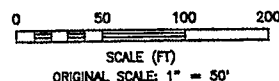
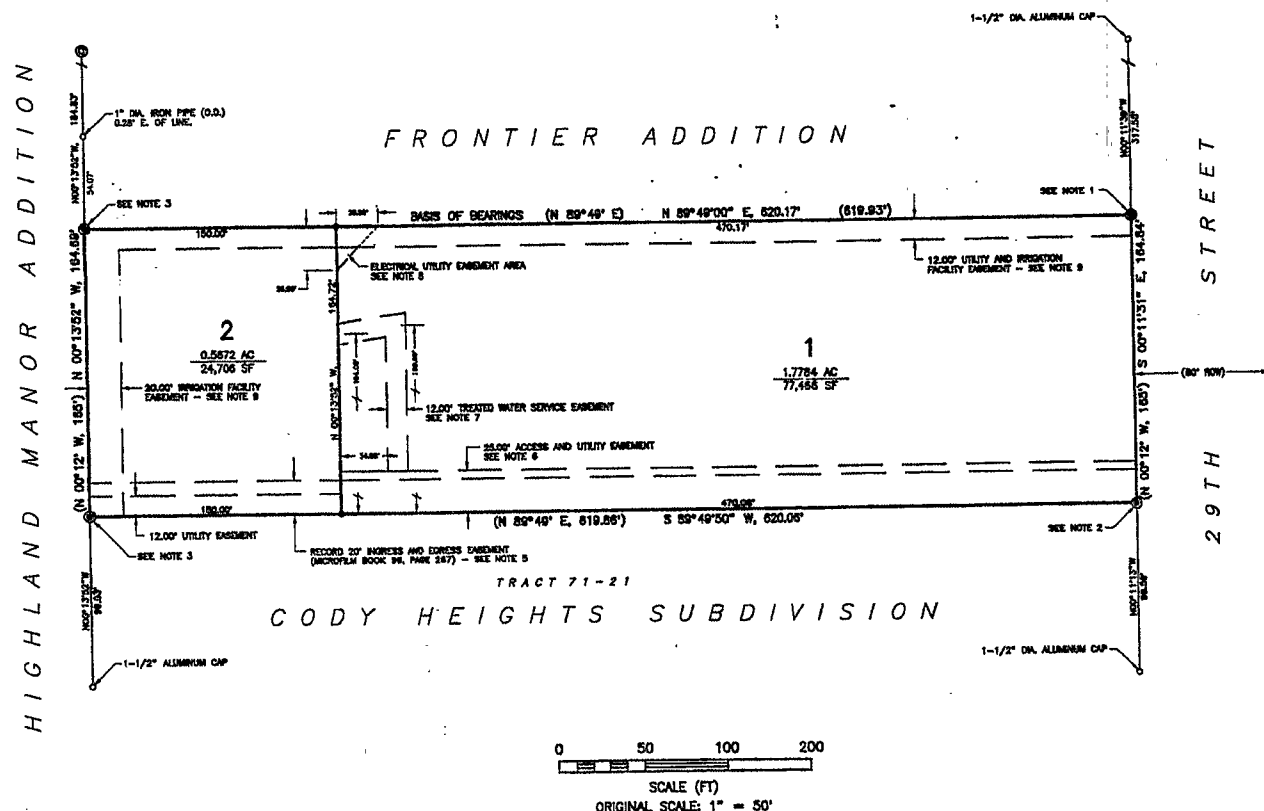


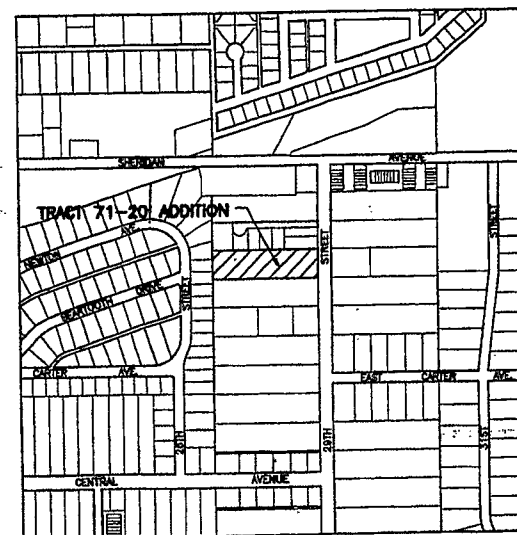
**LEGEND**

- ⊙ FOUND STANDARD NOMINAL 3" DIA. BRASS CAP ON STEEL PIPE.
- FOUND OTHER CORNER MONUMENTS AS NOTED.
- ⊙ SET STANDARD NOMINAL 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.

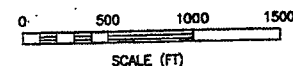


**NOTES**

1. REMOVE AND REPLACE 2" DIA. ALUMINUM CAP.
2. REMOVE AND REPLACE 1-1/2" DIA. ALUMINUM CAP.
3. REMOVE AND REPLACE 1" DIA. (O.D.) IRON PIPE.
4. THESE LANDS MAY NOT BE FURTHER DIVIDED WITHOUT THE APPROVAL OF THE CITY COUNCIL OF THE CITY OF CODY, WYOMING.
5. THIS EASEMENT IS FOR THE SOLE BENEFIT OF THE NORTH 99 FEET OF TRACT 71-21 OF THE CODY HEIGHTS SUBDIVISION.
6. THIS 25.00' ACCESS AND UTILITY EASEMENT IS FOR THE SOLE BENEFIT OF LOT 2 OF THE ADDITION SHOWN HEREON.
7. THIS 12.00' TREATED WATER SERVICE EASEMENT IS FOR THE SOLE BENEFIT OF LOT 2 OF THE ADDITION SHOWN HEREON. THIS EASEMENT MAY BE EXTINGUISHED AT THE DISCRETION OF THE OWNER OF LOT 1, PROVIDED THE SERVICE LINE TO LOT 2 IS RECONSTRUCTED WITHIN EASEMENTS OF RECORD, IN A LOCATION AND WITH A QUALITY OF MATERIALS APPROVED BY BOTH THE OWNER OF LOT 2 AND THE CITY OF CODY, AND AT NO EXPENSE TO THE OWNER OF LOT 2 IF WATER SERVICE IS IN OPERABLE CONDITION.
8. THIS ELECTRICAL UTILITY EASEMENT IS FOR THE SOLE BENEFIT OF LOT 2 OF THE ADDITION SHOWN HEREON.
9. IRRIGATION DITCH EASEMENT WIDTHS WERE PREVIOUSLY UNSPECIFIED ON THE PLAT OF CODY HEIGHTS SUBDIVISION.
10. THERE ARE SURFACE WATER RIGHTS ATTACHED TO THESE LANDS WHICH SHALL BE ADDRESSED IN ACCORDANCE WITH STATE STATUTES AND CITY ORDINANCES AS ARE APPLICABLE. SUBSEQUENT CONNECTION TO THE CITY OF CODY RAW WATER SYSTEM IS NOT ASSURED AT THIS TIME AND WILL BE AT THE SOLE EXPENSE OF THE LOT OWNERS UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL OF THE CITY OF CODY, WYOMING.
11. SURFACE DRAINAGE IS NOT CONNECTED TO AN EXISTING STORM SEWER SYSTEM. A SITE PLAN ADDRESSING SURFACE WATER DRAINAGE IS REQUIRED FOR ISSUANCE OF A BUILDING PERMIT BY THE CITY OF CODY PRIOR TO THE DEVELOPMENT OF LOT 1 OR CHANGES IN USE FOR LOT 2 AS SHOWN HEREON.



**VICINITY MAP**



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF PARK } SS.

I, KEVIN D. JONES, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS PLAT OF "TRACT 71-20 ADDITION" WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY DIRECTION BY OTHERS FROM OCTOBER 1998 THROUGH FEBRUARY 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 }  
COUNTY OF PARK } SS.

THE FOREGOING CERTIFICATE OF SURVEYOR WAS ACKNOWLEDGED BEFORE ME BY KEVIN D. JONES THIS 28<sup>th</sup> DAY OF February, 1997. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 11-19-98.

Deborah A. Blakesley  
NOTARY PUBLIC



**PLANNING AND ZONING COMMISSION RECOMMENDATION**

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION OF CODY, WYOMING ON THE 11<sup>th</sup> DAY OF February, 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 18<sup>th</sup> DAY OF February, 1997.

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

**CERTIFICATE OF OWNER**

STATE OF WYOMING }  
COUNTY OF PARK } SS.

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 "TRACT 71-20 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 CERTIFICATES OF JOINDER FROM OTHER INTERESTED PARTIES AS MAY BE REQUIRED ARE TO BE RECORDED SEPARATELY; THAT WE HEREBY DEDICATE THOSE EASEMENTS LABELED HEREON FOR THE USES SO NOTED; 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.

Lawrence J. Hans Donna R. Hans  
LAWRENCE J. HANS, A SINGLE-MAN DONNA R. HANS, A SINGLE-WOMAN

STATE OF WYOMING }  
COUNTY OF PARK } SS.

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY LAWRENCE J. HANS, A SINGLE MAN, THIS 28<sup>th</sup> DAY OF February, 1997. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES November 19, 1998.

Deborah A. Blakesley  
NOTARY PUBLIC



STATE OF WYOMING }  
COUNTY OF PARK } SS.

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY DONNA R. HANS, A SINGLE WOMAN, THIS 28<sup>th</sup> DAY OF February, 1997. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES November 19, 1998.

Deborah A. Blakesley  
NOTARY PUBLIC



**DESCRIPTION OF LANDS**

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE1/4SE1/4) OF TRACT 71, 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 NE1/4SE1/4 OF SECTION 33 ACCORDING TO THE ORIGINAL GOVERNMENT SURVEY PLAT OF SAID TOWNSHIP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 71-20 OF THE CODY HEIGHTS SUBDIVISION AS SAID SUBDIVISION IS PLATTED AND FILED IN THE OFFICE OF THE PARK COUNTY CLERK AS RECEPTION NUMBER 58661 IN PLAT CABINET E AT PAGE 59.

SAID TRACT CONTAINING 102,172 SQUARE FEET OR 2.3456 ACRES, MORE OR LESS.

**FILING RECORD**

THIS PLAT WAS RECORDED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING AS DOCUMENT NUMBER 1997-1314 AT 1:20 O'CLOCK P.M. ON THIS 12 DAY OF MARCH, 1997 AND FILED IN PLAT CABINET F AT PAGE 165.

MARIE FONTAINE, PARK COUNTY CLERK

BY: Mary Lou Livesay, DEPUTY

**TRACT 71-20 ADDITION**

TO THE CITY OF CODY, WYOMING

BEING  
A SUBDIVISION OF TRACT 71-20  
OF CODY HEIGHTS SUBDIVISION

LOCATED IN  
THE NE1/4SE1/4 OF TRACT 71,  
RESURVEY T. 53 N., R. 101 W., 6TH P.M.,  
IN THE CITY OF CODY,  
PARK COUNTY, WYOMING

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



JOB NO. 96078  
2/27/97  
F.B. NO. 343  
58078/FW/L