



- NOTES**
- 1) Bench mark for this survey is N 89° 58' 30" E along the North line of Block #6, Hall Addition to the City of Cody.
 - 2) Total Acres = 4.32 Acres more or less.
 - 3) Bench Mark = Brass Cap in Concrete at the SW corner of the intersection of Blackburn St. and Cougar Ave. = 4960.16 City of Cody Datu.
 - 4) Water rights will be transferred to the City of Cody.
 - 5) Dwellings on Lots 15 and 16 must face 22nd and Kenmar Streets, respectively.

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
) SS
 COUNTY OF PARK

Known all persons by these presents: That Ken and Margaret Nelson, husband and wife, are the owners of the land described as follows:

A tract of land located within Block #5 and Block #6, Hall Addition to the city of Cody, Wyoming and Lot #1, Small Hall Subdivision including the alley between Lot #1 and Lot #4, Small Hall Subdivision; said tract being more particularly described as follows: BEGINNING at an existing Brass Cap located at the Northeast corner of said Block #6; thence S 00°04'24" E on and along the East line of Block #6 for a distance of 66.08 feet to an existing brass cap located at the Northwest corner of the Double "M" Addition to the city of Cody; thence S 00°11' 41" E on and along the East line of said Hall Addition for 187.04 feet to a point; thence S 00° 01' 53" W for 60.07 feet on and along said East line to a point; thence S 00° 05' 51" E for 258.70 feet on and along said East line to the Southeast corner of said tract; said Southeast corner being located on the North right-of-way line of Cougar Avenue; thence S 89°59'44" W on and along said North right-of-way for 104.48 feet to the East right-of-way of 23rd street; thence S 00°05'51" E on and along said East right-of-way for a distance of 15.00 feet to a point; said point located on the North right-of-way line of Cougar Avenue; thence S 89° 51' 09" W for 40.00 feet to the Southeast corner of Lot 4, Small Hall Subdivision; thence N 00° 05' 51" W for 195.62 feet to the Northeast corner of Lot #4, said Small Hall Subdivision; thence N 89°59'56" W on and along the North line of said Lot #4 for a distance of 249.83 feet to the Northwest corner of said Lot #4; thence N 00°08'11" W for a distance of 20.00 feet to the Southwest corner of Lot #1, Small Hall Subdivision; thence N 00°08'11" W on and along the West line of said Lot #1 for a distance of 190.05 feet to the Northwest corner of said Lot #1; said corner being located on the South right-of-way of Pioneer Avenue; thence S 89°59'41" E on and along said South right-of-way for 149.91 feet to a point; thence N 00°05'57" W for a distance of 66.00 feet to a point located on the North right-of-way of said Pioneer Avenue; thence N 00°05'57" W for a distance of 250.01 feet to the Northwest corner of said tract; thence N 89°58'30" E on and along the North line of said Hall Addition for a distance of 244.38 feet to the POINT OF BEGINNING; said tract containing 4.32 acres more or less.

Bearing Base = N 89°58'30" E along the North line of Block #6, Hall Addition to the City Of Cody

COUNTY CLERK'S CERTIFICATE

This plat was filed for the public record in the office of the County Clerk, Park County, Wyoming, at 8:30 O'Clock A.M. on the 3rd day of February, 2003, and is duly recorded in Book 6, Page Number 113, Doc # 2003-956

Karen Carter
 Park County Clerk

By: *Tim Good*
 Deputy

APPROVALS

City Planning and Zoning Board

Recommended for approval this 10th day December, 2002 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman *Tim Good*
 Tim Good

City Council

Approved this 22nd day January, 2003 by the City Council of Cody, Wyoming

By Mayor *Ken Stockwell*
 Ken Stockwell

Attested by City Clerk/Treasurer *Kelly Jensen*
 Kelly Jensen

We, the undersigned, all heirs and/or assigns are proponents for participating in the subdivision of the above described property; and by these presents do hereby dedicate and set apart the street right-of-ways, easements and public lands with the purpose so noted herein to the City of Cody for the public use.

Kenneth Nelson
 Kenneth Nelson

Margaret Nelson
 Margaret Nelson

The foregoing certificate was acknowledged before me by Kenneth and Margaret Nelson on this 27th day of January, 2003. Witness my hand and official seal.

Louis Kuehn
 Notary Public

My commission expires: MARCH 5, 2005

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
 COUNTY OF PARK)

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map is based upon field and record data and that it is a final plat of the Kenmar Addition T.53N., R.101W., 6th P.M. City of Cody, Park County, Wyoming

Paul R. Campbell
 Paul R. Campbell
 WYOMING REGISTRATION NO. 2571 L.S.

STATE OF WYOMING)
) SS
 COUNTY OF PARK)

The foregoing certificate was acknowledged before me by Ken Stockwell, Mayor and Kelly Jensen, City Clerk/Treasurer on this 22nd day of January, 2003. Witness my hand and official seal.

Wendy J. La
 Notary Public

My commission expires: October 14, 2003

Sage CIVIL ENGINEERING

FINAL PLAT
 SHOWING
 Kenmar Addition
 Located within Block #5 and #6, Hall Addition and Lot #1 and #4 Small Hall Subdivision Resurvey T.53N., R.101W. 6th P.M. City of Cody, Park County, Wyoming

SHEET 1 of 1 | December 17, 2002 | Sage Civil Engineering 1501 Stampede Ave., Suite 3210 Cody, Wyoming 82414 Phone: (307) 527-0915 Fax: (307) 527-0916 sce@sagecivilengineering.com