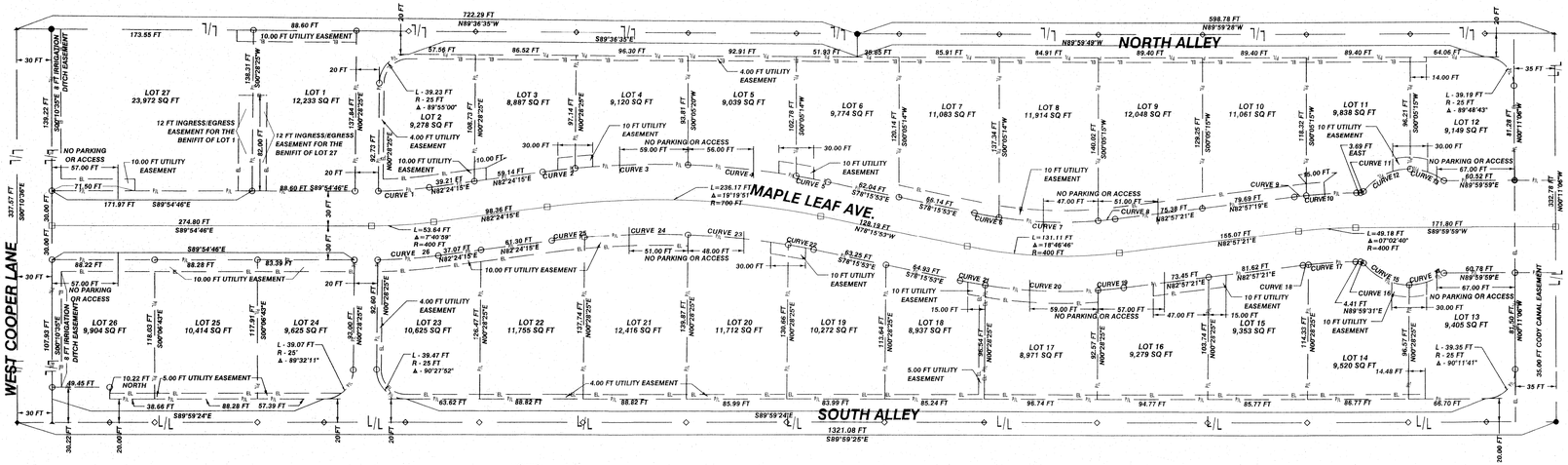


0 60 120 240 360

CURVE	LENGTH	RADIUS	Δ
1	43.87 FT	370 FT	6°47'34"
2	28.18 FT	730 FT	2°12'41"
3	97.06 FT	730 FT	7°37'05"
4	93.44 FT	730 FT	7°20'01"
5	27.64 FT	730 FT	2°10'09"
6	21.46 FT	370 FT	3°19'23"
7	85.14 FT	370 FT	13°11'01"
8	14.69 FT	370 FT	2°16'27"
9	10.39 FT	430 FT	1°23'04"
10	43.19 FT	430 FT	5°45'18"
11	2.84 FT	3.17 FT	51°24'37"
12	45.92 FT	50 FT	52°37'14"
13	31.12 FT	50 FT	35°39'39"
14	32.04 FT	50 FT	36°42'54"
15	45.00 FT	50 FT	51°33'58"
16	2.84 FT	3.17 FT	51°24'25"
17	40.6 FT	370 FT	6°17'13"
18	4.88 FT	370 FT	0°43'44"
19	22.07 FT	430 FT	2°56'27"
20	96.99 FT	430 FT	12°55'25"
21	21.88 FT	430 FT	2°54'56"
22	22.31 FT	670 FT	1°54'28"
23	86.47 FT	670 FT	7°23'40"
24	88.93 FT	670 FT	7°36'18"
25	28.34 FT	670 FT	2°25'25"
26	52.32 FT	430 FT	6°58'16"

NOTES:

1. *SEWER COLLECTION SYSTEM IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.*
2. *LOTS 26 AND 27 WILL RETAIN THEIR WATER RIGHTS.*
3. *LOTS 26 AND 27 SHALL SHARE RESPONSIBILITY FOR MAINTENANCE OF THE DITCH CROSSINGS UNDER THE ALLEY AND MAPLE LEAF AVE.*
4. *MAINTENANCE OF LANDSCAPING WITHIN TRAFFIC-CALMING DEVICES SHALL BE THE RESPONSIBILITY OF ADJACENT LOT OWNERS.*

LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- EASEMENT LINE
- SET ALUMINUM CAP
- FOUND ALUMINUM CAP
- SET BRASS CAP
- FOUND RAILROAD SPIKE
- CENTERLINE MONUMENT
- CENTERLINE MONUMENT

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
) SS
COUNTY OF PARK)

KNOW ALL PERSONS BY THESE PRESENTS: THAT SUNLIGHT INVESTMENTS IS THE OWNER OF A PARCEL OF LAND WITHIN LOT #6, MUSSER SUBDIVISION, PARK COUNTY, WYOMING: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING RAILROAD SPIKE LOCATED AT THE SOUTHWEST CORNER OF SAID LOT #6; THENCE N 00°10'36" W ALONG THE WEST LINE OF SAID LOT #6 FOR A DISTANCE OF 337.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S 89°36'35" E FOR A DISTANCE OF 722.29 FEET TO AN EXISTING ALUMINUM CAP; THENCE S 89°59'28" E FOR A DISTANCE OF 598.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S 00°11'06" E FOR A DISTANCE OF 332.78 FEET TO AN EXISTING ALUMINUM CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N 89°59'25" W FOR A DISTANCE OF 1321.08 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINING 10.13 ACRES MORE OR LESS.

WE THE UNDERSIGNED, ALL HEIRS AND OR ASSIGNS HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE ADDITION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND BY THESE PRESENTS WE HEREBY DEDICATE AND SET APART THE EASEMENTS WITH THE PURPOSE SO NOTED HEREON FOR THE PUBLIC USE.

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 AGREE TO PROMOTE AND PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR CURB, GUTTER AND SIDEWALK ON "WEST COOPER LANE". WHEN DEEMED NECESSARY BY THE CITY OF CODY. AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

JOE PORTER
MANAGER - SUNLIGHT INVESTMENTS

CORY ROSENCRANSE
MANAGER - SUNLIGHT INVESTMENTS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY JOE PORTER AND CORY ROSENCRANSE ON THIS 23 DAY OF JULY, 2007.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 11-1-08

COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 2:30 O'Clock P. M. on the 27 day of JULY, 2007, and is duly recorded in Book J, Page Number 36.

doc #2007-5701

KELLY JENSEN
Park County Clerk

By: B Atkinson
Deputy

APPROVALS

City Planning and Zoning Board

Recommended for approval this 22nd day of MAY, 2007 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman Steve Miller

Approved this 5TH day of JUNE, 2007 by the City Council of Cody, Wyoming.

By Mayor Roger Sedam

Attested by Administrative Services Director Cynthia Baker
Deputy Clerk
~~Jennifer Rosencranse~~

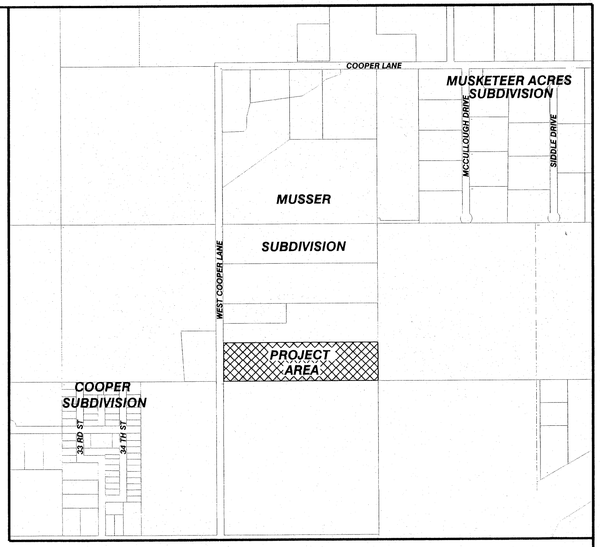
STATE OF WYOMING)
) SS
COUNTY OF PARK)

The foregoing certificate was acknowledged before me by Steve Miller, Planning & Zoning Chairperson, Roger Sedam, Mayor and ~~Jennifer Rosencranse~~, Cynthia Baker Administrative Services Director on this 27th day of July, 2007.
Witness my hand and official seal.

PAMELA J. FEELEY NOTARY PUBLIC COUNTY OF PARK STATE OF WYOMING MY COMMISSION EXPIRES JAN. 10, 2009

Pamela J. Feeley
Notary Public

My commission expires: Jan 10, 2009



VICINITY MAP

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 2571 HEREBY CERTIFY:

THAT DECEMBER 14, 2006, THE "MAPLE LEAF 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 DIMENSIONS OF SAID ADDITION;
THAT THE REQUIREMENTS OF W.S. 36-11-101 THROUGH 36-11-110 WERE COMPLIED WITH AND MONUMENTS 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;
BASIS OF BEARINGS: S 89°59'25" E ALONG THE SOUTH LINE OF SAID MAPLE LEAF ADDITION

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 20 DAY OF JULY, 2007

Professional Land Surveyor PAUL R. CAMPBELL LS 2571 Date 7/20/07 WYOMING

CAMPBELL & ASSOCIATES, INC.
BY: PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

JULY 20, 2007

ENGINEER
Sage CIVIL ENGINEERING
2824 BIG HORN AVENUE
CODY, WY 82414
PHONE: (307) 527-0915 FAX: (307) 527-0916

SURVEYOR
Campbell & Associates
2824 BIG HORN AVENUE
CODY, WY 82414
PHONE: (307) 587-6901

WO 05-060

FINAL PLAT

MAPLE LEAF ADDITION

DEVELOPER
SUNLIGHT INVESTMENTS, L.L.C.
2348 MEADOWLARK CT.
CODY, WY 82414

LOT 6 MUSSER SUBDIVISION
Within Resurvey T.52N., R.101W. 6th P.M.
City of Cody, Park County, Wyoming