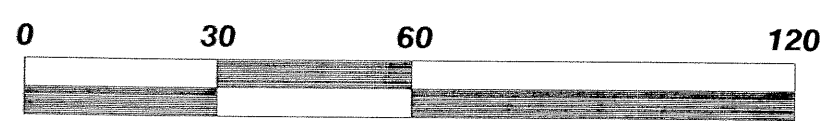


BOUNDARY TIE CORNER 3/39  
N89°58'32"E 1322.22 FT



**NOTES**

1. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLATION OF BACKFLOW PREVENTION DEVICES PURSUANT TO DEQ-WQD REQUIREMENTS.
2. FUTURE LOT OWNERS WILL BE RESPONSIBLE FOR COMPLYING WITH THE CITY OF CODY POLICY REGARDING ZERO INCREASE IN RUNOFF WITH THEIR SITE PLAN SUBMITTAL.
3. SITE DEVELOPMENT PLANS WILL REQUIRE ON SITE PROVISIONS FOR GARBAGE COLLECTION.
4. OPERATION AND MAINTENANCE OF THE RAW WATER SYSTEM IS THE RESPONSIBILITY OF CURRENT AND FUTURE LANDOWNERS.
5. CURB, GUTTER & SIDEWALK WILL NOT BE INSTALLED ALONG BIG HORN AVE. OR 33RD STREET WITH THIS ADDITION. IT WILL BE INSTALLED ALONG BIG HORN AVE. UNDER AN UPCOMING RECONSTRUCTION PROJECT. LOT OWNERS SHALL PROMOTE AN IMPROVEMENT DISTRICT IF ONE IS FORMED IN THE FUTURE FOR INSTALLATION OF CURB, GUTTER & SIDEWALK ALONG 33RD STREET.
6. THE ORDER OF ACCURACY OF THIS SURVEY IS 1 TO 15,000.

**LEGEND**

SUBDIVISION BOUNDARY ———  
 SUBDIVISION LOT LINES ——— L/L ———  
 EASEMENT LINE ——— EL ———  
 REPLACE CORNER WITH 3-1/4 INCH ALUM. CAP ON 30 INCH ALUM. PIPE  
 SET 2 INCH ALUMINUM CAP ON #5X24 INCH REBAR

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING ) ) SS  
 COUNTY OF PARK ) )  
 Know all persons by these presents: That Tom and Peggy Quick, Fred and Lorie Kunz, and Jeffrey and Luan Bushta are the owners of a parcel of land described as Lot 1, Block 1, Cooper Subdivision, City of Cody, Park County, Wyoming; said parcel being located within Tract #39, Resurvey T.53N., R.101W., 6th P.M. and being more particularly described as follows:

COMMENCING at corner #3/39; thence N89°58'32"E on and along line 3-2 of said Tract #39 for a distance of 1322.22 feet more or less to the POINT OF BEGINNING; thence N00°11'15"W for a distance of 514.80 feet to the northwest corner of said parcel; thence S89°59'30"E for a distance of 329.69 feet to the northeast corner of said parcel; said northeast corner being located at the centerline of 33rd street; thence S00°10'21"E on and along said centerline for a distance of 514.61 feet to the southeast corner of said parcel; said southeast corner being located at the centerline intersection of 33rd street and Big Horn Avenue; thence S89°58'32"W on and along the south line of said Tract #39 for a distance of 329.56 feet to the POINT OF BEGINNING; Said parcel contains 3.20 acres more or less.

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 easements with the purpose so noted hereon for the public use;

*Tom L. Quick*  
Tom L. Quick  
*Peggy L. Quick*  
Peggy L. Quick  
*Fred W. Kunz*  
Fred W. Kunz  
*Lorie Kunz*  
Lorie Kunz  
*Jeffrey M. Bushta*  
Jeffrey M. Bushta  
*Luan S. Bushta*  
Luan S. Bushta

The foregoing certificate was acknowledged before me by Tom and Peggy Quick, Fred and Lorie Kunz, and Jeffrey and Luan Bushta on this 30th day of September, 2004.  
 Witness my hand and official seal.

*Paul R. Campbell*  
Notary Public

My commission expires: 5-17-05

**APPROVALS**

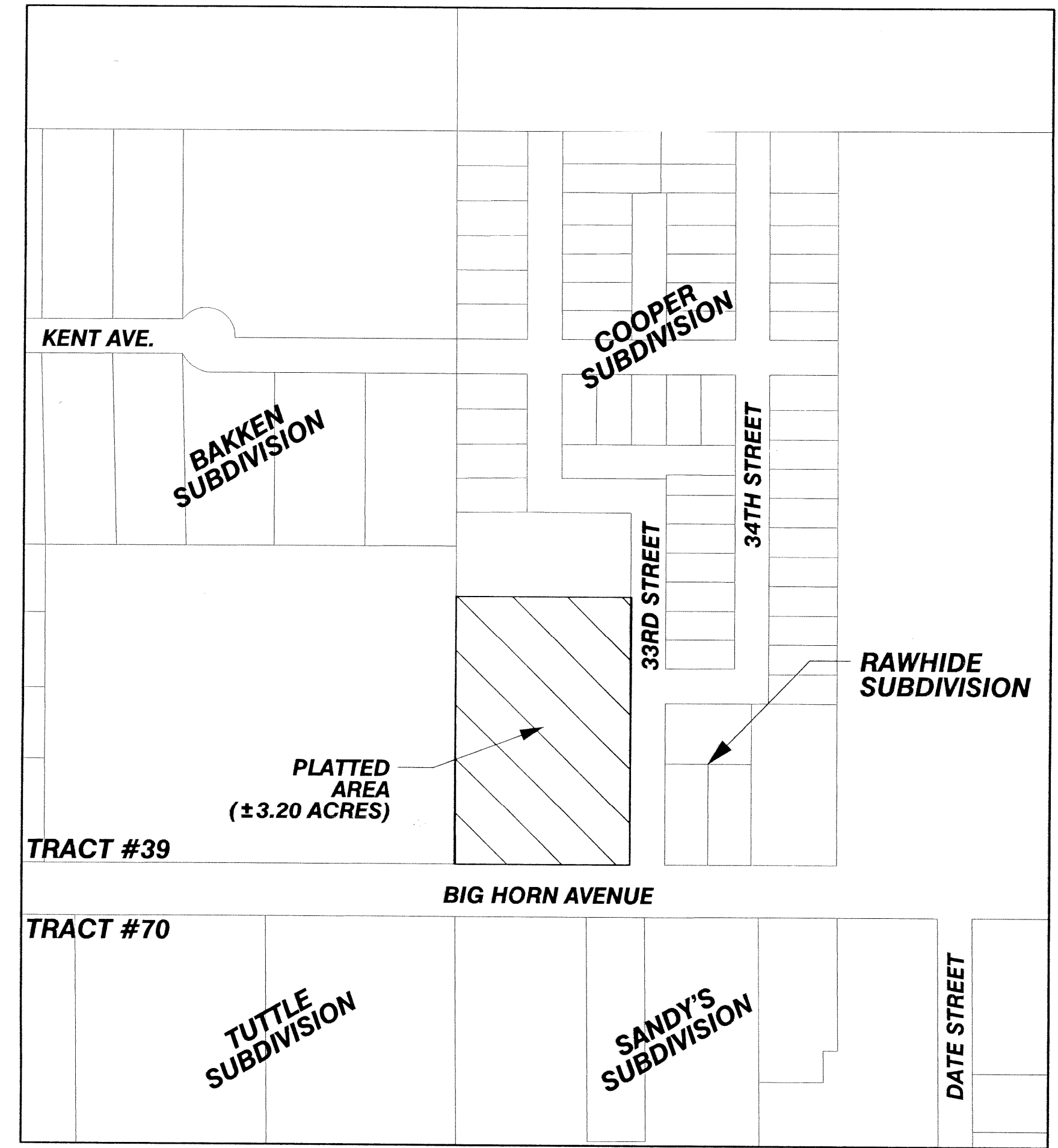
STATE OF WYOMING ) ) SS  
 COUNTY OF PARK ) )  
 City Planning and Zoning Board  
 Recommended for approval this 24th day of August, 2004 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman *Jim Vanaman*  
Jim Vanaman

Approved this 20th day of September, 2004 by the City Council of Cody, Wyoming.

By Mayor *Ken Stockwell*  
Ken Stockwell

Attested by City Clerk *Kelly Jensen*  
Kelly Jensen



**VICINITY MAP**

SCALE: 1IN = 200 FT (24X36)  
 1IN = 400 FT (11X17)

**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 Big Horn Plaza Addition located in Block 1, Lot 1 of the Cooper Subdivision T.53N., R.101W., 6th P.M. Resurvey, City of Cody, Park County, Wyoming

*Paul R. Campbell*  
Professional Land Surveyor  
 LS257  
 Date: 8/24/04  
 WYOMING  
 PAUL R. CAMPBELL  
 WYOMING REGISTRATION NO. 2571 L.S.

**COUNTY CLERK'S CERTIFICATE**

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 4:55 O'Clock P.M. on the 25 day of January, 2004, and is duly recorded in Book I, Page Number 5.

*Karen Carter* doc # 2005-588  
 Park County Clerk  
 By: *B. Anderson*  
 Deputy

**ENGINEER**  
**Sage**  
 CIVIL ENGINEERING  
 1501 STAMPEDE AVE., SUITE 3210  
 CODY, WY 82414  
 PHONE: (307) 527-0915 FAX: (307) 527-0916  
**SURVEYOR**  
 Campbell & Associates  
 1231 12th Street  
 CODY, WY 82414  
 PHONE: (307) 587-6901 WO 04-71

**FINAL PLAT**  
**THE BIG HORN PLAZA ADDITION**  
 DEVELOPER  
**QKB L.L.C.**  
 301 17TH STREET  
 CODY, WY 82414  
 Further Subdivision of Lot 1, Block 1, Cooper Subdivision  
 Resurvey T.53N., R.101W., 6th P.M.  
 City of Cody, Park County, Wyoming  
 AUGUST 24, 2004 1 OF 1