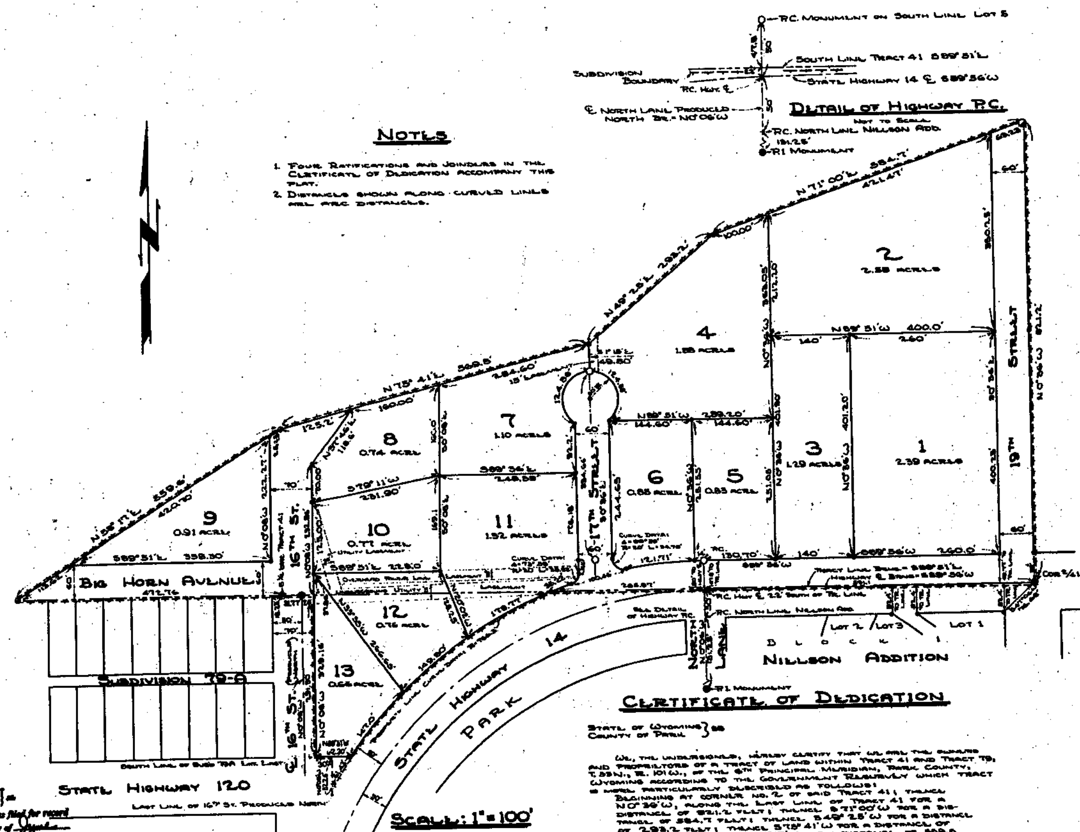
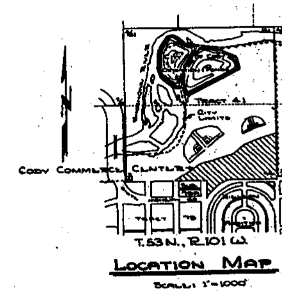


Notes

1. Four Ratifications and Joinders in the Certificate of Dedication accompany this plat.
2. Distances shown along curved lines are arc distances.



Location Map

Scale: 1" = 1000'

Approval

Approved this 16th day of Sept. 1974, by the City Council of Cody, Wyoming.

By: [signature]
Mayor

Attest: [signature]
City Clerk

State of Wyoming } ss
County of Park

The foregoing approval was acknowledged before me by George Brown, Mayor and Jim Bailey, City Clerk this 16th day of Sept. 1974. Witness my hand and official seal.

My Commission Expires May 28, 1978 [signature]
Notary Public

Certificate of Dedication

State of Wyoming } ss
County of Park

We, the undersigned, hereby certify that we are the owners and proprietors of a tract of land within Tract 41 and Tract 79, T. 53 N., R. 101 W., of the 6th Principal Meridian, Park County, Wyoming according to the Government Resurvey which tract is more particularly described as follows:

Beginning at corner No. 2 of said Tract 41; thence N 0°36' W, along the east line of Tract 41 for a distance of 821.2 feet; thence S 71°00' W for a distance of 584.7 feet; thence S 49°25' W for a distance of 293.2 feet; thence S 78°41' W for a distance of 569.5 feet; thence S 36°17' W for a distance of 359.6 feet more or less to a point on the South line of Tract 41; thence S 89°51' E along said South line for a distance of 324.55 feet, to a point which lies 70 feet east of the West line of 16th Street, City of Cody, Wyoming, said point also being 51.77 feet east of the South Quarter Corner of Tract 41; thence S 0°05' E parallel to the West line of 16th Street for a distance of 291.3 feet to the South line of Subdivision 79-A as shown on the recorded plat thereof if said South line were extended east; thence S 89°51' E along said South line of Subdivision 79-A if extended east for a distance of 30.0 feet; thence S 0°05' E along the East line of 16th Street if said East line were produced northerly for a distance of 82.26 feet more or less to the northwesterly boundary of the present State Highway 14 Right of Way; thence northeasterly along said northwesterly Right of Way boundary (a circular curve with a radius of 766.5 feet) for a distance of 587.0 feet to the South line of Tract 41; thence S 89°51' E along the South line of Tract 41 for a distance of 587.07 feet to the Point of Beginning, subject to all existing R.O.W.'s and easements.

That we have caused said described land to be surveyed and platted as shown hereon as the Cody Commerce Center; that the subdivision as appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors; and that we hereby dedicate and set apart the streets shown hereon to the use of the general public forever. We hereby release and relinquish all rights of homestead.

In witness whereof we have hereunto set our hand this 16 day of [illegible] 1974.

Town & Country, Inc. [signature]
P. E. Livingston, President

Attest: [signature]
Mary Ann Hodson, Secretary

Legend

Boundary of Subdivision shown thus	- - - - - -
Corners found this survey - Replaced with ½" x 16" pipe	•
Corners found in place this survey shown thus	•
Corners set this survey shown thus	•
South line of Tract 41 shown thus	———
Lot numbers shown thus	3
Easements shown thus	- - - - - -
Monuments found this survey shown thus	●
Monuments set this survey shown thus	○
Corner found this survey - Replaced with monument	◐

State of Wyoming } ss
County of Park

The foregoing Certificate of Dedication was acknowledged before me by P. E. Livingston, President and Mary Ann Hodson, Secretary this 16th day of Sept. 1974. Witness my hand and official seal.

My Commission Expires May 28, 1978 [signature]
Notary Public

State of Wyoming } ss
County of Park.
This instrument was filed for record on the 22 day of October 1976 at 3:30 o'clock P. M. and duly recorded in Book E records on page 111
[signature] Register of Deeds
By [signature] Deputy
No. 160418 Fee $2.50

Certificate of Surveyor

State of Wyoming } ss
County of Park

I, Darvin D. Dietz of Cody, Wyoming hereby certify that during the period from January 24, 1973 to August 16, 1974 the Cody Commerce Center was surveyed by me and under my direction; that said subdivision is correctly described in the owners Certificate of Dedication on this plat which is drawn to a scale of 1 inch equals 100 feet. The widths of 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 ½" x 16" galvanized iron pipe driven firmly into the ground. The South line of Tract 41 T. 53 N., R. 101 W. (bearing = S 89°51' E) was used as a bearing base for all bearings shown.

Wyoming Registration No. 696 P.E. & L.S. [signature]
Darvin D. Dietz, L.S.

Town & Country Real Estate
Cody, Wyoming

Plat Showing

Cody Commerce Center

Within Tract 41 and Tract 79, Gov't Resurvey, T. 53 N., R. 101 W. of the 6th P.M., Park County, Wyoming

Graham & Associates — Consulting Engineers
Cody, Wyoming — August, 1974

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