EASEMENTS OF RECORD

	GRANTEE	TYPE	BOOK AND PAGE
A	CITY OF CODY AND QWEST INC.	10' WIDE ELECTRICAL AND FIBER OPTIC EASEMENT	2011-5490
C	CITY OF CODY	30' WIDE UTILITY RIGHT OF WAY AND EASEMENT	22-147-A
D	PACIFICORP	20' WIDE RIGHT OF WAY	2003-4766
E	CITY OF CODY	10' WIDE UTILITY EASEMENT	PLAT M-33
F	OWNERS OF LOTS 7 & 8 OF CLDC SUBDIVISION	40' WIDE ACCESS EASEMENT TO BENEFIT THE OWNERS OF LOTS 5, 7 & 8 OF CLDC SUBDIVISION AND THE CITY OF CODY	PLAT M-33
G	ENERGY WEST	10' WIDE GAS LINE EASEMENT TO ENERGY WEST	PLAT M-33
H	ROCKY MOUNTAIN POWER	20' WIDE UTILITY EASEMENT CENTERED ALONG EXISTING TOWER LINE	PLAT M-33

VARIANCES

1. WAIVER OF INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREETLIGHTS ALONG ROAD 248, SUBJECT TO AN AGREEMENT TO SUPPORT AND PARTICIPATE IN A FUTURE IMPROVEMENT DISTRICT FOR SUCH. (§ 13-4-2(C))
2. VARIANCE FROM PROVIDING ALLEYS. (§ 13-4-4(C))
3. VARIANCE TO THE BLOCK LENGTH REQUIREMENT. (§ 13-4-2(C))
4. VARIANCE TO DELAY INSTALLATION OF ELECTRIC SERVICES UNTIL THE TIME OF BUILDING PERMIT TO THE AFFECTED LOT(S). EACH LOT OWNER IS RESPONSIBLE FOR ACTUAL COSTS OF INSTALLATION.

NOTES

1. LANDS WITHIN THIS SUBDIVISION FALL UNDER ZONE 8 - INDUSTRIAL AND HEAVY INDUSTRIAL.
2. ALL LOT OWNERS WILL BE REQUIRED TO RETAIN AN ENGINEER TO ANALYZE THE DRAINAGE ON EACH LOT AT THE TIME OF SITE PLAN SUBMITTAL TO THE CITY FOR REVIEW AND APPROVAL TO ASSURE THAT ANY PROPOSED INCREASE IN RUNOFF WILL BE RETAINED IN AN APPROVED FASHION.
3. EXISTING UTILITY (CITY OF CODY AND PPC) SIZE INFORMATION IS ON FILE WITH THE CITY OF CODY PUBLIC WORKS DEPARTMENT.
4. STORM WATER DRAINAGE FROM LOT 1 WAS FLOW ACROSS LOT 2. LOTS 1 AND 2 ARE GRANTED THE RIGHT TO DRAIN INTO LOT 8A OF THE AMENDED PLAT OF LOT 7 AND 8 OF CLDC SUBDIVISION THROUGH THE APPROVED STORM WATER CONVEYANCE SYSTEM.

LEGEND

NORTH CODY INDUSTRIAL PARK MINOR SUBDIVISION #1 BOUNDARY

LOT LINES

EASEMENT CREATED THIS PLAT

EASEMENT LINE

EXISTING ELECTRICAL EASEMENT

EXISTING UTILITY EASEMENT (LOT - 2) (14')

FOUND BRASS CAP

FOUND ALUMINUM CAP

FOUND HIGHWAY MONUMENT

SET 5/8"X24" REBAR WITH 2" I.D. ALUMINUM CAP

MEASURED DATA

RECORD DATA

PUBLIC AND SURVEY SYSTEM LABELS

NORTH CODY INDUSTRIAL PARK MINOR SUBDIVISION #1 LOT LABELS

NEW ACCESS EASEMENT

NEW ELECTRICAL EASEMENT

NEW UTILITY EASEMENT

LOT 1

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED OR FILED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDED ON THIS 5 DAY OF April, 2017 AT 2:30 P.M. UNDER FEE NUMBER 2017-1511 IN BOOK M OF PLATS, PAGE 198.

Colleen Renner
PARK COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, RICHARD T. MUCCIO, BEING A RESIDENCE AND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS FINAL PLAT AND FIELD SURVEY WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND CITY PLATTING STATUTES AND REGULATIONS. THIS PLAT AND THE PLATS WERE CREATED FROM AN ACTUAL FIELD SURVEY PERFORMED ON 4-2017.

RICHARD T. MUCCIO
WYOMING PLS 19121

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED ALL HEIRS AND/OR ASSIGNS HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS DESCRIBED AS LOT 7A OF THE AMENDED PLAT OF LOT 7 AND 8 OF CLDC SUBDIVISION.

THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED, THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THAT WE HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USES SO NOTED.

THAT ALL OWNERS OF LOT 8A OF THE AMENDED PLAT OF LOT 7 AND 8 CLDC SUBDIVISION WE DO HEREBY GRANT A RIGHT TO DRAIN AS DESCRIBED IN NOTE 4 OF THIS PLAT.

THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD.

THAT THE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE THE LANDS AS SHOWN HEREON.

AND THAT ANY RIGHTS OR LEVIES OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

AND DO HEREBY AGREE TO PARTICIPATE AND PARTICIPATE IN ANY IMPROVEMENT DISTRICT FOR CURB, GUTTER, SIDEWALK AND STREETLIGHTS ON ROAD 248, WITH SAME NECESSARY BY THE CITY OF CODY, AND FURTHER THAT THIS COVENANT SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD.

IN WITNESS WHEREOF, THE SAID OWNER FORWARD CODY WYOMING, INC. WITH FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, HAVE CAUSED THEIR NAMES HEREIN TO BE SUBSCRIBED THIS 5 DAY OF April, 2017.

JAMES KLEEMANN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF PARK)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2017 BY JAMES KLEEMANN WITNESS MY HAND AND OFFICIAL SEAL. MY SEAL HAS NOT BEEN AFFIXED HEREON.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 30, 2020

T.53N., R.101W., 6TH P.M. (RESURVEY)

CITY PLANNING AND ZONING BOARD

APPROVED AS OF THE 6th DAY OF April, 2017 BY THE PLANNING AND ZONING BOARD OF THE CITY OF CODY, WYOMING.

CHAIRMAN

CITY COUNCIL

APPROVED AS OF THE 5th DAY OF April, 2017 BY THE CITY COUNCIL OF CODY, WYOMING.

Cynthia Eaton
MAYOR

ATTEST: CITY CLERK

LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S89°34'00"W	147.12'	L11	N00°00'11"W	511.04'
L2	S89°34'00"W	89.23'	L14	S89°59'00"E	176.00'
L3	S17°20'00"E	17.90'	L18	N00°00'11"W	477.46'
L4	S89°59'49"W	176.81'	L19	S89°34'00"W	477.46'
L5	S00°00'11"E	50.00'			
L6	S00°00'11"E	50.00'			
L7	S00°41'38"E	278.78'			
L8	S89°34'00"W	50.00'			

SCALE

FINAL PLAT

SHOWING

NORTH CODY INDUSTRIAL PARK MINOR SUBDIVISION #1

WITHIN

LOT 7A OF THE AMENDED PLAT OF LOT 7 AND 8 OF CLDC SUBDIVISION, SECTION 29 RESURVEY, T.53N., R.101W., 6TH P.M. PARK COUNTY, WYOMING

FORWARD CODY WYOMING, INC., CODY, WY

PROJECT NO: 161201

GDA ENGINEERS

ENGINEERING • SURVEYING • PLANNING