

**CERTIFICATE OF DEDICATION**

The State of Wyoming ss.  
County of Park

This certifies that T.O. Congill is the owner of the tract or parcel of land which is shown on this plat as "Cody Heights Subdivision Tracts 71-33 to 71-88 inclusive and Blocks 1 and 2" located in Tract 71, Resurvey and formerly known as the N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 33, T. 53 N., R. 101 W. of the 6th P.M., Wyoming, according to the Original Government Survey, and which is more particularly described as follows: Beginning at a point on the west line of the said SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 33 and at the southwest corner of the said N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  which point is located 332.0 feet distant northerly from the south line of said Sec. 33; thence easterly parallel with and 332.0 feet distant from the south line of said Sec. 33 to the east line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 33; thence northerly along the said east line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 890 feet; thence westerly parallel with and 1322.0 feet distant northerly from the south line of said Sec. 33 to the west line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 33; thence southerly along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 33 a distance of 890 feet to the point of beginning; that the said owner has caused said tract of land as described herein to be surveyed, and platted as shown hereon and described by Surveyor's Certificate; that the roadways, streets and alleys shown hereon within said subdivision are hereby dedicated to the public use.

In WITNESS WHEREOF the said owner has hereunto affixed his signature this 5th day of May, 1927.

Witnesses:  
*[Signature]*  
T.O. Congill



The State of Wyoming ss.  
County of Park.

I, Leo Stedeker, a Notary Public in and for the County aforesaid, hereby certify that T.O. Congill, personally known to me as the person whose name is subscribed to the foregoing Certificate of Dedication, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and notarial seal this 5th day of May, 1927.

*[Signature]*  
Notary Public.

My Commission expires 2/28/1930.

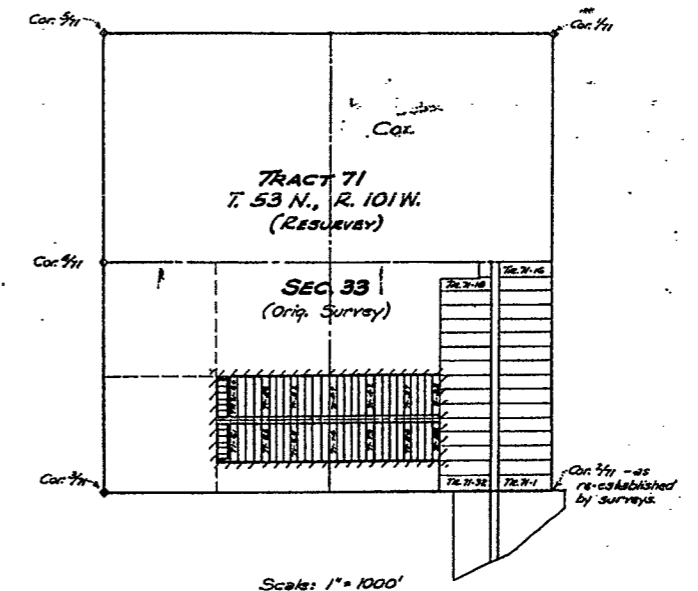
**APPROVED:**

Board of Commissioners of Park County, Wyoming,  
this 6th day of May, 1927.

ATTEST:  
*[Signature]*  
L.A. Buchanan,  
Chairman  
*[Signature]*  
Eve Larson,  
County Clerk.

Town Council of the Town of Cody, Wyoming.

ATTEST:  
*[Signature]*  
Ray Stock,  
Mayor  
*[Signature]*  
Wm. Hartman,  
Clerk.



**LEGEND**

Boundary of Cody Heights Subdivision shown thus: *[Dashed line symbol]*  
Government Resurvey Corners shown thus: *[Crosshair symbol]*  
Measurements taken for this survey shown thus: *[Line with arrow symbol]* 88'  
Corners marked by  $\frac{1}{2}$ " x  $\frac{1}{4}$ " Galv. iron Pipes set firmly in the ground shown thus: *[T-shaped symbol]*

**CERTIFICATE OF SURVEYOR**

I, Howard F. Bell of Cody, Wyoming, hereby certify that during the months of April and May, 1927, "Cody Heights Subdivision, Tracts 71-33 to 71-88 inclusive, and Blocks 1 and 2" covering the tract of land shown hereon and described in the owners Certificate of Dedication, was surveyed by me and under my direction; that said subdivision is correctly shown on this plat which is shown to a scale of 1 inch = 200 feet; that each unit of said subdivision bears its respective Tract or Lot number; that the corners of each unit are marked as indicated in the legend shown on the plat. Dimensions of units are shown in feet.

Witness my hand this 5th day of May, 1927.  
Engineers' License No. 7. *[Signature]*  
Howard F. Bell  
Surveyor.

State of Wyoming, ss.  
County of Park, ss.  
This instrument was filed for record on the 13th day of May, 1927, at 11:55 o'clock P.M., and duly recorded in Book No. 11514, Page, S. 25.

**PLAT SHOWING  
CODY HEIGHTS SUBDIVISION  
TRACTS 71-33 TO 71-88 INCL. AND BLOCKS 1 & 2  
IN TRACT 71, T. 53 N., R. 101 W.  
PARK COUNTY, WYOMING.  
Scales as indicated.**

# T. 53 N., R. 101 W. (RESURVEY)

### LEGEND

- INDICATES REBAR WITH 2" ALUM. CAP SET ○
- INDICATES REBAR WITH ALUM. CAP FOUND ●
- INDICATES 1/2" IRON PIPE FOUND ⊙
- INDICATES WATER LINE PIPELINE —M—M—
- INDICATES NATURAL GAS LINE —G—G—
- INDICATES SANITARY SEWER —S—S—
- INDICATES FENCE —X—X—X—
- INDICATES PARCEL A
- INDICATES PARCEL B

- NOTES:
- 1- SANITARY SEWER, TREATED WATER, POWER, TELEPHONE, CABLE TV, NATURAL GAS AND IRRIGATION WATER ARE AVAILABLE TO PARCEL A AND PARCEL B.
  - 2- PARCEL A AND PARCEL B ARE CREATED SIMULTANEOUSLY AND ANY EXCESS OR DEFICIENCY IN MEASUREMENT SHALL BE DISTRIBUTED PROPORTIONALLY.
  - 3- BEARINGS ARE BASED ON TRUE NORTH BETWEEN THE SOUTHWEST CORNER OF TRACT 71-62 AND THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN #F BOOK 136, PAGE 940.

### EASEMENTS OF RECORD

1. RIGHTS OF THE CODY CANAL IRRIGATION DISTRICT TO CONSTRUCT, OPERATE AND MAINTAIN A WATER DITCH OR IRRIGATION SYSTEM AND ALL RIGHTS OF WAY OF THE IRRIGATION DISTRICT AS SUCCESSOR IN INTEREST OF THE SHOSHONE LAND AND IRRIGATION COMPANY AS EVIDENCED BY CONTRACT BETWEEN THE SHOSHONE LAND AND IRRIGATION COMPANY AND GEORGE W. BURCH, RECORDED DECEMBER 26, 1903 IN BOOK 2, PAGE 77.
2. EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION LINES AND INCIDENTAL PURPOSES GRANTED TO MONTANA STATES POWER COMPANY RECORDED APRIL 7, 1938 IN BOOK 100, PAGE 345, (AVAILABLE TO PLOT)

### CITY ENGINEER'S APPROVAL

THIS "RECORD OF SURVEY" SHOWS THE BOUNDARY ADJUSTMENT SURVEY OF TRACT 71-61 AND A PORTION OF TRACT 71-62 OF THE CODY HEIGHTS SUBDIVISION WITHIN THE CITY OF CODY ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS ON PAGE 20 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AS CONVEYED BY "WARRANTY DEED" TO THEODORE A. KINSELL AND IRENE M. KINSELL, TRUSTEES OF THE THEODORE A. KINSELL AND IRENE M. KINSELL JOINT TRUST, ESTABLISHED OCTOBER 7, 1998 AND RECORDED AS DOCUMENT NO. 2003-69 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, PARK COUNTY, WYOMING.

APPROVED BY THE CITY ENGINEER OF CODY, WYOMING ON THE 14<sup>th</sup> DAY OF April 2003

BY: Stephen M. Payne CITY ENGINEER AND PUBLIC WORKS DIRECTOR

ATTEST: Kelly Jensen ADMINISTRATIVE SERVICES DIRECTOR

### CLERK AND RECORDER'S ACCEPTANCE

THIS DRAWING SHOWING THE RECORD OF SURVEY WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT 4:00 P.M. ON THIS 15<sup>th</sup> DAY OF April 2003, FILED FOR RECORDING IN BOOK OR PLAT CABINET 4 AT PAGE 50 AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER 2003-3270

KAREN CARTER  
PARK COUNTY CLERK AND RECORDER

BY: Sarah DeLeon  
DEPUTY COUNTY CLERK

### CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
COUNTY OF PARK ) SS

I, PAUL A. BLOUGH ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP AND PROCEED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON MARCH 25 AND APRIL 4, 2003, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MEASUREMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WYOMING L.S. REGISTRATION NO. 2332

HOLM, BLOUGH AND COMPANY  
BY: PAUL A. BLOUGH (AGENT)



THEODORE A. KINSELL  
AND  
IRENE M. KINSELL  
CODY, WYOMING

### RECORD OF SURVEY SHOWING

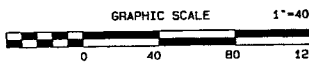
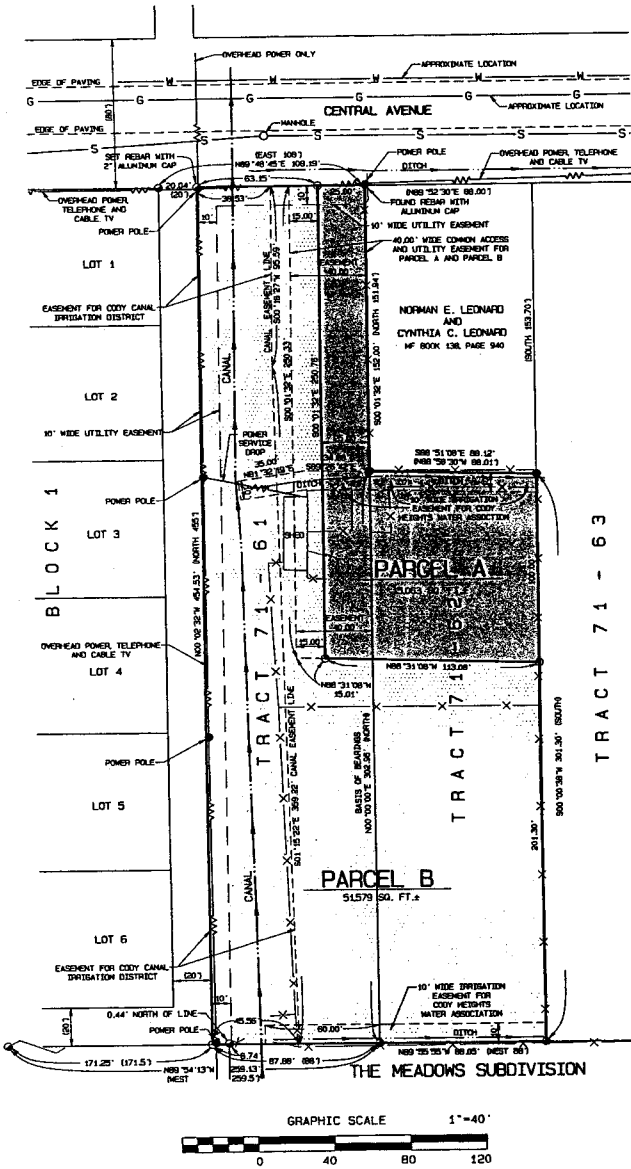
### BOUNDARY ADJUSTMENT SURVEY

IN TRACT 71-61 AND A PORTION OF TRACT 71-62  
CODY HEIGHTS SUBDIVISION  
IN TRACT 71, T. 53 N., R. 101 W. OF THE 6th P.M.  
(RESURVEY) PARK COUNTY, WYOMING,  
ALL WITHIN THE CITY OF CODY, WYOMING

HOLM, BLOUGH AND COMPANY  
CONSULTING ENGINEERS & LAND SURVEYORS  
202 S. 11th St., Cody, Wyoming 82414

APRIL, 2003

BOOK 415 AND 420  
S. 11th St., Cody, Wyoming 82414



### CERTIFICATE OF OWNER

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTIES:

TRACT 71-61 AND TRACT 71-62, CODY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 20, PARK COUNTY, WYOMING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO NORMAN E. LEONARD AND CYNTHIA C. LEONARD SET OUT IN WARRANTY DEED RECORDED FEBRUARY 3, 1987 IN #F BOOK 136, PAGE 940.

THAT WE DO HEREBY CERTIFY THAT THE EASEMENTS LABELED HEREON ARE DEDICATED TO THE USES SO NOTED, THAT WE ACKNOWLEDGE AND AGREE TO THE RECORD OF SURVEY SHOWN HEREON THAT THE PURPOSE OF THIS BOUNDARY ADJUSTMENT SURVEY IS FOR ADJUSTING BOUNDARY LINES BETWEEN THE PARCELS AS SHOWN THAT THE PARCELS SHOWN HEREON HAVE ALL THE UTILITIES AVAILABLE, I.E. TREATED WATER, SANITARY SEWER, NATURAL GAS, ELECTRIC POWER, TELEPHONE, CABLE TV, AND IRRIGATION WATER THAT THE PARCELS SHOWN HEREON EXCEED THE MINIMUM LOT SIZE FOR RESIDENTIAL "R" ZONE, AND THAT EACH PARCEL MAY BE SOLD OR TRANSFERRED SEPARATELY, THAT NO FURTHER DIVISION OF EITHER PARCEL IS ALLOWED UNTIL A SUBDIVISION IS COMPLETED AND THAT ANY RIGHTS BY VIRTUE OF THE HOUSTEAD DISPOSITION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

Theodore A. Kinsell Trustee Irene M. Kinsell Trustee  
THEODORE A. KINSELL, TRUSTEE IRENE M. KINSELL, TRUSTEE

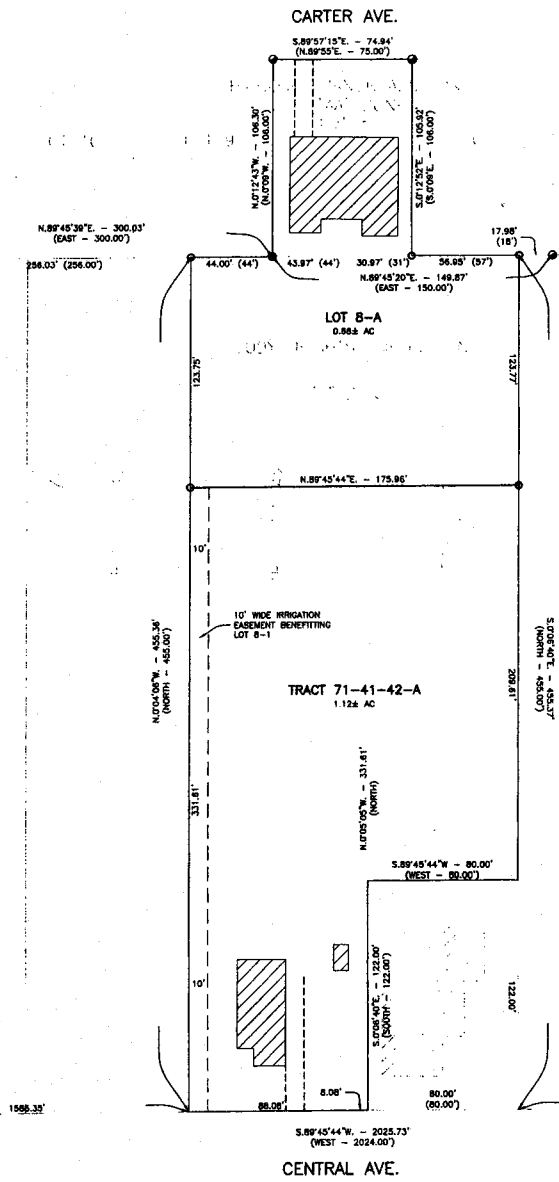
STATE OF WYOMING )  
COUNTY OF PARK ) SS  
THE FOREGOING CERTIFICATE OF OWNER HAS ACKNOWLEDGED BEFORE ME BY THEODORE A. KINSELL AND IRENE M. KINSELL, TRUSTEES OF THE THEODORE A. KINSELL AND IRENE M. KINSELL JOINT TRUST, ESTABLISHED OCTOBER 7, 1998, THIS 14<sup>th</sup> DAY OF APRIL, 2003.

WITNESS MY HAND AND OFFICIAL SEAL.  
Mary C. Wiener  
NOTARY PUBLIC



MY COMMISSION EXPIRES 9-26-04

T. 53N., R.101W., 6TH P.M.



OWNER'S CERTIFICATE

STATE OF WYOMING )  
 COUNTY OF PARK )

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREIN IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE BOUNDARY LOT ADJUSTMENT OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE PURPOSE OF THE BOUNDARY ADJUSTMENT SURVEY IS FOR ADJUSTING BOUNDARY LINES BETWEEN THE LOTS AS SHOWN; THAT THE LAND BEING CONVEYED IS FOR THE SOLE PURPOSE OF ADJUSTING THE BOUNDARY LINE BETWEEN PARCELS AND IS NOT TO BE SOLD OR TRANSFERRED AS A SEPARATE PARCEL BY THE GRANTEE, HEIRS AND ASSIGNS AND THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

IN WITNESS WHEREOF, THE SAID OWNERS OF TRACTS 71-41-42 EXCEPTING THE SOUTH 122 FEET AND THE EAST 80 FEET & 71-42, CODY HEIGHTS SUBDIVISION, JASON D. MILLER AND DARLENE F. MILLER, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 26<sup>TH</sup> DAY OF OCTOBER, 2006.

*Jason D. Miller*  
 JASON D. MILLER

*Darlene F. Miller*  
 DARLENE F. MILLER

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY DONALD CYPHERS, POWER OF ATTORNEY, THIS 16<sup>TH</sup> DAY OF OCTOBER, 2006.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Donald Cyphers*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES November 3, 2009



IN WITNESS WHEREOF, THE SAID OWNERS OF LOT B, BLOCK B, HIGHLAND MANOR ADDITION, EDWARD K. BAXTER AND AMY J. BAXTER, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 15<sup>TH</sup> DAY OF OCTOBER, 2006.

*Edward K. Baxter*  
 EDWARD K. BAXTER

*Amy J. Baxter*  
 AMY J. BAXTER

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY DONALD CYPHERS, POWER OF ATTORNEY, THIS 15<sup>TH</sup> DAY OF OCTOBER, 2006.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Donald Cyphers*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES November 3, 2009



RECORDER'S ACCEPTANCE

THIS BOUNDARY ADJUSTMENT SURVEY WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 20<sup>TH</sup> DAY OF OCTOBER, 2006, AND FILED FOR RECORD AT 7:22 A.M. UNDER DOCUMENT NUMBER: 2006-2588 IN PLAT BOOK 117 PAGE 2588.

*Kara Carter*  
 PARK COUNTY CLERK AND RECORDER

BY: *Christine Cook*  
 DEPUTY

CITY ENGINEER APPROVAL

THIS BOUNDARY ADJUSTMENT SURVEY WAS APPROVED BY THE CITY ENGINEER OF CODY, WYOMING ON THIS 27<sup>TH</sup> DAY OF OCTOBER, 2006.

BY: *Stephen W. Smith*  
 CITY ENGINEER

ATTEST: *Christine Cook*  
 CITY ENGINEER

LEGEND

- EXISTING PROPERTY BOUNDARIES \_\_\_\_\_
- PROPOSED PROPERTY BOUNDARY \_\_\_\_\_
- PROPERTY BOUNDARY TO BE VACATED \_\_\_\_\_
- ADJACENT LOT LINES \_\_\_\_\_
- EXISTING DRIVES \_\_\_\_\_
- PROPOSED IRRIGATION EASEMENT \_\_\_\_\_
- EXISTING STRUCTURES
- FOUND ALUMINUM CAP ●
- FOUND IRON PIPE ○
- SET 1/2" x 24" REBAR WITH 2" ALUMINUM CAP ○
- MEASURED DATA 58°45'44"W - 2025.73'
- RECORDED DATA (WEST - 2024.00')

NOTES

1. BASIS OF BEATINGS ESTABLISHED FROM GPS OBSERVATION.
2. RIGHTS-OF-WAYS EASEMENTS AND OTHER ENCUMBRANCES OF RECORD ARE NOT SHOWN ON THIS MAP.

CERTIFICATE OF SURVEYOR

I, RICHARD T. HANCOCK, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY OF THE BOUNDARY LINE ADJUSTMENT 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 COUNTY STATUTORY PROVISIONS AND REGULATIONS.



DATED THIS 3<sup>RD</sup> DAY OF OCTOBER, 2006.  
 Wyoming Registration No. PLS 6827

**RECORD OF SURVEY**  
 SHOWING  
 BOUNDARY LINE ADJUSTMENT  
 OF  
 LOT B, BLOCK B, OF THE HIGHLAND MANOR ADDITION;  
 &  
 TRACTS 71-41 & 71-42 OF THE CODY HEIGHTS SUBDIVISION;  
 T.53N. R.101W., 6TH P.M.  
 PARK COUNTY, WYOMING

DARLENE MILLER  
 2888 CYPHERS, AVE.  
 CODY, WY 82414

**GDA ENGINEERS**  
 Civil Engineering — Land Surveying  
 Airport Planning & Engineering

**GDA**  
 1500 Riverside Ave.  
 P.O. Box 288  
 Cody, Wyoming 82414  
 Phone: (307)367-3411, Fax: (307)367-8182

