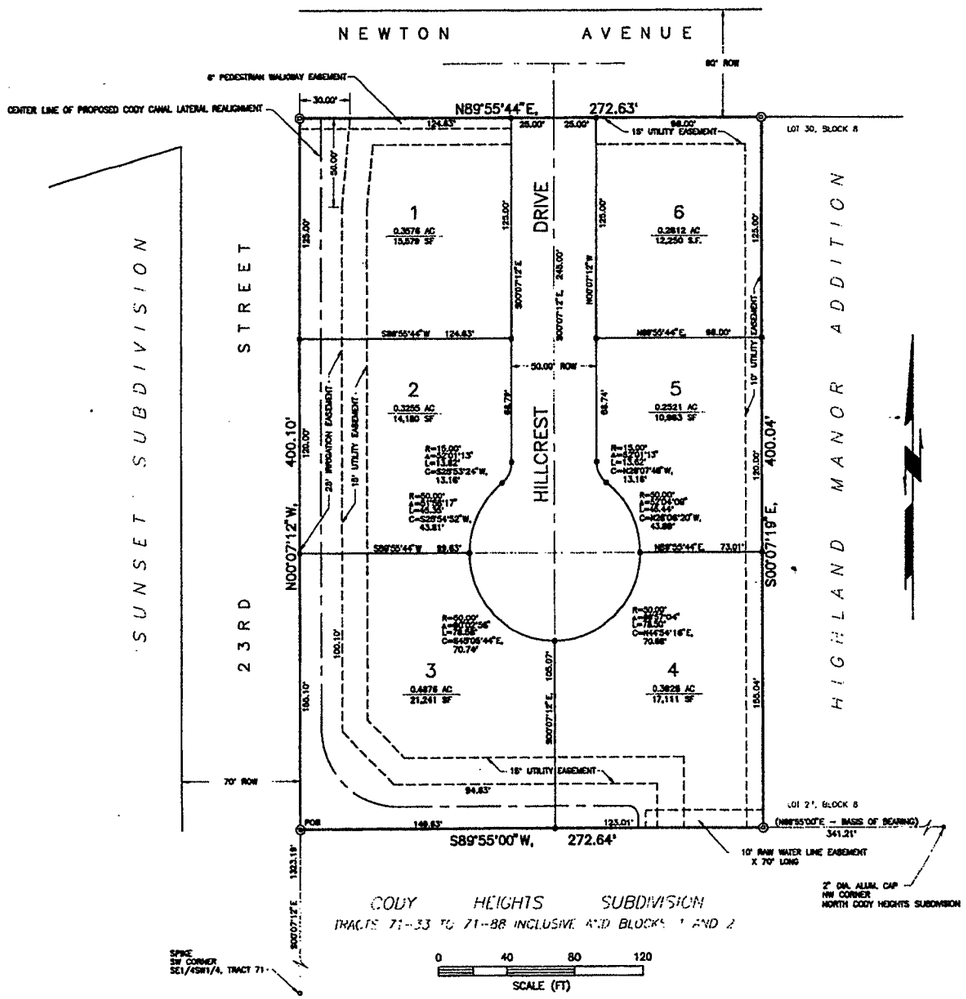
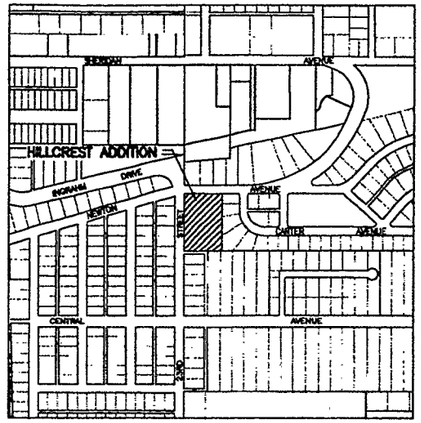


LEGEND

- ⊕ FOUND CONCRETE FILLED STEEL PIPE WITH BRASS SCREW.
- • FOUND CORNER MONUMENTS AS NOTED
- ⊖ SET 3" DIA. BRASS CAP ON 2" DIA. STEEL PIPE UNLESS OTHERWISE NOTED.
- • SET 2" DIA. ALUMINUM CAP ON 5/8" DIA. STEEL BAR UNLESS OTHERWISE NOTED.
- ( ) RECORD SURVEY DATA IN PARENTHESES
- —— ADDITION BOUNDARY

NOTES

1. THERE ARE NO WATER RIGHTS ATTACHED TO THESE LANDS. OWNERS OF LOTS ADJACENT TO OR ADJOINING THE IRRIGATION LATERAL HAVE NO RIGHT TO THE USE OF THE WATER CONVEYED THEREIN.
2. CERTAIN LOT CORNER MONUMENTS ARE TO BE SET DURING AND AFTER CONSTRUCTION OF PROPOSED FACILITIES. VARIATIONS FROM MONUMENT TYPE NOTED HEREON WILL BE REPORTED BY AFFIDAVIT FILED IN SAID CLERK'S OFFICE, IF NECESSARY.
3. HILLCREST DRIVE CONTAINS AN AREA OF 17,730 SF, OR 0.4071 AC.



LOCATION MAP

0 500 1000 1500
SCALE (FT)

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS.
COUNTY OF PARK }

I, KEVIN D. JONES, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS PLAT OF "HILLCREST ADDITION" WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY DIRECTION BY OTHERS FROM JUNE 1994 THROUGH OCTOBER 1994; THAT IT CORRECTLY AND ACCURATELY REPRESENTS SAID SUBDIVISION AS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT SAID SUBDIVISION HAS BEEN SURVEYED INTO LOTS AND A STREET, THE BEARINGS OF WHICH ARE REPRESENTED BY DEGREES, MINUTES AND SECONDS OF ARC, AND, THE DIMENSIONS OF WHICH ARE REPRESENTED BY FEET AND DECIMALS OF A FOOT; THAT ALL ELEMENTS OF SAID SUBDIVISION CLOSE TO A MINIMUM SURVEY ACCURACY OF ONE PART IN FIVE THOUSAND; AND, THAT ALL BOUNDARY AND LOT CORNERS ARE MARKED WITH APPROPRIATE MONUMENTS WHICH WERE ACTUALLY SET OR RECOVERED AS DESCRIBED HEREON.

STATE OF WYOMING } SS.
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF SURVEYOR WAS ACKNOWLEDGED BEFORE ME BY KEVIN D. JONES THIS 15TH DAY OF December, 1994. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 11-19-98

NOTARY PUBLIC

Deborah Ann Blakeley Notary Public County of Park State of Wyoming My Commission Expires Nov 19, 1998

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION OF CODY, WYOMING ON THE 25TH DAY OF OCTOBER 1994.

BY: Larry Johnson LARRY JOHNSON, CHAIRMAN By Pete Bern

ATTEST: Jay W. Brown JAY W. BROWN, SECRETARY

CITY COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF CODY, WYOMING ON THE 21ST DAY OF NOVEMBER, 1994.

BY: Jack T. Skates JACK T. SKATES, MAYOR

ATTEST: James S. Smiley JAMES S. SMILEY, CLERK

CERTIFICATE OF OWNER

STATE OF WYOMING } SS.
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 HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO LOTS AND A STREET, TO BE KNOWN AS "HILLCREST ADDITION"; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT SAID STREET IS HEREBY DEDICATED TO THE USE OF THE PUBLIC; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

KEITH J. VAN DEER

SUSAN M. VAN DEER

RICHARD J. VAN DEER

STATE OF WYOMING } SS.
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY KEITH J. VAN DEER, SUSAN M. VAN DEER AND RICHARD J. VAN DEER THIS 20TH DAY OF December, 1994. WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Nov. 19, 1998.

NOTARY PUBLIC

Deborah Ann Blakeley Notary Public County of Park State of Wyoming Nov. 19, 1998

DESCRIPTION OF LANDS

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4NE1/4SW1/4) OF TRACT 71, RESURVEY TOWNSHIP 53 NORTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CODY, COUNTY OF PARK, STATE OF WYOMING, PREVIOUSLY KNOWN AS SAID SW1/4NE1/4SW1/4 OF SECTION 33 ACCORDING TO THE ORIGINAL GOVERNMENT SURVEY OF SAID TOWNSHIP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 2 OF THE CODY HEIGHTS SUBDIVISION, TRACTS 71-33 TO 71-88, INCLUSIVE AND BLOCKS 1 AND 2, AS SAID SUBDIVISION IS PLATTED AND FILED IN THE OFFICE OF THE PARK COUNTY CLERK, FROM WHICH THE NORTHERLY LINE OF SAID BLOCK 2 BEARS N89°55'00"E, THE BASIS OF BEARING FOR THIS DESCRIPTION, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 23RD STREET AS SHOWN ON THE PLAT OF THE SUNSET SUBDIVISION AS SAID PLAT IS FILED IN SAID CLERK'S OFFICE; THENCE N00°07'12"W ON SAID EASTERLY RIGHT-OF-WAY LINE, 400.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NEWTON AVENUE AS SHOWN ON THE PLAT OF THE HIGHLAND MANOR ADDITION TO THE CITY OF CODY AS SAID PLAT IS FILED IN SAID CLERK'S OFFICE; THENCE N89°55'44"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 272.63 FEET TO THE NORTHWEST CORNER OF LOT 30, BLOCK 8, OF SAID HIGHLAND MANOR ADDITION; THENCE S00°07'19"E ON THE WESTERLY LINE OF SAID BLOCK 8, 400.04 FEET TO THE NORTHERLY LINE OF SAID CODY HEIGHTS SUBDIVISION; THENCE S89°55'00"W ON SAID NORTHERLY LINE, 272.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 2.5040 ACRES, MORE OR LESS.

FILING RECORD

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AS RECEPTION NUMBER 342174, AT 3:50 O'CLOCK P M. ON THIS 5 DAY OF January, 1995 IN PLAT CABINET F AT PAGE 118.

MARIE FONTAINE, PARK COUNTY CLERK

BY Melissa Upton, DEPUTY

HILLCREST ADDITION

TO THE CITY OF CODY, WYOMING

LOCATED IN
PART OF THE SW1/4NE1/4SW1/4 OF TRACT 71,
RESURVEY T53N, R101W OF THE 6TH P.M.,
PARK COUNTY, WYOMING

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 1900
CODY, WYOMING 82414

JOB NO. 94048 PROJECT NO. 94048.DWG

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).