

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM

RIVER

INDIHOME

1
2.933 AC.

2
2.535 AC.

SCALE: 1" = 50'

LEGEND

- TOTAL NUMBER OF LOTS IN THIS SUBDIVISION ----- 2
- STONE CORNER FOUND ----- ●
- 1/2" IRON PIPE FOUND ----- ○
- HIGHWAY RIGHT OF WAY MONUMENTS FOUND ----- ■
- 1/4" x 20" REBAR WITH ALUMINUM CAP SET ----- ○
- BOUNDARY OF "SAGE FLAT" SUBDIVISION ----- - - - - -
- MEASUREMENTS OF RECORD ----- (N 71° 38' E 573')
- MEASUREMENT MADE THIS SURVEY ----- N 71° 37' 40" E 572.74'
- 1/2" IRON PIPE FOUND ----- ○



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF PARK } ss
I, PAUL A. BLOUGH, A LAND SURVEYOR REGISTERED IN WYOMING BY REGISTRATION NUMBER 2372, I HEREBY CERTIFY AS FOLLOWS: ON JULY 23, 1979 AND JULY 11, 1981 THE SAGE FLAT SUBDIVISION SHOWN HEREON WAS SURVEYED BY ME. THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT WHICH IS DRAWN TO THE SCALE INDICATED. DIMENSIONS ARE GIVEN IN FEET AND DECIMALS. DIRECTIONS ARE GIVEN IN DEGREES, MINUTES AND SECONDS OF ARC AND ARE REFERRED TO THE TRUE MERIDIAN WHICH WAS DETERMINED FROM N 0° 02' E ALONG THE WEST BOUNDARY OF THIS SUBDIVISION. I AM FAMILIAR WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT. LOST OR OBLITERATED GOVERNMENT LAND CORNER MONUMENTS WERE RESTORED AS REQUIRED. SUBDIVISION OF SECTIONS, LOTS, OR TRACTS INTO ALIQUOT PARTS WAS DONE AS REQUIRED. CERTIFIED LAND CORNER RECORDATION CERTIFICATES HAVE BEEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK FOR EVERY SURVEYING MONUMENT RECOVERED DURING THE SURVEY OF THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF W.S. 36-215 THROUGH 36-224. MONUMENTS SHOWN AND ALL LOT CORNERS MARKING THIS SURVEY WERE ACTUALLY SET AND THE MONUMENTS ARE AS DESCRIBED HEREON. ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER.

Paul A. Blough
PAUL A. BLOUGH

STATE OF WYOMING }
COUNTY OF PARK } ss
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL A. BLOUGH THIS 19th DAY OF JULY, 1981.
WITNESS MY HAND AND OFFICIAL SEAL
Norman L. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 4, 1984

NOTE
IT IS UNLAWFUL TO DISTURB OR DEFACE ANY SURVEY MONUMENT

APPROVALS

APPROVED THIS 20th DAY OF JULY, 1981 BY THE CITY COUNCIL OF CODY, WYOMING.

BY: *Mary T. Pankley*
COUNCIL PRESIDENT

ATTEST: *James S. Smiley*
CITY CLERK

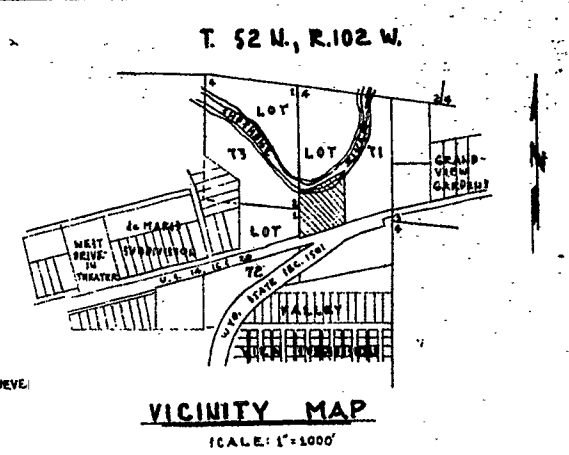
SUBDIVISION PERMIT

A SUBDIVISION PERMIT IS HEREBY GRANTED FOR THE SUBDIVISION SHOWN HEREON THIS 2nd DAY OF Sept. 1981, BY THE COMMISSIONER OF PARK COUNTY, WYOMING, AND THIS PLAT IS HEREBY APPROVED.

Henry M. Lee
CHAIRMAN

ATTEST: *Mavis Fontaine*
COUNTY CLERK

September 21 1981
161
Norman L. Smith
186458



CERTIFICATE OF DEDICATION

THE UNDERSIGNED, DO HEREBY CERTIFY AS FOLLOWS: WE ARE THE OWNERS OF THAT PART OF LOT 71 RESURVEY IN SECTION 2 AND 3 RESURVEY, TOWNSHIP 52 NORTH, RANGE 102 WEST OF THE 6th PM. PARK COUNTY, WYOMING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES ON THE WEST BOUNDARY OF SAID LOT 71 RESURVEY AND WHICH BEARS N 0° 02' E A DISTANCE OF 70 FEET FROM CORNER NO. 2 OF LOT 73 RESURVEY, WHICH CORNER LIES ON THE WEST BOUNDARY OF SAID LOT 71; THENCE ALONG SAID WEST BOUNDARY BEARING 60° 02' W. FOR A DISTANCE OF 397.9 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 14, 16, AND 20; THENCE N 71° 38' E. ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 573 FEET; THENCE N 0° 02' E. PARALLEL WITH THE SAID WEST BOUNDARY OF SAID LOT 71 FOR A DISTANCE OF 479 FEET MORE OR LESS TO A POINT IN THE MIDDLE OF PRESENT COURSE OF THE INDIHOME RIVER; THENCE S 64° 17' W. FOR A DISTANCE OF 604.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 4.47 ACRES MORE OR LESS.

WE HAVE CAIVED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE SUBDIVISION OF SAID LANDS AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THE SUBDIVISION SHALL BE KNOWN HEREAFTER AS "SAGE FLAT"; WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

IN WITNESS WHEREOF, THE BOARD OF DIRECTORS OF THE CODY MISSIONARY ALLIANCE CHURCH, A WYOMING CORPORATION HAVE AUTHORIZED THE BOARD CHAIRMAN AND BOARD SECRETARY TO EXECUTE THIS CERTIFICATE ON BEHALF OF SAID CORPORATION THIS 12th DAY OF July 1981.

Rod Benner
BOARD CHAIRMAN
ROD BENNER

Jay Ward
BOARD SECRETARY
JAY WARD

STATE OF WYOMING }
COUNTY OF PARK } ss
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY RODNEY BENNER AND JAY WARD (CHAIRMAN AND SECRETARY) THIS 13th DAY OF July 1981
WITNESS MY HAND AND OFFICIAL SEAL

Norman L. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES: May 4, 1984

PLAT SHOWING
"SAGE FLAT" A SUBDIVISION
IN LOT 71, T. 52 N., R. 102 W. 6th PM. PARK COUNTY, WYOMING RESURVEY.
NORMAN L. SMITH INC. CODY, WYOMING
LAND SURVEYING-CIVIL ENGINEERING - JULY 1981
REVISION DATE
TOS. NO. 80-80 BOOK NO. 713