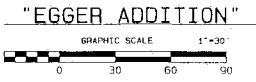


VICINITY MAP SHOWING A PORTION OF THE CITY OF CODY.  
SCALE: 1"=400'

- LEGEND**
- ROAD WITH ALUM. CAP FORD
  - BRIDGE OVER ROAD
  - BRIDGE OVER RAIL IN CONCRETE
  - 1/2" OVER PAVED ROAD
  - 5/8" REBAR WITH 2" ALUM. CAP SET
  - REAR EASEMENT FOR LOT 1, EGGER ADDITION
  - REAR EASEMENT FOR LOT 2, EGGER ADDITION
  - RAW WATER EASEMENT FOR LOT 1, EGGER ADDITION
  - INDICATES BUILDING SETBACK LINE OF A RESIDENTIAL ZONE



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
COUNTY OF PARK )  
I, HELM BLOUGH, A PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER PE 6 LS 2899 HEREBY CERTIFY:  
THAT FROM FEBRUARY 2008 TO AUGUST 2008 THE EGGER ADDITION SUBDIVISION SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION;  
THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID SUBDIVISION;  
THAT THE REQUIREMENTS OF A.S. 36-10-101 THROUGH 36-10-111-10 WERE COMPLIED WITH AND MONUMENTS AND LOT CORNERS SHOWN AND RECORDED HEREON MORE ACTUALLY SET;  
THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, AND SURVEYED ON THE COUNTY IS DISTRIBUTED UNIFORMLY IN PROPORTION TO THE MEASUREMENTS SHOWN ON THIS PLAT;  
THAT THE BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM NAD83/WYOMING WEST CENTRAL ZONE COORDINATES HAVE BEEN ADJUSTED BY A PROJECT FACTOR OF 1.00000772  
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2009 A.D.



WYOMING REGISTRATION NO. P.E. 6 LS 2899  
HELM BLOUGH AND COMPANY  
BY: HELM BLOUGH

STATE OF WYOMING )  
COUNTY OF PARK )  
THE FOREGOING CERTIFICATE HAS BEEN ACKNOWLEDGED BEFORE ME THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2009 A.D.  
WITNESS MY HAND AND OFFICIAL SEAL  
Hedraime Kuclova  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
August 9, 2010



**CERTIFICATE OF DEDICATION**

STATE OF WYOMING )  
COUNTY OF PARK )  
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTIES:  
THE NORTH 50% OF TRACT 71-21 OF THE CODY HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 6 AT PAGE 50 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDED LOCATED IN TRACT 71, TOWNSHIP 23 NORTH, RANGE 301 WEST OF THE 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING ACCORDING TO THE GOVERNMENT RECORDS; SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 71-21 THENCE NORTH 60°52'05" WEST ALONG THE NORTH LINE OF SAID TRACT 71-21 A DISTANCE OF 500.43 FEET TO THE NORTHWEST CORNER OF SAID TRACT 71-21 THENCE SOUTH 00°02'40" WEST ALONG THE WEST LINE OF SAID TRACT 71-21 A DISTANCE OF 90.00 FEET THENCE SOUTH 80°34'50" EAST A DISTANCE OF 400.11 FEET TO THE EAST LINE OF SAID TRACT 71-21 THENCE NORTH 00°02'40" EAST ALONG SAID EAST LINE A DISTANCE OF 90.56 FEET TO THE POINT OF BEGINNING.  
THAT WE HAVE CHARGED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE EGGER ADDITION LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS SHOWN ON THIS PLAT IS WITHIN THE FREE CORNER AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE HEREBY DEDICATE AND SET ASIDE THE UTILITY EASEMENTS SHOWN HEREON ALONG WITH OTHER EASEMENTS AND PURPOSES SO NOTED HEREON TO THE CITY OF CODY FOR THE PUBLIC USE; WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF EASEMENT;  
WE THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS ARE PROPRIETORS FOR PARTICIPATING IN THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY; AND BY THESE PRESENTS WE THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS OF LOT 1 AND LOT 2 OF HEREBY AGREE TO PERMIT AND PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR CODY, WYOMING, ON 29TH STREET WHEN DEEMED NECESSARY BY THE CITY OF CODY; AND FURTHER THAT THIS LANDSHAKE SHALL BE CONFIRMED IN EACH AND ALL COMPANIES OF RECORD FOR LOT 1 AND LOT 2.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 2009.

Shawn T. Egger  
SHAWN T. EGGER  
Parula S. Egger  
PARULA S. EGGER

STATE OF WYOMING )  
COUNTY OF PARK )  
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY SHAWN T. EGGER AND PARULA S. EGGER, OWNERS, THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 2009, WITNESSED BY MY HAND AND OFFICIAL SEAL.  
Hedraime Kuclova  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
August 9, 2010

**NOTES**

1. LOT 1 SHOWN HEREON CONTAINS AN EXISTING GARAGE THAT EXTENDS FROM THE SOUTH LINE OF SAID LOT 1 TO A WALL WHICH HAS BEEN APPROVED FOR THE BUILDING GARAGE WITH THE FOLLOWING CONDITIONS:  
THAT SHOULD A CUSTOMER REQUEST TO REMOVE THE BUILDING WALL, HE BE REQUIRED BY A MEMBER THAT COMPLETES WITH THE BUILDING CODE, AND THAT NO FURTHER MODIFICATIONS, OTHER THAN MAINTENANCE OF EXISTING AND ROOF, MAY OCCUR ON THE EXISTING GARAGE LOCATED ON LOT 1.

**RECORDER'S ACCEPTANCE**

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 3:55 O'CLOCK, P.M. ON THE 23 DAY OF Sept, 2009 A.D. AND IS FULLY RECORDED IN BOOK X PAGE NUMBER 22 Doc# 2009-8067

MOLLY JORDEN  
PARK COUNTY CLERK  
BY: Shawn T. Egger

**APPROVALS**

CITY PLANNING AND ZONING BOARD  
APPROVED AS OF THE 25<sup>TH</sup> DAY OF September, 2009 BY THE CITY PLANNING AND ZONING BOARD, CITY OF WYOMING.  
Shawn T. Egger  
CITY CLERK

CITY COUNCIL  
APPROVED AS OF THE 15<sup>TH</sup> DAY OF September, 2009 BY THE CITY COUNCIL OF CODY, WYOMING.  
Nancy T. Brown  
CITY CLERK



CITY ADMINISTRATIVE SERVICES DIRECTOR - JONAS HENNINGSEN

APPROVED BY ME IN MY OFFICIAL SEAL  
Shawn T. Egger  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
January 10, 2015



FINAL PLAT OF THE  
"EGGER ADDITION"  
A MINOR SUBDIVISION WITHIN TRACT 71-21,  
OF THE CODY HEIGHTS SUBDIVISION  
WITHIN THE CITY OF CODY,  
PARK COUNTY, WYOMING

**HB** HOLM, BLOUGH AND COMPANY  
CONSULTING ENGINEERS & LAND SURVEYORS  
2402 STEADMAN AVE.  
CODY, WYOMING 82414 (307) 587-6281

BOOK 476  
SUBDIVISION 1008-105 P. 22

REVISION	DATE