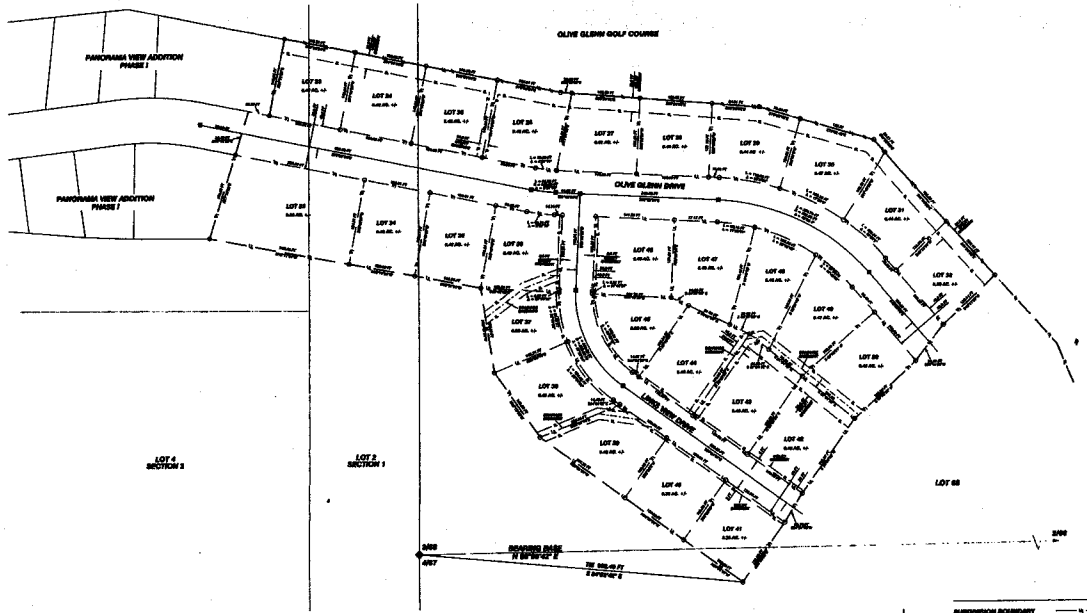
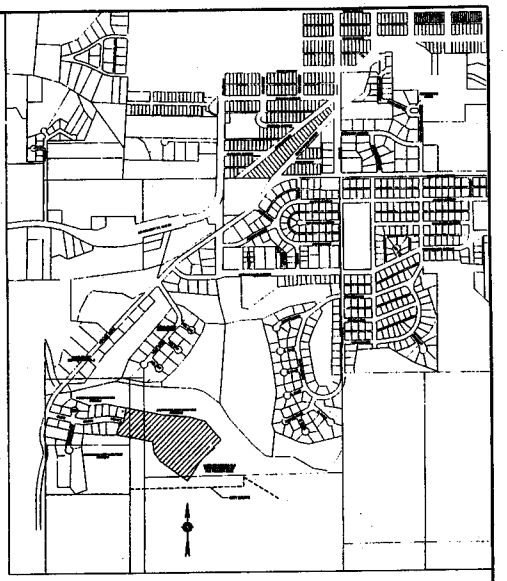




NOTES

1. TOTAL ACRES = 19.67 +/-
2. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLATION OF SNOW/ICE PREVENTION DEVICES PURSUANT TO DEQ-WQD REQUIREMENTS.
3. SOIL INVESTIGATION IS TO BE COMPLETED BY EACH LOT OWNER. BUILDING FOUNDATION DESIGN BY A PROFESSIONAL ENGINEER WILL BE SUBJECT TO REVIEW ON A CASE BY CASE BASIS UTILIZING THE SOIL INVESTIGATION REPORT.
4. LOT AREAS SHOWN ARE NET ACREAGE.

DRAINAGE EASEMENT DESCRIPTIONS

AN EASEMENT 21 FT WIDE CENTERED ON A LINE BEGINNING AT THE SE COR. OF LOT 39, THENCE N 89°36'16" E A DISTANCE OF 170.00 FT; THENCE S 00°23'44" E A DISTANCE OF 21.00 FT TO THE SOUTH LOT LINE OF LOT 39, SAID POINT LOCATED N 89°36'16" W A DISTANCE OF 95.24 FT FROM THE SE COR. OF LOT 39.

AN EASEMENT 20 FT WIDE CENTERED ON A LINE BEGINNING AT A POINT S 46°04'36" E A DISTANCE OF 99.83 FT FROM THE NE COR. OF LOT 37; THENCE N 43°55'24" E A DISTANCE OF 30.00 FT; THENCE N 01°55'24" E A DISTANCE OF 60.83 FT TO A POINT ON THE EAST LOT LINE OF LOT 34, SAID POINT LOCATED S 89°36'36" W A DISTANCE OF 195.85 FT FROM THE NE COR. OF LOT 35.

AN EASEMENT 20.0 FT WIDE CENTERED ON A LINE BEGINNING AT THE SOUTH LOT CORNER COMMON TO LOT 43 & 44; THENCE S 01°55'24" W A DISTANCE OF 168.34 FT; THENCE S 07°01'36" E A DISTANCE OF 30.24 FT; THENCE S 01°55'24" W A DISTANCE OF 70.00 FT TO A POINT ON THE EAST LOT LINE OF LOT 46, SAID POINT LOCATED N 47°58'36" E A DISTANCE OF 70.00 FT FROM THE SE COR. OF LOT 46.

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
) SS
COUNTY OF PARK)

KNOW ALL PERSONS BY THESE PRESENTS: THAT MOUNTAIN HOLDING, INC. IS THE OWNER OF A TRACT OF LAND LOCATED WITHIN LOT#3, SECTION #1, LOT #4, SECTION #2, LOT (NE) AND LOT #68 RESURVEY T.53N., R.104W., 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER #3 OF LOT 68 (2000); THENCE S 89°56'40" E FOR A DISTANCE OF 682.40 FEET TO THE POINT OF BEGINNING; THENCE N 04°24'39" W A DISTANCE OF 447.35 FEET; THENCE N 39°15'39" W A DISTANCE OF 149.68 FEET; THENCE N 46°04'36" W A DISTANCE OF 184.80 FEET; THENCE N 79°17'51" W A DISTANCE OF 486.19 FEET TO A POINT ON THE WEST LINE OF PANORAMA VIEW ADDITION PHASE I; THENCE N 11°19'39" E ON AND ALONG SAID EAST LINE FOR A DISTANCE OF 338.60 FEET; THENCE S 78°20'00" E ALONG THE SOUTH RIGHT-OF-WAY OF OLIVE GLENN DRIVE A DISTANCE OF 70.68 FEET; THENCE N 11°19'39" E ON AND ALONG SAID EAST LINE FOR A DISTANCE OF 148.04 FEET TO THE SOUTH BOUNDARY OF THE OLIVE GLENN GOLF COURSE; THENCE S 78°20'00" E ON AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 906.46 FEET; THENCE S 89°56'40" E ON AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 699.00 FEET; THENCE S 72°58'49" E ON AND ALONG SAID SOUTH LINE A DISTANCE OF 515.01 FEET; THENCE S 47°07'56" E ALONG SAID SOUTH LINE A DISTANCE OF 336.90 FEET; THENCE S 49°11'10" W LEAVING SAID SOUTH LINE A DISTANCE OF 135.14 FEET; THENCE S 39°15'50" W A DISTANCE OF 61.39 FEET; THENCE S 47°39'55" W A DISTANCE OF 199.84 FEET; THENCE S 39°26'50" W A DISTANCE OF 150.37 FEET; THENCE S 31°21'49" W A DISTANCE OF 66.19 FEET; THENCE S 39°56'50" W A DISTANCE OF 139.66 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 19.67 ACRES, MORE OR LESS.

BASIS OF BEARING: N 89°56'40" E ALONG THE SOUTH LINE OF LOT 68.

WE THE UNDERSIGNED, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE PANORAMA VIEW ADDITION - PHASE III LOCATED WITHIN THE CITY OF CODY; 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 STREET RIGHT-OF-WAYS, UTILITY EASEMENTS SHOWN HEREON ALONG WITH THE OTHER EASEMENTS AND PURPOSES SO NOTED HEREON TO THE CITY OF CODY FOR THE PUBLIC USE. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

GLENN W. WELDON
(MOUNTAIN HOLDING, INC.)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY GLENN W. WELDON ON THIS 11 DAY OF June, 2008. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-08

COUNTY OF PARK STATE OF WYOMING NOTARY PUBLIC MY COMMISSION EXPIRES 11-1-08

LEGEND

SUBDIVISION BOUNDARY
EXISTING LOT LINES
PROPOSED LOT LINES
PROPOSED EASEMENT LINES

WITNESS CORNER
SET ALUMINUM CAP
STREET MONUMENT
FOUND ALUMINUM CAP
FOUND STONE MONUMENT

0 100 200 300

APPROVALS

CITY PLANNING AND ZONING BOARD:

RECOMMENDED FOR APPROVAL THIS 2nd DAY OF May, 2008 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN
STEVE MILLER

CITY COUNCIL:

APPROVED THIS 4th DAY June, 2008 BY THE CITY COUNCIL OF CODY, WYOMING.

BY MAYOR
ROGER BIDDAM

ATTESTED BY CITY CLERK
KELLY JOHNSON

SEAL OF THE CITY OF CODY INCORPORATED 1901 WYOMING

STATE OF WYOMING)
) SS
COUNTY OF PARK)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ROGER BIDDAM, MAYOR AND KELLY JOHNSON, CITY CLERK ON THIS 7th DAY OF July, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-10-2009

COUNTY OF PARK STATE OF WYOMING NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 10, 2009

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK PARK COUNTY, WYOMING, AT 4:00 O'CLOCK P.M. ON THE 16th DAY OF September, 2008, AND IS DULY RECORDED IN BOOK 1C, PAGE NUMBER 186.

Doc.# 2008-7303

Karen Carter
PARK COUNTY CLERK

BY: Carol Bellamy
DEPUTY

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF PARK)

I, PAUL R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 3571 HEREBY CERTIFY: THAT FROM MAY 2006 TO MAY 2008, THE "PANORAMA VIEW PHASE III" ADDITION, SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION; THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE CERTIFICATE OF DEDICATION; AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND SUBDIVISION OF SAID ADDITION; THAT THE REQUIREMENTS OF W.S. 34-11-101 THROUGH 34-11-116 WERE COMPLIED WITH AND IRONSHOTS AND LOT CORNERS SHOWN AND DESCRIBED HEREON WERE 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; THAT THE BEARING BASE FOR THIS SURVEY IS N89°56'40"E BETWEEN CORNER 3/68 AND CORNER 2000.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS ___ DAY OF _____, 2008.

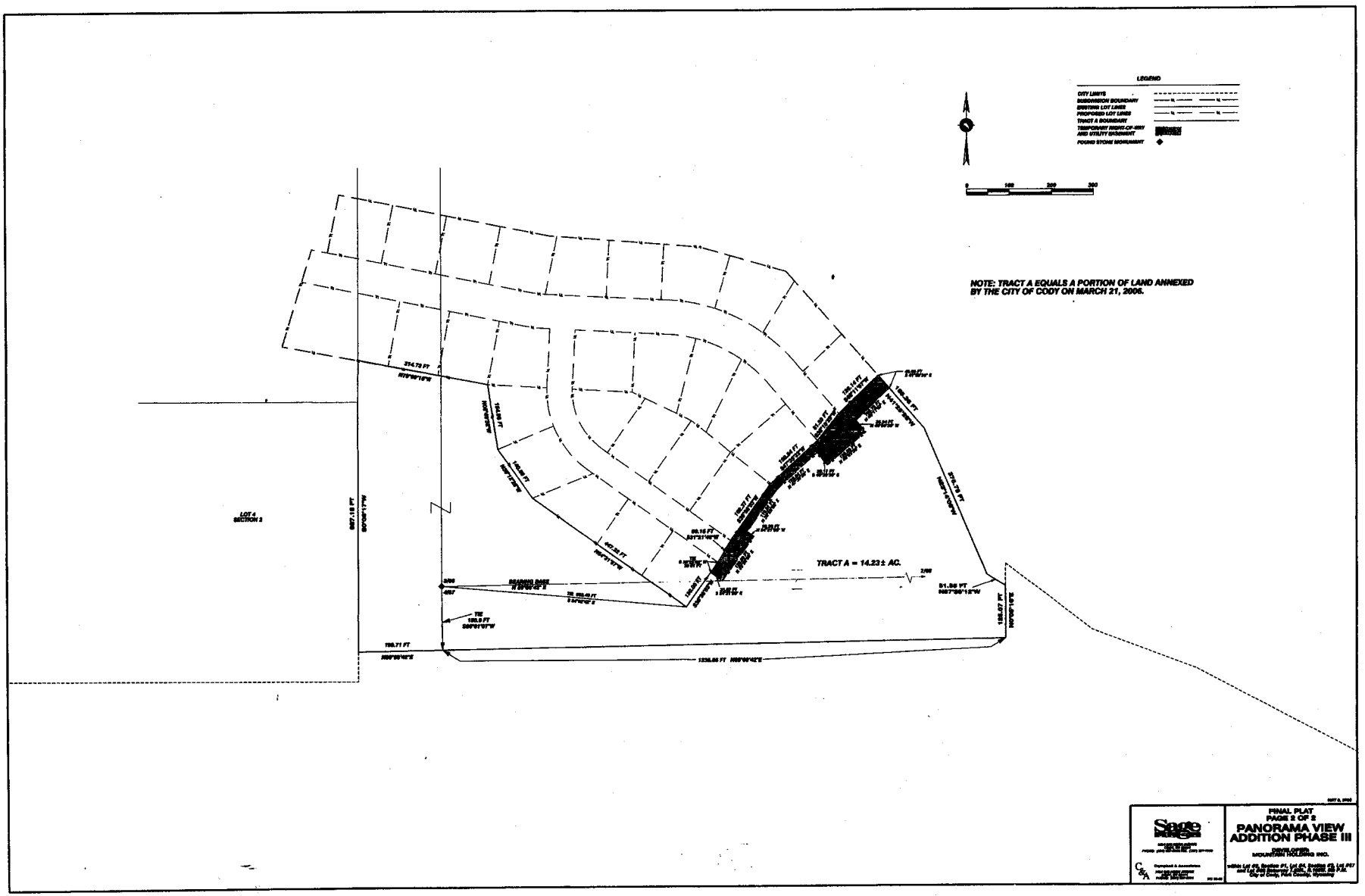
Professional Land Surveyor PAUL R. CAMPBELL 3571 WYOMING

CAMPBELL & ASSOCIATES, INC.
BY: PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 3571 L.S.

Sage Engineering

C&A Campbell & Associates

FINAL PLAT
PAGE 1 OF 2
PANORAMA VIEW ADDITION PHASE III
PREPARED FOR
MOUNTAIN HOLDING INC.
within Lot #3, Section #1, Lot #4, Section #2, & Lot #68 RESURVEY T.53N., R.104W., 6th P.M. City of Cody, Park County, Wyoming


LEGEND
CITY LIMITS
SUBDIVISION BOUNDARY
EXISTING LOT LINES
PROPOSED LOT LINES
TRACT A BOUNDARY
TEMPORARY RIGHT-OF-WAY AND UTILITY EASEMENT
FOUND STONE MONUMENT
0
100
200
300
NOTE: TRACT A EQUALS A PORTION OF LAND ANNEXED BY THE CITY OF CODY ON MARCH 21, 2006.
LOT 4 SECTION 2
TRACT A = 14.23± AC.
314.73 FT
N75°00'16"W
1236.66 FT N00°00'42"E
51.56 FT
N87°30'12"W
N00°08'16"E
FINAL PLAT
PAGE 2 OF 2
PANORAMA VIEW ADDITION PHASE III
DEVELOPER:
MOUNTAIN HOLDING INC.
Sage
Copyright & Associates