

- NOTES**
- REMOVED AND REPLACED 3/4" DIAMETER IRON PIPE.
 - FOUND 1/2" DIAMETER IRON PIPE DETERMINED TO BE THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN THAT INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN BOOK 332 AT PAGE 384. USED TO ESTABLISH THE BEARING OF THE NORTHERLY LINE OF THIS SUBDIVISION.
 - FOUND 1/2" DIAMETER IRON PIPE DETERMINED TO BE THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN THAT INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN BOOK 132 AT PAGE 520. USED TO ESTABLISH THE BEARING OF THE SOUTHERLY LINE OF THIS SUBDIVISION.
 - FOUND 3/4" DIAMETER IRON PIPES DETERMINED TO BE THE NORTHWEST AND SOUTHWEST CORNERS OF THAT 0.7-FOOT WIDE STRIP OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN MICROFILM BOOK 57 AT PAGE 785. USED TO ESTABLISH THE WESTERLY LINE OF THIS SUBDIVISION.
 - THERE IS NO ACCESS EASEMENT RIGHTS ACROSS LOT 3 EXCEPT THOSE ASSOCIATED WITH UTILITY SERVICES.
 - THERE ARE NUMEROUS EXISTING UTILITY SERVICES, BOTH ABOVE AND BELOW GROUND, SERVING ALL THREE LOTS. THERE SHALL BE A 15'-WIDE EASEMENT FOR EACH OF SAID SERVICE LINES AS CURRENTLY EXIST ON, ACROSS, OVER AND THROUGH ANY OF THE LOTS SHOWN HEREON IN FAVOR OF BOTH THE UTILITY PROVIDER AND THE LOT WHICH IT SERVES FOR THE PURPOSE OF ITS NORMAL OPERATION AND MAINTENANCE. ANY LINE REQUIRING SUBSTANTIAL REPAIR OR REPLACEMENT SHALL AT THAT TIME BE RELOCATED INTO THE MOST PRACTICAL UTILITY EASEMENT AS SHOWN ON THIS PLAT.
 - AN AFFIDAVIT DESCRIBING THE EASEMENT CONDITIONS FOR THE EXISTING UTILITY SERVICE LINES AND STATING THAT A PRELIMINARY PLAT OF THIS SUBDIVISION MORE PARTICULARLY DESCRIBING THE LOCATIONS OF THOSE SERVICE LINES IS ON FILE IN THE OFFICE OF THE CODY CITY ENGINEER WILL BE RECORDED SUBSEQUENT TO THE FILING AND RECORDING OF THIS FINAL PLAT.
 - LOT PURCHASERS HAVE NO RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A RIVER OR STREAM FOR PERSONS LIVING ALONG SAID RIVER OR STREAM. THERE ARE NO SURFACE WATER APPROPRIATIONS ATTACHED TO THESE LANDS. PREVIOUS APPROPRIATIONS HAVE BEEN PROPERLY DETACHED AND TRANSFERRED FOR MUNICIPAL USE BY THE CITY OF CODY, WYOMING. ADDITIONAL MUNICIPAL APPROPRIATIONS MAY ALSO EXIST. USE OF THESE WATERS MUST BE IN ACCORDANCE WITH CODY CITY CODE.
 - SURFACE DRAINAGE IS GENERALLY SERVED BY AN EXISTING STORM SEWER SYSTEM. A SITE AND DRAINAGE PLAN MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE CITY OF CODY FOR NEW OR MODIFICATIONS OF EXISTING SITE IMPROVEMENTS.

- LEGEND**
- FOUND 2" DIAMETER (O.D.) CONCRETE FILLED IRON PIPE WITH BRASS SCREW.
 - FOUND OTHER CORNER MONUMENTS AS NOTED.
 - SET STANDARD NOMINAL 3" DIAMETER BRASS CAP ON 2" DIAMETER STEEL PIPE UNLESS OTHERWISE NOTED.
 - SET 2" DIAMETER ALUMINUM CAP ON 5/8" DIAMETER STEEL BAR UNLESS OTHERWISE NOTED.
 - () RECORD SURVEY AND DEED DATA IN PARENTHESES.
 - ADDITION BOUNDARY.
 - ✂ NOT TO SCALE

PLANNING AND ZONING COMMISSION RECOMMENDATION

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION OF CODY, WYOMING ON THE 16TH DAY OF JUNE, 1997.

BY: Larry B. Johnson ATTEST: Jay W. Brown
LARRY B. JOHNSON, CHAIRMAN JAY W. BROWN, SECRETARY

CITY COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF CODY, WYOMING ON THE 21ST DAY OF JULY, 1997.

BY: Jack T. Skates ATTEST: Jay W. Brown
JACK T. SKATES, MAYOR JAY W. BROWN, CLERK

DESCRIPTION OF LANDS

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4NW1/4) OF TRACT 79, RESURVEY TOWNSHIP 53 NORTH, RANGE 101 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CODY, COUNTY OF PARK, STATE OF WYOMING, PREVIOUSLY KNOWN AS SAID SW1/4NW1/4 OF SECTION 32 ACCORDING TO THE ORIGINAL GOVERNMENT SURVEY PLAT OF SAID TOWNSHIP, DESCRIBED IN THAT INSTRUMENT RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS IN MICROFILM BOOK 249 AT PAGE 352 AND EXCEPTING A STRIP OF LAND 0.7 FEET WIDE DESCRIBED IN THAT INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN MICROFILM BOOK 57 AT PAGE 785. SAID TRACT MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH THE SURVEY FROM WHICH THIS PLAT WAS PREPARED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BLEISTEIN AVENUE WITH THE WESTERLY RIGHT-OF-WAY LINE OF 10TH STREET, FORMERLY MORRILL STREET, IN THE CITY OF CODY; THENCE S.00°05'50"E. ON SAID WESTERLY RIGHT-OF-WAY LINE, 240.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 20-FOOT WIDE PUBLIC ALLEY; THENCE S.89°54'34"W. ON SAID NORTHERLY ALLEY RIGHT-OF-WAY LINE, 278.48 FEET; THENCE N.00°07'21"W., 240.30 FEET TO THE WESTERLY PROLONGATION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BLEISTEIN AVENUE, IN COMMON WITH THE SOUTHERLY BOUNDARY OF THE CANYON MEADOWS SUBDIVISION AS SAID SUBDIVISION IS PLATTED AND FILED IN SAID CLERK'S OFFICE AS RECEPTION NUMBER 186672; THENCE N.89°54'18"E. ON SAID SOUTHERLY SUBDIVISION BOUNDARY, 276.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 66,447 SQUARE FEET OR 1.5254 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS.
COUNTY OF PARK }

I, KEVIN D. JONES, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS PLAT OF "L & P ADDITION" WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY DIRECTION FROM JANUARY 1997 THROUGH JULY 1997; THAT IT CORRECTLY AND ACCURATELY REPRESENTS SAID ADDITION AS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT SAID ADDITION HAS BEEN SURVEYED INTO LOTS, 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 ADDITION 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 29th DAY OF July, 1997. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES November 9, 1998.
Deborah Ann Blockley
NOTARY PUBLIC



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, TO BE KNOWN AS "L & P ADDITION" TO THE CITY OF CODY, WYOMING; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT CERTIFICATES OF JOINDER FROM OTHER INTERESTED PARTIES AS MAY BE REQUIRED ARE TO BE RECORDED SEPARATELY; THAT WE HEREBY DEDICATE THOSE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT WE HEREBY DEDICATE EASEMENTS FOR EXISTING UTILITIES IN ACCORDANCE WITH AND MORE PARTICULARLY DESCRIBED IN THE NOTES SHOWN HEREON; 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.

Ned C. Frost HUSBAND Patricia P. Frost WIFE
NED C. FROST, HUSBAND PATRICIA P. FROST, WIFE
Kathryn F. Panchison
KATHRYN F. PANCHISON, A SINGLE WOMAN
Ann Frost Way WIFE John C. Way HUSBAND
ANN FROST WAY, WIFE JOHN C. WAY, HUSBAND

STATE OF ARIZONA } SS.
COUNTY OF MARICOPA }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY NED C. FROST AND PATRICIA P. FROST THIS 3 DAY OF August, 1997. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES February 4, 2001

Patricia J. Sost
NOTARY PUBLIC



STATE OF INDIANA } SS.
COUNTY OF KOSCIUSKO }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY KATHRYN F. PANCHISON THIS 22th DAY OF August, 1997. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES RENATE S. HAUCKIN
RENAME S. HAUCKIN
NOTARY PUBLIC

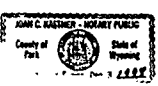
Renate S. Hauckin
NOTARY PUBLIC

STATE OF WYOMING } SS.
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY ANN FROST WAY AND JOHN C. WAY THIS 30th DAY OF July, 1997. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES December 3, 1999

Jean C. Kistner
NOTARY PUBLIC



CLERK AND RECORDER ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT 1:25 O'CLOCK P.M. ON THIS 26 DAY OF August, 1997, FILED FOR RECORD IN BOOK OR PLAT CABINET E AT PAGE 173, AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER 1997 4713.

MARIE FONTANE, PARK COUNTY CLERK

BY: Mary Lou Livesay, DEPUTY

L & P ADDITION

TO THE CITY OF CODY, WYOMING
LOCATED IN
THE SW1/4NW1/4 OF TRACT 79,
RESURVEY T.53N., R.101W., 6TH P.M.,
PARK COUNTY, WYOMING

PREVIOUSLY
THE SW1/4NW1/4 OF SECTION 32,
ORIGINAL SURVEY T.53N., R.101W., 6TH P.M.

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