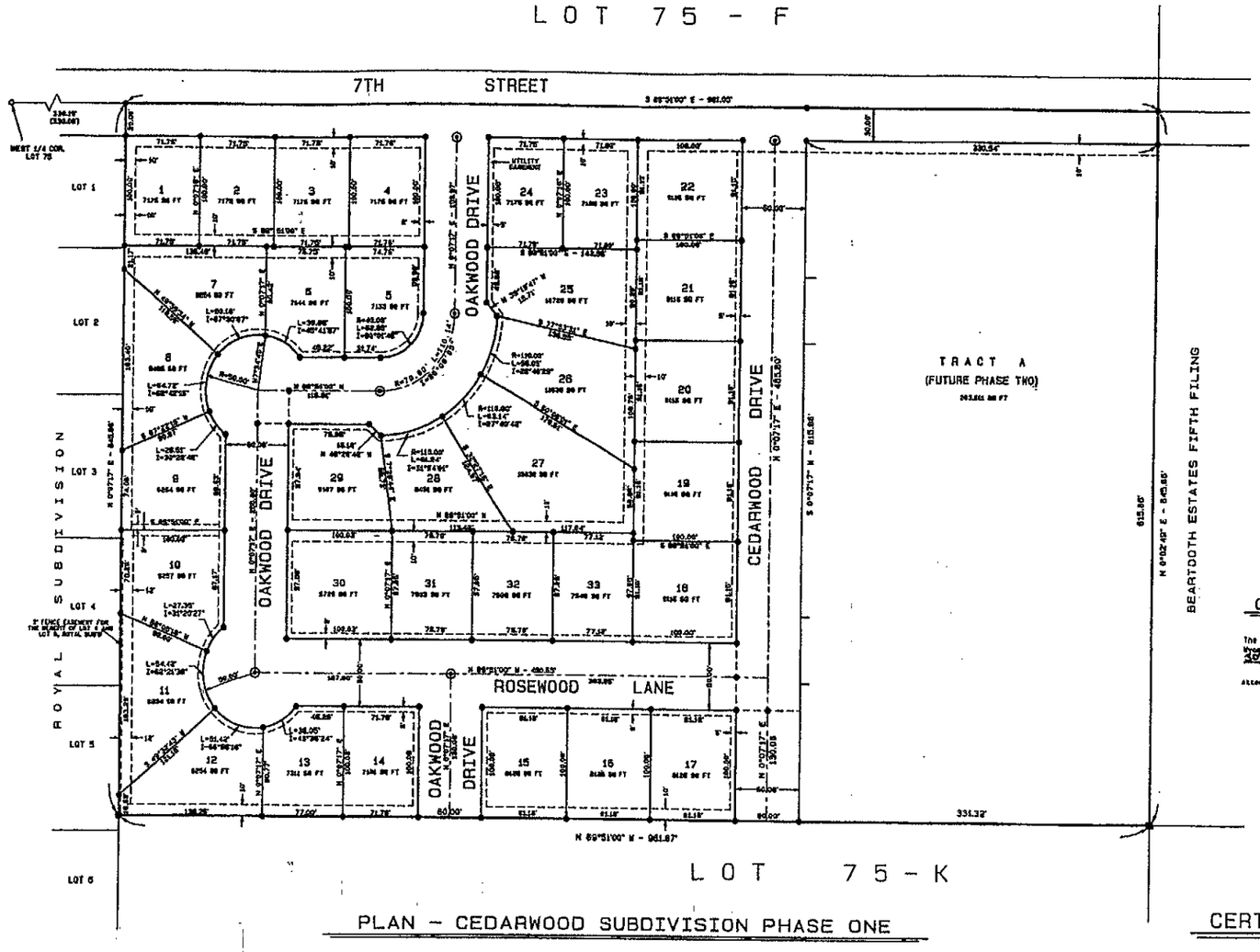


PLAN - CEDARWOOD SUBDIVISION PHASE ONE

LEGEND

- INDICATES 1 1/2" IRON PIPE FOUND
- INDICATES 24"X 5/8" REBAR WITH ALUMINUM CAP SET
- INDICATES BRASS SCREW IN 2" PIPE FILLED WITH CONCRETE
- INDICATES BRASS CAP FOUND
- INDICATES 1/2 " PIPE FOUND
- INDICATES 2" ALUMINUM PIPE WITH A 3" ALUM. CAP SET
- INDICATES 2" ALUMINUM PIPE WITH A 3" ALUM. CAP FOUND
- INDICATES ALUMINUM CAP TO BE SET FLUSH WITH FINISHED ROAD SURFACE
- INDICATES REBAR WITH ALUMINUM CAP FOUND
- INDICATES EASEMENT LINES

GRAPHIC SCALE 1"=60'

0 60 120 180

CERTIFICATE OF PARK COUNTY CLERK

This plat was filed for the public record in the Office of the Clerk, Park County, Wyoming, at 2:56 o'clock P .M. on the 4 day of April, 1996 A.D., and is duly recorded in Book F, Page Number 140.

MARIE FONTAINE
Park County Clerk

Reception No. 1996-1858 by: Deanne Upton
Deputy

CERTIFICATE OF APPROVAL

The foregoing CEDARWOOD SUBDIVISION PHASE ONE an addition to the CITY OF POWELL, WYOMING was approved at a regular meeting of the City Council held on the 2nd day of January, 1996, in accordance with Section 15-1-516, Wyoming State Statutes, 1977, as amended.

Attest:
CITY CLERK
Ardyce R. Busboom
Ardyce R. Busboom

CITY OF POWELL
MAYOR
Sonia F. Goldman
Sonia Frazier Norsman

CITY OF POWELL PARK COUNTY, WYOMING MUNICIPAL SEAL

CERTIFICATE OF PLANNING COMMISSION

The foregoing CEDARWOOD SUBDIVISION PHASE ONE to the City of Powell, Wyoming was approved by the City of Powell Planning and Zoning Commission this 20th day of October, 1995.

Attest: Annette Harrington

City of Powell, Wyoming
Planning Commission
John S. Campbell
Chairman John Campbell

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF PARK }

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF:
A PARCEL OF LAND WITHIN LOT 75-K OF LOT 75, TOWNSHIP 55 NORTH, RANGE 99 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PARK COUNTY, WYOMING ACCORDING TO THE GOVERNMENT RESURVEY; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 645.88 FEET OF SAID LOT 75-K, EXCEPTING THEREFROM ALL THAT PORTION OF SAID NORTH 645.88 FEET BEING WITHIN THE "ROYAL SUBDIVISION" AS OF RECORD IN PLAT BOOK E ON PAGE 39 IN THE PLAT RECORDS OF THE PARK COUNTY CLERK AND RECORDER, SAID PARCEL CONTAINING 14.55 ACRES, MORE OR LESS.

THAT WE HAVE CAUSED SAID DESCRIBED LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "CEDARWOOD SUBDIVISION PHASE ONE"; THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE DEDICATED THE STREETS, OAKWOOD DRIVE, ROSEWOOD LANE AND CEDARWOOD DRIVE TO THE PUBLIC AND DEDICATE THE EASEMENTS TO THE PURPOSES SHOWN HEREON. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

THE ROSEWOOD CORP.

Brad N. Cummings — BRAD N. CUMMINGS, PRESIDENT
Mary L. Cummings — MARY L. CUMMINGS, SECRETARY

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRAD N. CUMMINGS AND MARY L. CUMMINGS THIS 4TH DAY OF April, 1996

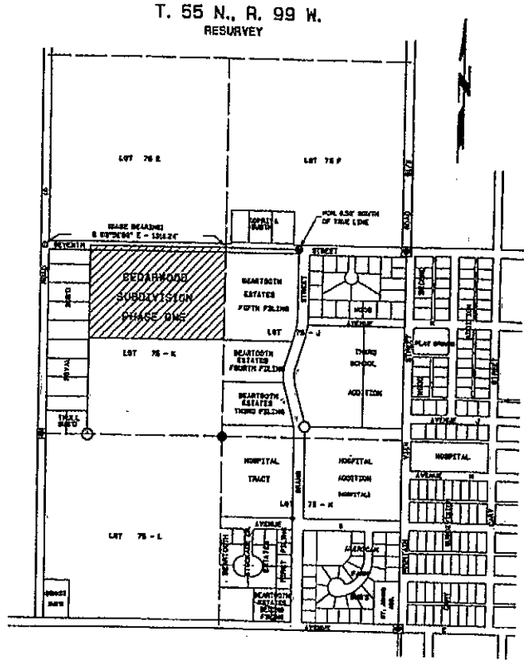
WITNESS MY HAND AND OFFICIAL SEAL

Sandra S. Fulton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-13-98

SANDRA S. FULTON - NOTARY PUBLIC
COUNTY OF PARK STATE OF WYOMING
My Commission Expires December 13, 1998

T. 55 N., R. 99 W.
RESURVEY



VICINITY MAP

SCALE: 1" = 500'

CERTIFICATE OF SURVEYOR

I, PAUL A. BLOUGH, OF CODY, WYOMING A LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NO. 2332 HEREBY CERTIFY THAT THE "CEDARWOOD SUBDIVISION PHASE ONE" WAS SURVEYED BY ME OR UNDER MY DIRECTION FROM SEPTEMBER, 1995 TO MARCH, 1996; THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATION OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH = 60 FEET. 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. THE MONUMENTS SET ARE AS SHOWN IN THE LEGEND ON THIS PLAT AND STAMPED IN AN APPROPRIATE MANNER. THE ACTUAL BEARINGS SHOWN HEREON ARE BASED ON AN INITIAL BEARING OF S. 89°51' E. BETWEEN THE NORTHWEST AND THE NORTHEAST CORNERS OF LOT 75-K, ALL ELEMENTS OF THIS SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE-THOUSAND OR BETTER.

WYOMING REGISTRATION NO. 2332 LS — PAUL A. BLOUGH

Professional Land Surveyor — PAUL A. BLOUGH — 2332 — WYOMING

State of Wyoming } SS
County of Park }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March, 1996 A.D.
Witness my hand and official seal.

Mary C. Wisner
Notary Public

My commission expires:
Sept. 26, 1996

MARY C. WISNER — Notary Public — County of Park — State of Wyoming — My Commission Expires 9-26-96

THE ROSEWOOD CORPORATION
1017 CRANDALL DRIVE
POWELL, WYOMING 82435

PLAT SHOWING

CEDARWOOD SUBDIVISION PHASE ONE

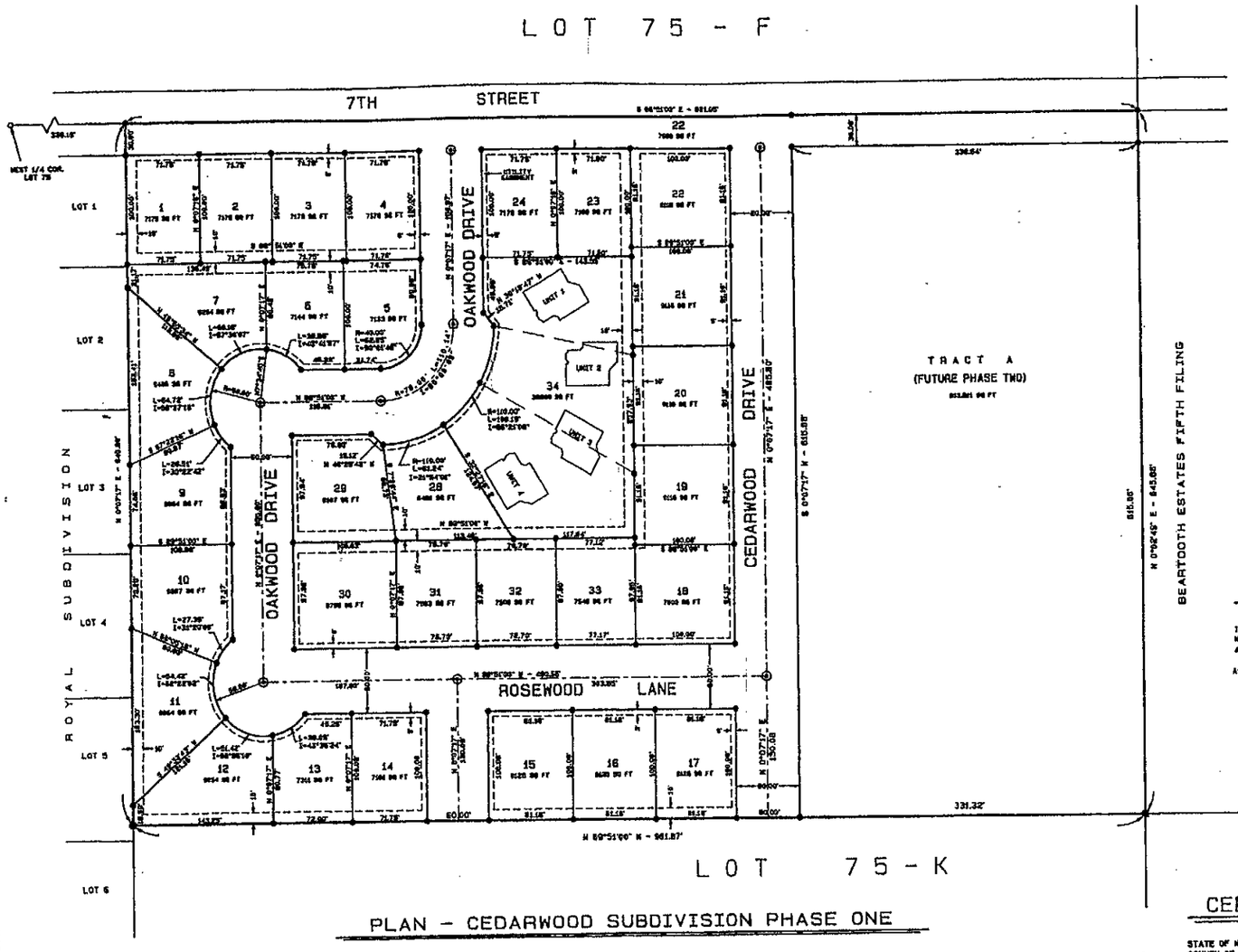
WITHIN THE CITY OF POWELL, WYOMING
BEING PART OF LOT 75 - K
T.55 N.,R.99 W., OF THE 6th P.M.
PARK COUNTY, WYOMING (RESURVEY)

HOLK, BLOUGH AND CO. — CONSULTING ENGINEERS & LAND SURVEYORS
CODY, WYOMING — MARCH, 1996

JOB 95-087A
DIM 284 BOOKS 314, 258, 323

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



PLAN - CEDARWOOD SUBDIVISION PHASE ONE

LEGEND

INDICATES 1 1/2" IRON PIPE FOUND
INDICATES 24"X 5/8" REBAR WITH ALUMINUM CAP SET
INDICATES BRASS SCREW IN 2" PIPE FILLED WITH CONCRETE
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INDICATES ALUMINUM CAP TO BE SET FLUSH WITH FINISHED ROAD SURFACE
INDICATES REBAR WITH ALUMINUM CAP FOUND
INDICATES EASEMENT LINES

GRAPHIC SCALE 1"=60'
0 60 120 180

CERTIFICATE OF PARK COUNTY CLERK

This plat was filed for the public record in the Office of the Clerk, Park County, Wyoming, at 2:50 o'clock P M. on the 12th day of August, 1996 A.D. and is duly recorded in Book F, Page Number 149.

HARRIE FONTAINE
Park County Clerk

Reception No. 1996 4958 By: Mary Lou Lindsay
Deputy

CERTIFICATE OF APPROVAL

The foregoing AMENDED CEDARWOOD SUBDIVISION PHASE ONE an addition to the CITY OF POWELL, WYOMING was approved at a regular meeting of the City Council held on the 16 day of July, 1996, in accordance with Section 15-1-518, Wyoming State Statutes, 1977, as amended.

Attest:
CITY CLERK
Carolyn R. Bushnell
Arelyce R. Bushnell

CITY OF POWELL
MAYOR
Tonya Frazier Nordman
Tonya Frazier Nordman

CITY OF POWELL PARK COUNTY, WYOMING MUNICIPAL SEAL

NOTE

The amendment eliminates lots 25, 26 and 27 of the original Cedarwood Subdivision Phase One and renames the identical area as lot 34. Four proposed homes are shown in lot 34 that are identified as units 1, 2, 3, 4.

CERTIFICATE OF PLANNING COMMISSION

The foregoing AMENDED CEDARWOOD SUBDIVISION PHASE ONE to the City of Powell, Wyoming was approved by the City of Powell Planning and Zoning Commission this 2 day of July, 1996.

Attest: Carolyn R. Bushnell

City of Powell, Wyoming
Planning Commission
Christy Davis
Chairperson: Christy Davis

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF PARK }

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

LOTS 1 THROUGH 33 AND TRACT A OF THE CEDARWOOD SUBDIVISION PHASE ONE WITHIN THE CITY OF POWELL, COUNTY OF PARK, STATE OF WYOMING.

THAT WE HAVE CAUSED SAID LOTS 25, 26 AND 27 TO BE COMBINED INTO A SINGLE LOT NUMBERED 34; THAT THE UNIT DESIGNATION AND LOCATION OF PROPOSED HOMES IN SAID LOT 34 HAVE BEEN SHOWN; THAT THE PLAT SHOWN HEREON AS "AMENDED CEDARWOOD SUBDIVISION PHASE ONE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

Mike Henry
MIKE HENRY, HUSBAND

Tina Henry
TINA HENRY, WIFE

THE ROSEWOOD CORP.
Brad W. Cummings
BRAD W. CUMMINGS, PRESIDENT

Mary L. Cummings
MARY L. CUMMINGS, SECRETARY

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRAD W. CUMMINGS, MARY L. CUMMINGS AND MIKE HENRY, TINA HENRY THIS 25 DAY OF July, 1996.

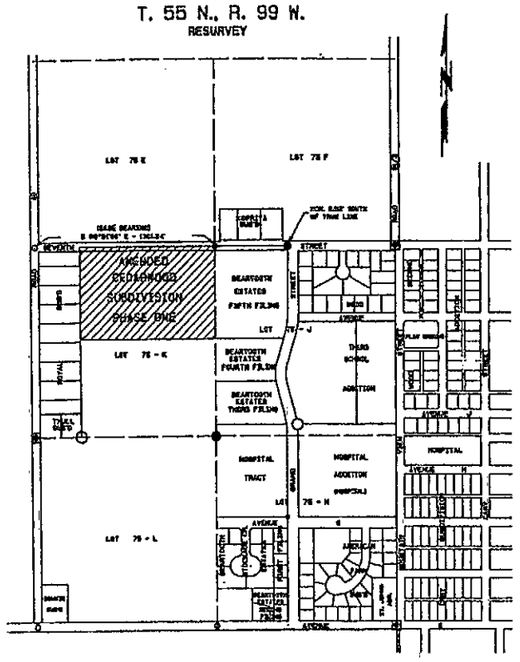
WITNESS MY HAND AND OFFICIAL SEAL.

Sandra S. Fulton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-13-98

SANDRA S. FULTON - NOTARY PUBLIC
COUNTY OF PARK STATE OF WYOMING
My Commission Expires December 13, 1998

T. 55 N., R. 99 W.
RESURVEY



VICINITY MAP
SCALE: 1" = 500'

CERTIFICATE OF SURVEYOR

I, ROY R. HOLM, OF CODY, WYOMING A LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NO. 2899 PE & LS HEREBY CERTIFY THAT THE "AMENDED CEDARWOOD SUBDIVISION PHASE ONE" WAS SURVEYED BY ME OR UNDER MY DIRECTION DURING JUNE, 1996; THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATION OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH = 60 FEET. 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. THE MONUMENTS SET ARE AS SHOWN IN THE LEGEND ON THIS PLAT AND STAMPED IN AN APPROPRIATE MANNER. THE ACTUAL BEARINGS SHOWN HEREON ARE BASED ON AN INITIAL BEARING OF S. 89°51' E. BETWEEN THE NORTHWEST AND THE NORTHEAST CORNERS OF LOT 75-K. ALL ELEMENTS OF THIS SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE-THOUSAND OR BETTER.

WYOMING REGISTRATION NO. 2899 PE & LS
ROY R. HOLM

Professional Engineer & Land Surveyor ROY R. HOLM 2899 Date 10-24-96 WYOMING

State of Wyoming } SS
County of Park }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF July, 1996 A.D.
Witness my hand and official seal.

Mary C. Weiss
Notary Public

My commission expires:
Sept. 26, 1996

MARY C. WEISS — Notary Public — County of Park — State of Wyoming — My Commission Expires 9-26-96

THE ROSEWOOD CORPORATION
P. O. BOX 2
POWELL, WYOMING 82435

PLAT SHOWING

AMENDED CEDARWOOD SUBDIVISION PHASE ONE

WITHIN THE CITY OF POWELL, WYOMING
BEING PART OF LOT 75 - K
T.55 N.,R.99 W., OF THE 6th P.M.
PARK COUNTY, WYOMING (RESURVEY)

HOLM, McGUNN AND CO. — CONSULTING ENGINEERS & LAND SURVEYORS — CODY, WYOMING — JULY, 1996

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

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