

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
 COUNTY OF PARK) SS

Know all persons by these presents: That the foregoing subdivision of TRAILHEAD 3 PUD, PHASE 3 is described as a tract of land located within Tracts 39A and 39B-A, Tract 39, Resurvey T.53N., R.101W., 6th P.M., City of Cody, Wyoming according to the plat recorded in Book 200, Page 2686 on record at the Park County Clerk and Recorder's office and being more particularly described as follows:

A tract of land located within Tract 39A and 39B-A, Tract 39, Resurvey T.53N., R.101W., 6th P.M., City of Cody, Park County, Wyoming, said tract being more particularly described as follows: Beginning at an existing 18th corner located at the Northeast corner of said Tract 39A-A; said corner common with the Northwest corner of said Tract 39A-A; thence S 89°53'01" E for a distance of 816.40 feet; thence S 00°08'55" W for a distance of 89.51 feet; thence N 82°02'58" W for a distance of 59.69 feet; thence S 78°23'27" W for a distance of 145.49 feet; thence S 78°42'38" W for a distance of 254.56 feet; thence S 21°25'21" W on for a distance of 185.19 feet; thence S 00°16'15" W for a distance of 85.00 feet; thence S 89°25'05" E for a distance of 46.96 feet; thence on and along a curve to the right for a distance of 45.74 feet; said curve having a radius of 240.50 feet and a delta angle of 11°36'07"; thence S 17°08'58" W for a distance of 60.00 feet; thence on and along a curve to the left for a distance of 36.55 feet; said curve having a radius of 180.00 feet and a delta angle of 11°36'07"; thence N 87°29'00" W for a distance of 46.25 feet; thence S 01°52'27" W for a distance of 150.00 feet; thence N 84°52'25" W for a distance of 40.33 feet; thence S 26°39'32" W for a distance of 40.39 feet; thence S 82°08'55" W for a distance of 66.33 feet; thence N 62°27'58" W for a distance of 85.46 feet; thence N 73°37'48" W for a distance of 75.18 feet; thence N 17°45'42" W for a distance of 21.20 feet; thence N 27°14'42" W for a distance of 105.25 feet; thence S 89°02'52" W for a distance of 112.09 feet; thence S 88°48'59" W for a distance of 60.04 feet; thence S 88°18'35" W for a distance of 31.75 feet; thence S 47°36'17" E for a distance of 189.95 feet; thence S 49°23'07" W for a distance of 44.00 feet; thence S 45°26'10" W for a distance of 162.71 feet; thence S 89°08'00" W for a distance of 205.94 feet; thence S 64°00'14" W for a distance of 124.23 feet; thence N 89°39'56" W for a distance of 35.00 feet; thence N 00°10'45" W for a distance of 103.27 feet; thence on and along a curve to the right for a distance of 44.61 feet; said curve having a radius of 230.00 feet and a delta angle of 11°06'47"; thence S 89°39'25" W for a distance of 45.81 feet; thence N 00°10'40" W for a distance of 60.00 feet; thence N 89°59'25" E for a distance of 45.81 feet; thence on and along a curve to the left for a distance of 44.64 feet; said curve having a radius of 170.00 feet and a delta angle of 16°05'28"; thence N 00°10'21" W for a distance of 111.83 feet; thence N 53°48'18" E for a distance of 221.42 feet; thence N 45°37'01" E for a distance of 150.00 feet; thence N 36°09'20" W for a distance of 75.15 feet; thence N 50°50'47" E for a distance of 161.21 feet; thence N 87°30'34" E for a distance of 530.61 feet; thence N 86°34'50" E for a distance of 60.00 feet; thence N 89°58'22" E for a distance of 88.78 feet; thence N 00°01'00" W for a distance of 191.54 feet; thence S 89°58'23" W for a distance of 103.67 feet; thence N 00°03'14" E for a distance of 101.28 feet; thence S 89°58'54" E for a distance of 245.62 feet to the POINT OF BEGINNING;

as appears on this plat, is with the free consent, and in accordance with the desires of the undivided owners and proprietors.

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 assessments and public lands with the purpose to be used for the public use; and do hereby agree that the common area is sufficient to meet the City of Cody Planned Unit Development ordinance.

Edwin E. Higbie
 Edwin E. Higbie

Carol L. Higbie
 Carol L. Higbie

The foregoing certificate was acknowledged before me by Edwin E. and Carol L. Higbie on this 17th day of July, 2007. Witness my hand and seal.



My commission expires: 11-1-08

COUNTY CLERK'S CERTIFICATE

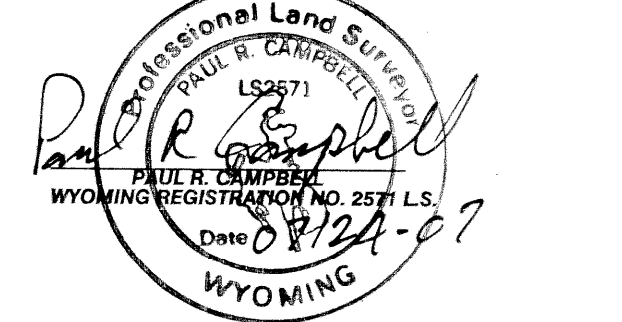
This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 12:05 P.M. on the 17th day of July, 2007, and is duly recorded in Book 200, Page Number 2686, Dec # 2007-5410

Kelly Jensen
 Kelly Jensen
 Deputy

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF PARK) SS

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 Trailhead 3 Addition located in Resurvey T.53N., R.101W., Base-Corner, Wy., 6th P.M.



APPROVALS

STATE OF WYOMING)
 COUNTY OF PARK) SS

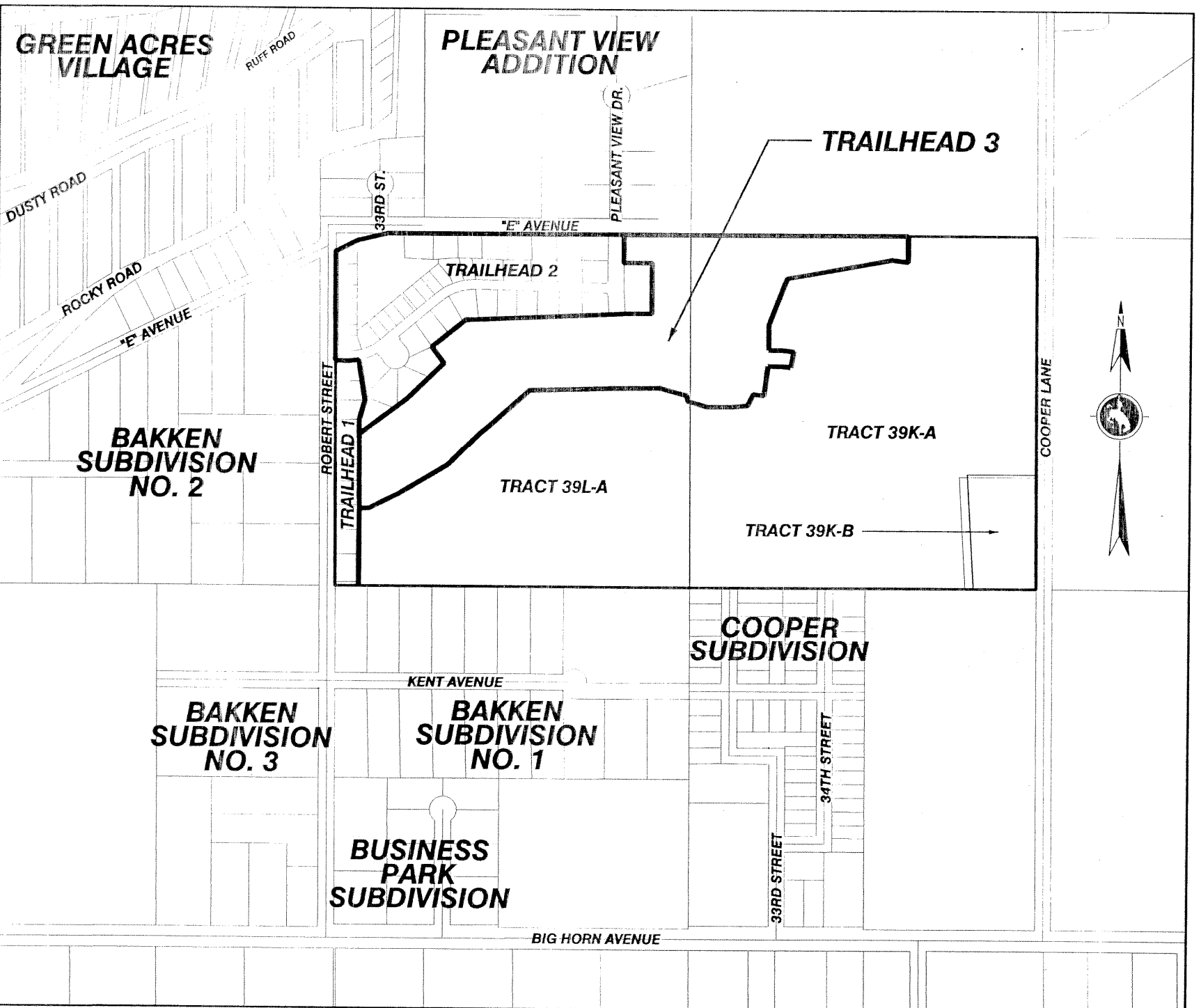
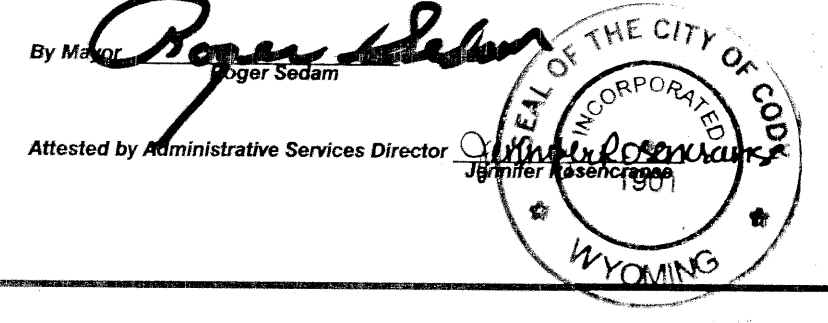
City Planning and Zoning Board
 Recommended for approval this 15th day of MAY, 2007 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman *Steve Miller*
 Steve Miller

Approved this 15th day of MAY, 2007 by the City Council of Cody, Wyoming.

By Mayor *Roger Sodam*
 Roger Sodam

Attested by Administrative Services Director *Jennifer Rosenberger*
 Jennifer Rosenberger



VICINITY MAP

COMMON AREA SUMMARY

TOTAL TRAILHEAD PUD PHASE 3	= 16.85 ACRES
TOTAL UNDIVIDED AREA REMAINING IN TRACTS 39A & 39B-A	= 48.52 ACRES
TOTAL COMMON AREA TRAILHEAD III PUD, PHASE 3	LOT 82 1.27 ACRES
	LOT 83 5.41 ACRES
	LOT 84 0.29 ACRES
	LOT 85 0.09 ACRES
TOTAL	7.06 ACRES
TOTAL COMMON AREA REQUIRED - PHASE 3	= 3.33 ACRES
CREDIT TOWARD FUTURE PHASES	= 3.73 ACRES

LEGEND

- EXISTING LOT LINES
- PROPOSED LOT LINES
- EASEMENT BOUNDARY
- SET WITNESS CORNER
- SET ALUMINUM CAP
- SET STREET MONUMENT
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND STREET MONUMENT

NOTES

1. Bearing base for this survey is S 89°59'25" W along the South line of Tract 39A-A.
2. Bench Mark = Brass Cap Witness Corner @ Cooper Lane and Big Horn Avenue. Elevation = 4922.40 (City of Cody Datum)
3. Lots 50-81 are Single Family Residence lots. Lots 82-85 are Common Area.
4. In Trailhead III proposed deeded to City of Cody.
5. Adjacent Zoning is B, A, F2, and P.U.D.
6. Corners to be set after construction is complete. Witness corners to be set at time of Final Plat in accordance with State Statutes and City of Cody Regulations.
7. Reference Utility, Site, Landscape, Drainage and contract documents for additional information.
8. Witness corners are 2 FT unless otherwise noted.
9. Single family residential - front 15 ft, rear 15 ft, side 5 ft. Sideload Subbacks are 5 ft.
10. All survey work was completed to an accuracy of 1:15,000.
11. A right to drain is hereby granted to the City of Cody for the purpose of disposal of storm water from the streets in the percolation areas shown.

ENGINEER
 James G. Evans, P.E.

Sage
 CIVIL ENGINEERING

2824 BIG HORN AVENUE
 CODY, WY 82414
 PHONE: (307) 527-0915 FAX: (307) 527-0916
 sce@sagecivilengineering.com

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

FINAL PLAT
 TRAILHEAD 3 PUD, PHASE 3

TRAILHEAD

DEVELOPER: ED HIGBIE
 1143 SHERIDAN AVE.
 CODY, WY 82414

TRACT 39A-A & TRACT 39B-A
 Resurvey T.53N., R.101W., 6th P.M.
 City of Cody, Park County, Wyoming

JULY 17, 2007

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