



CERTIFICATE OF DEDICATION

STATE OF WYOMING) SS
 COUNTY OF PARK)
 Know all persons by these presents: That the foregoing subdivision of a tract of land within Tract 39L-A, according to the plat recorded in Book 200, Page 2666 on record at the Park County Clerk and Records Office more particularly described as follows:

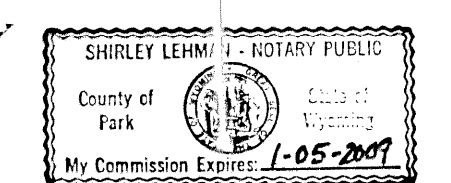
A tract of land located within Tract 39L-A, Resurvey T.53N., R.101W., 6th P.M., City of Cody, Park County, Wyoming; said tract being more particularly described as follows: Commencing at an existing brass cap located at the northeast corner of said Tract 39L-A; thence N 89° 59' 25" W on and along the north line of said Tract 39L-A for a distance of 345.62 feet to the POINT OF BEGINNING; said point being the Northeast corner of said tract; thence N 89° 59' 25" W on and along the north line of Tract 39L-A for a distance of 117.38 feet; said curve having a radius of 253.34 feet and a delta angle of 26° 35' 49" W for a distance of 91.38 feet to the northwest corner of said tract; said curve being located on the east right-of-way of Robert Street; thence S 00° 10' 47" E on and along said east right-of-way for a distance of 414.26 feet to a point; thence N 89° 59' 25" E for a distance of 46.89 feet to a point; thence around a curve to the left in a counter clockwise direction for a distance of 117.38 feet; said curve having a radius of 253.34 feet and a delta angle of 10° 43' 38"; thence S 08° 27' 28" E for a distance of 153.61 feet to a point; thence S 16° 26' 04" W for a distance of 72.84 feet to a point; thence S 00° 10' 47" E for a distance of 52.84 feet to a point; thence N 53° 48' 15" E for a distance of 221.42 feet to a point; thence N 45° 37' 01" E for a distance of 130.00 feet to a point; thence N 36° 08' 30" W for a distance of 75.15 feet to a point; thence N 50° 50' 47" E for a distance of 161.21 feet to a point; thence N 87° 30' 34" E for a distance of 530.61 feet to a point; thence N 86° 34' 35" E for a distance of 60.00 feet to a point; thence N 03° 20' 52" W for a distance of 80.01 feet to a point; thence N 89° 58' 22" E for a distance of 96.78 feet to the southeast corner of said tract; thence N 03° 01' 35" W for a distance of 191.61 feet to a point; thence S 89° 58' 22" W for a distance of 102.67 feet to a point; thence N 03° 01' 16" E for a distance of 107.38 feet to the POINT OF BEGINNING; said tract containing 10.88 acres more or less, as appears on this plat, with the free consent, and in accordance with the desires of the undersigned owner and proprietors.

We the undersigned, all in 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 and public lands with the purpose so noted herein to the City of Cody 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 12th day of August, 2005. Witness my hand and official seal.

Shirley Lehman
 Shirley Lehman
 My commission expires: 1-05-2009



COUNTY CLERK'S CERTIFICATE

This Plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 10:50 clock AM, on the 31 day of August, 2005, and is duly recorded in Book 200, Page Number 117.

KAREN CACER dec# 2005-6433
 Karen Cacer
 Deputy

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 Trailhead 2 Addition located in Resurvey T.53N., R.101W., Park County, Wyo., 6th P.M.



NOTES

- Bearing base for this survey is S 89° 59' 25" W along the South line of Tract 39L-A.
- Bench Mark = Brass Cap Witness Corner @ Cooper Lane and Big Horn Avenue. Elevation = 4922.40 (City of Cody Datum)
- Total Acres = 36.38 acres.
 Trailhead 2 Addition Area = 10.68 Acres
 Common Area = 2.19 Acres
 Common Area = 20.2%
- Adjacent Zoning is B, A and F2.
- 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.
- Witness corners are 2 FT unless otherwise noted.
- See Vicinity Map for adjacent lands and owners.
- Lots 1-19 are Town Homes/Condo lots.
 Lots 20-46 are Single Family Residence lots
 Lots 47-49 are Common Area
- Setbacks:
 Single family residential - front 15 ft., rear 15 ft., side 5 ft.
 Town Homes / Condos - front 20 ft., rear 10 ft.
 Sideyard Setbacks are 0 ft where Town Homes / Condos share a common wall and 5 ft where no common wall is shared.
- All survey work was completed to an accuracy of 1:15,000.

LEGEND

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

APPROVALS

STATE OF WYOMING) SS
 COUNTY OF PARK)

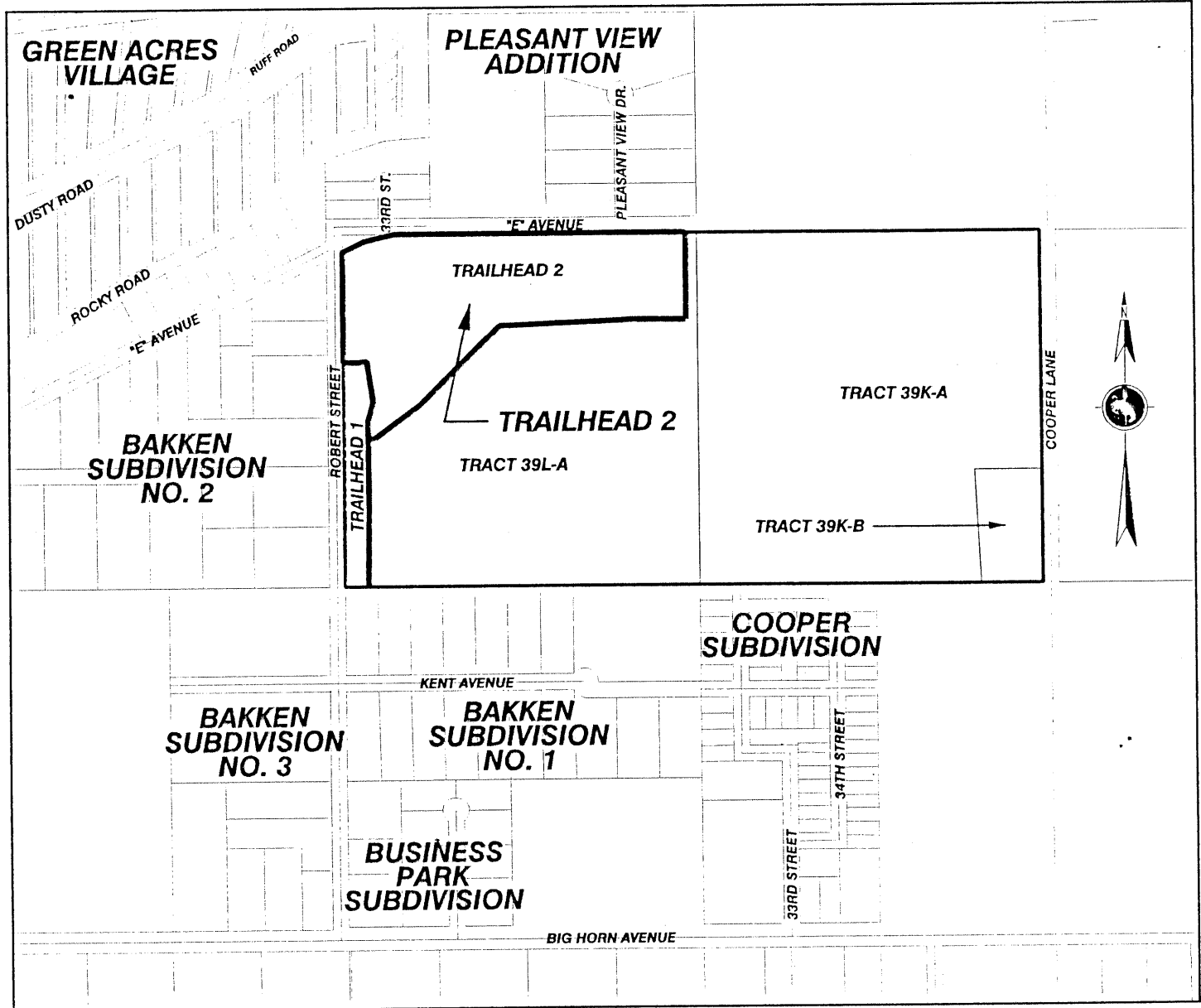
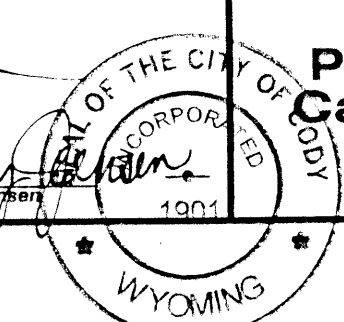
City Planning and Zoning Board
 Recommended for approval this 26 day of August, 2005 by the City Planning and Zoning Board of Cody, Wyoming.

By Chairman: *Jim Vanman*
 Jim Vanman

Approved this 26 day of August, 2005 by the City Council of Cody, Wyoming.

By Mayor: *Paul Campbell*
 Paul Campbell
 Mayor

Attested by City Clerk/Treasurer: *Kelly Jarama*
 Kelly Jarama



ENGINEER
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SURVEYOR
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Campbell & Associates
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 CODY, WY 82414
 PHONE: (307) 587-6901

AMENDED FINAL PLAT
TRAILHEAD 2 ADDITION
 DEVELOPER
 ED HIGBIE
 1143 SHERIDAN AVE.
 CODY, WY 82414
 TRACT 39L-A
 Resurvey T.53N., R.101W., 6th P.M.
 City of Cody, Park County, Wyoming
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