

VICINITY MAP  
N.T.S.

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 21<sup>ST</sup> DAY OF DECEMBER, 2007 AND FILED FOR RECORD AT 12:11 P.M. UNDER DOCUMENT NUMBER 2007-1517. IN PLAT CABINET # AT PAGE 11

*Kelly Jensen*  
Park County Clerk and Recorder  
By: *Carol Burdick*  
DEPUTY

CERTIFICATE OF DEDICATION

STATE OF WYOMING )  
COUNTY OF PARK ) SS

KNOWN ALL PERSONS BY THESE PRESENTS: THAT TRIPLE H DEVELOPMENT, IS THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: TRACTS 71-39 AND 71-40, CODY HEIGHTS SUBDIVISION, CODY, WYOMING. SAID TRACTS CONTAINING 1.84 ACRES, MORE OR LESS.

THE FOREGOING SUBDIVISION, OF THE ABOVE DESCRIBED PROPERTY, 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, OPEN SPACES, 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 DEDICATE AND SET APART A FORTY (40) FOOT RIGHT-OF-WAY & EASEMENT IN PERPETUITY FOR THE CITY OF CODY, WYOMING, FOR THE CONSTRUCTION, DEVELOPMENT, EXCAVATION, INSTALLATION, REPLACEMENT, MAINTENANCE, RENOVATION, REPAIR AND USE OF A PUBLIC STREET. USE OF THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO INGRESS AND EGRESS FOR ANY AND ALL FORMS OF PUBLIC VEHICULAR AND PEDESTRIAN TRAFFIC. THE PARTIES UNDERSTAND THAT THE CITY OF CODY DOES NOT INTEND TO CONSTRUCT, EXCAVATE, OR INSTALL THE STREET IN THE IMMEDIATE FUTURE, AND THAT LACK OF USE, REGARDLESS OF THE PERIOD OF TIME, SHALL NOT BE CONSTRUED AS AN INTENT BY THE CITY TO ABANDON ITS RIGHT-OF-WAY & EASEMENT. UNTIL THE CITY OF CODY BEGINS CONSTRUCTION, EXCAVATION AND INSTALLATION OF THE STREET, THE CENTRAL ESTATES HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE PARCEL. UNTIL SUCH TIME THE STREET SHALL BE CONSIDERED A PRIVATE STREET WITH AN EASEMENT GRANTED TO CITY UTILITIES FOR THE MAINTENANCE AND OPERATION OF CITY FACILITIES. ONCE THE CITY OF CODY BEGINS CONSTRUCTION, INSTALLATION AND LOCATION FOR THE STREET, THE CITY OF CODY SHALL BEAR RESPONSIBILITY FOR THE MAINTENANCE OF SUCH STREET AND SUCH STREET SHALL BE CONSIDERED A PUBLIC STREET FOR THE PURPOSES NOTED PREVIOUSLY.

WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS DO HEREBY DEDICATE AND SET APART THE RAW WATER LINE EASEMENT AS SHOWN HEREON TO THE OWNER(S) THEIR HEIRS AND/OR ASSIGNS, OF THE SOUTH 280 FEET OF TRACT 71-38, CODY HEIGHTS SUBDIVISION, CODY, WYOMING, FOR THE PURPOSE OF MAINTAINING AND USING A RAW WATER LINE FOR IRRIGATION PURPOSES.

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, GUTTER AND SIDEWALK ON CENTRAL AVENUE WHEN DEEMED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

*H.V.*  
HAMILTON V. BRYAN II, PRESIDENT

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY HAMILTON V. BRYAN II ON THIS 21<sup>ST</sup> DAY OF DECEMBER, 2007. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: *November 3, 2009*



APPROVALS

CITY PLANNING AND ZONING BOARD  
RECOMMENDED FOR APPROVAL THIS 21<sup>ST</sup> DAY OF DECEMBER, 2007 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.  
BY CHAIRMAN *[Signature]*  
CITY COUNCIL  
APPROVED THIS 21<sup>ST</sup> DAY OF DECEMBER, 2007 BY THE CITY COUNCIL OF CODY, WYOMING.  
BY MAYOR *[Signature]*  
CITY CLERK/TREASURER  
*[Signature]*  
CITY CLERK/TREASURER

STATE OF WYOMING ) SS  
COUNTY OF PARK )  
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ROGER SEDAM, MAYOR AND JENNIFER ROSENOWSKI, CITY CLERK/TREASURER ON THIS 21<sup>ST</sup> DAY OF DECEMBER, 2007. WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: *July 19, 2009*

CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
COUNTY OF PARK ) SS

RICHARD T. MUSCO, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS FINAL PLAT AND SURVEY OF CENTRAL ESTATES 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 CITY STATUTORY PROVISIONS AND REGULATIONS.

DATED THIS 18 DAY OF *March*, 2007.  
Wyoming Registration No. PLS 8827



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- 2 1/2" ALUMINUM PIPE WITH 3 1/4" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION
- 5/8" x 24" REBAR WITH 2 1/2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION
- MEASURED DATA
- RECORD DATA

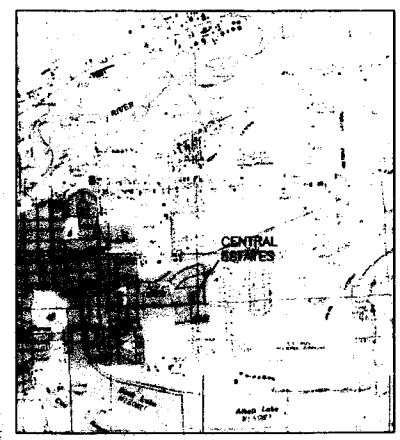
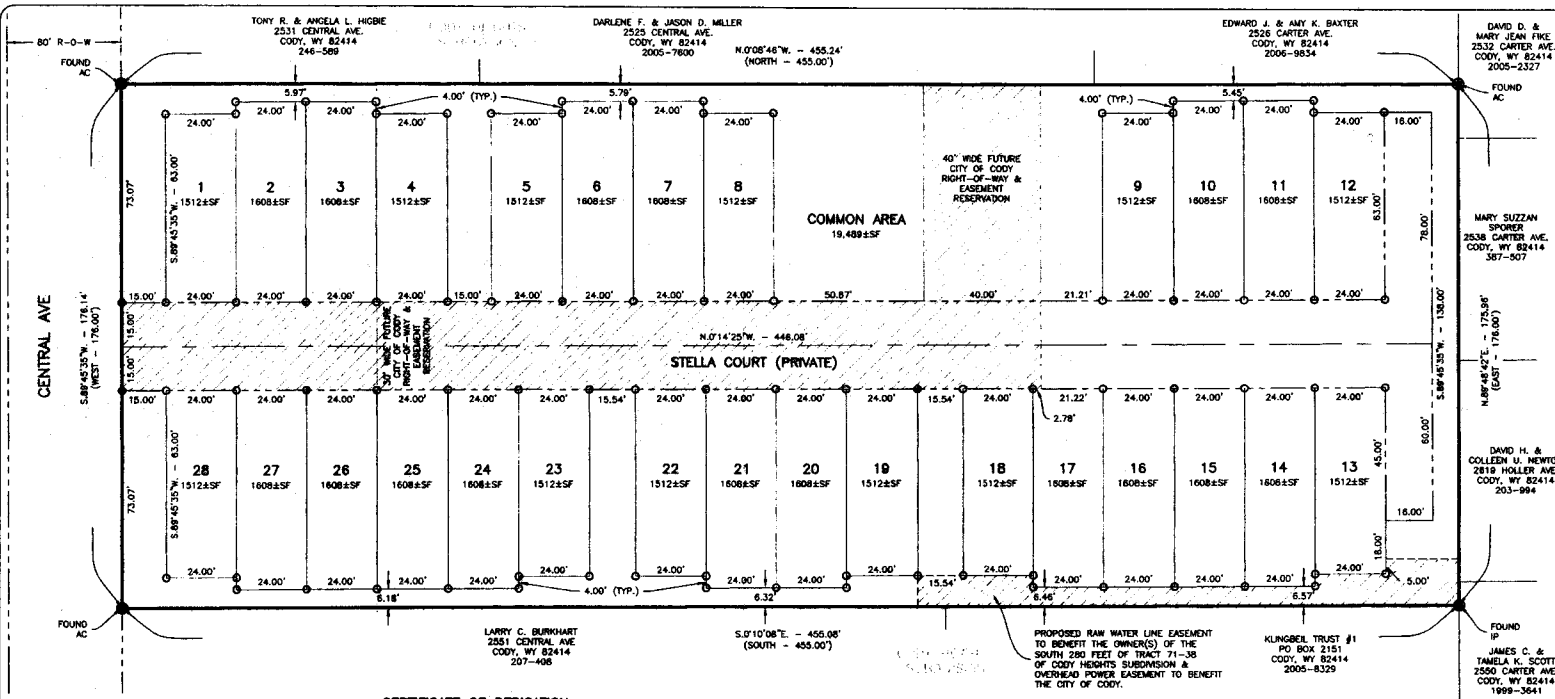


FINAL PLAT  
SHOWING  
CENTRAL ESTATES  
TRACT 71-39 71-40  
CODY HEIGHTS SUBDIVISION  
1.836, 1.836, 8TH P.M.  
TRIPLE H DEVELOPMENT  
87 FOREST ROAD  
CODY, WYOMING 82414

**GRA** Civil Engineering — Land Surveying  
Airport Planning & Engineering

1508 Shampaine Ave.  
P.O. Box 226  
Cody, Wyoming 82414  
Phone: (307)587-3411, Fax: (307)587-3482

PREPARED: 9-18-07



VICINITY MAP  
N.T.S.

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 22 DAY OF November 2009, AND FILED FOR RECORD AT 3:52 P.M. UNDER DOCUMENT NUMBER 2009-0363 IN PLAT CABINET 5 AT PAGE 36

KELLY JENSEN  
PARK COUNTY CLERK AND RECORDER

BY: A. Adams  
DEPUTY

CERTIFICATE OF DEDICATION

STATE OF WYOMING ) SS  
COUNTY OF PARK )

KNOWM ALL PERSONS BY THESE PRESENTS: THAT TRIPLE H DEVELOPMENT, IS THE OWNER OF TRACTS 71-39 AND 71-40, CODY HEIGHTS SUBDIVISION, ALSO KNOWN AS CENTRAL ESTATES P.U.D., CODY, WYOMING. EXCEPTING THEREFROM LOTS 13 AND 15 & 18 OF SAID CENTRAL ESTATES P.U.D.

KNOWM ALL PERSONS BY THESE PRESENTS: RICHARD A. BLODGETT AND KATHY MCCARTHY, ARE THE OWNERS OF LOT 13, CENTRAL ESTATES PUD, CODY, WYOMING.

KNOWM ALL PERSONS BY THESE PRESENTS: ERNEST HERBERT WILLIAMS, JR., TRUSTEE OF THE ANNE C. W. FAULTNER TRUST UNDER THE ANNE C. WILLIAMS TRUST DATED OCTOBER 11, 1982, IS THE OWNER OF LOT 16, CENTRAL ESTATES PUD, CODY, WYOMING.

KNOWM ALL PERSONS BY THESE PRESENTS: REBECCA CONRAD, IS THE OWNER OF LOT 18, CENTRAL ESTATES PUD, CODY, WYOMING.

THE FOREGOING SUBDIVISION, OF THE ABOVE DESCRIBED PROPERTY, AS APPEARS ON THIS AMENDED 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 AMENDED PLAT OF THE ABOVE DESCRIBED PROPERTY; AND BY THESE PRESENTS DO HEREBY DEDICATE AND SET APART THE EASEMENTS, OPEN SPACES, AND PUBLIC LANES 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 AMENDED PLAT OF THE ABOVE DESCRIBED PROPERTY; AND BY THESE PRESENTS DO HEREBY DEDICATE AND SET APART A FORTY (40) FOOT RIGHT-OF-WAY & EASEMENT IN PERPETUITY FOR THE CITY OF CODY, WYOMING, FOR THE CONSTRUCTION, DEVELOPMENT, EXCAVATION, INSTALLATION, REPLACEMENT, MAINTENANCE, IMPROVEMENT, REPAIR AND USE OF A PUBLIC STREET. USE OF THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, INGRESS AND EGRESS FOR ANY AND ALL FORMS OF PUBLIC VEHICULAR AND PEDESTRIAN TRAFFIC. THE PARTIES UNDERSTAND THAT THE CITY OF CODY DOES NOT INTEND TO CONSTRUCT, EXCAVATE, OR INSTALL THE STREET IN THE IMMEDIATE FUTURE, AND THAT LACK OF USE, IRRESPECTIVE OF THE PERIOD OF TIME, SHALL NOT BE CONSTRUED AS AN INTENT BY THE CITY TO ABANDON ITS RIGHT-OF-WAY & EASEMENT, UNTIL THE CITY OF CODY BEGINS CONSTRUCTION, EXCAVATION AND INSTALLATION OF THE STREET. THE GENERAL ESTATES HOMEOWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE PARCEL UNITS. SUCH THAT, THE STREET SHALL BE CONSIDERED A PRIVATE STREET WITH AN EASEMENT GRANTED TO CITY UTILITIES FOR THE MAINTENANCE AND OPERATION OF CITY FACILITIES. ONCE THE CITY OF CODY BEGINS CONSTRUCTION, INSTALLATION AND EXCAVATION FOR THE STREET, THE CITY OF CODY SHALL BEAR RESPONSIBILITY FOR THE MAINTENANCE OF SUCH STREET AND SUCH STREET SHALL BE CONSIDERED A PUBLIC STREET FOR THE PURPOSES NOTED PREVIOUSLY.

WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS DO HEREBY DEDICATE AND SET APART THE RAW WATER LINE EASEMENT AS SHOWN HEREON TO THE OWNER(S) THEIR HEIRS AND/OR ASSIGNS, OF THE SOUTH 280 FEET OF TRACT 71-39, CODY HEIGHTS SUBDIVISION, CODY, WYOMING, FOR THE PURPOSE OF MAINTAINING AND USING A RAW WATER LINE FOR IRRIGATION PURPOSES.

WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS ARE PROPONENTS FOR PARTICIPATING IN THE AMENDED PLAT OF THE ABOVE DESCRIBED PROPERTY; AND BY THESE PRESENTS DO HEREBY AGREE TO PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR CURB, GUTTER AND SIDEWALK ON CENTRAL AVENUE WHEN DEEMED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT SAID LANDSHED SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

HAMILTON V. BRYAN II, PRESIDENT, TRIPLE H DEVELOPMENT

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY HAMILTON V. BRYAN II ON THIS 22 DAY OF November 2009. WITNESS MY HAND AND OFFICIAL SEAL.

A. Adams  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 10, 2011

Ernest Herbert Williams, Jr.  
ERNEST HERBERT WILLIAMS, JR., TRUSTEE

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ERNEST HERBERT WILLIAMS, JR., ON THIS 22 DAY OF November 2009. WITNESS MY HAND AND OFFICIAL SEAL.

Kathy McCarthy  
KATHY MCCARTHY

MY COMMISSION EXPIRES: January 23, 2010  
JO. 01C04850348, 0106184 Casey  
Notary Public State of Wyoming

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY KATHY MCCARTHY ON THIS 22 DAY OF Nov 2009. WITNESS MY HAND AND OFFICIAL SEAL.

Jo A  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 26, 2011

Rebecca Conrad  
REBECCA CONRAD

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY REBECCA CONRAD ON THIS 22 DAY OF November 2009. WITNESS MY HAND AND OFFICIAL SEAL.

Jo A  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 26, 2011

APPROVALS

CITY PLANNING AND ZONING BOARD

RECOMMENDED FOR APPROVAL THIS 22 DAY OF October 2009 BY THE CITY PLANNING AND ZONING BOARD CODY, WYOMING.

BY CHAIRMAN [Signature]  
CHAIRMAN

CITY COUNCIL

APPROVED THIS 22nd DAY OF October, 2009 BY THE CITY COUNCIL OF CODY, WYOMING

BY MAYOR [Signature]  
MAYOR

CITY CLERK/TREASURER

[Signature]  
CITY CLERK/TREASURER

STATE OF WYOMING ) SS  
COUNTY OF PARK )

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY NANCY TIA BROWN, MAYOR AND JENNIFER ROSENTHAL, CITY CLERK/TREASURER ON THIS 22 DAY OF November 2009. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 27, 2013

LEGEND

AMENDED PLAT BOUNDARY

LOT LINE

EASEMENT LINE

CENTER LINE

RIGHT-OF-WAY LINE

2" X 1/2" ALUMINUM PIPE WITH 3 1/4" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION

5/8" X 3/4" REBAR WITH 3 1/2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION

MEASURED DATA

RECORD DATA

5.89°43'33"W - 176.14'  
(WEST - 176.00')

CERTIFICATE OF SURVEYOR

STATE OF WYOMING ) SS  
COUNTY OF PARK )

I, RICHARD T. HUBBARD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS AMENDED PLAT AND SURVEY OF CENTRAL ESTATES 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 CITY STATUTORY PROVISIONS AND REGULATIONS.

[Signature]  
REGISTERED SURVEYOR

DATED THIS \_\_\_ DAY OF \_\_\_\_, 2009.

Warning Registration No. FLS 6827

AMENDED PLAT  
SHOWING  
CENTRAL ESTATES  
WITHIN  
TRACT 71-39 71-40  
CODY HEIGHTS SUBDIVISION  
T.33N., R.89W., 6TH P.M.  
TRIPLE H DEVELOPMENT  
BY ORDER OF THE  
CODY, WYOMING 82414

GDA ENGINEERS  
Civil Engineering — Land Surveying  
Airport Planning & Engineering  
1998 South Park Ave.  
Cody, WY 82414  
Phone: (307)287-8111, Fax: (307)287-8182  
DATE OF PREPARATION: 09-25-09