

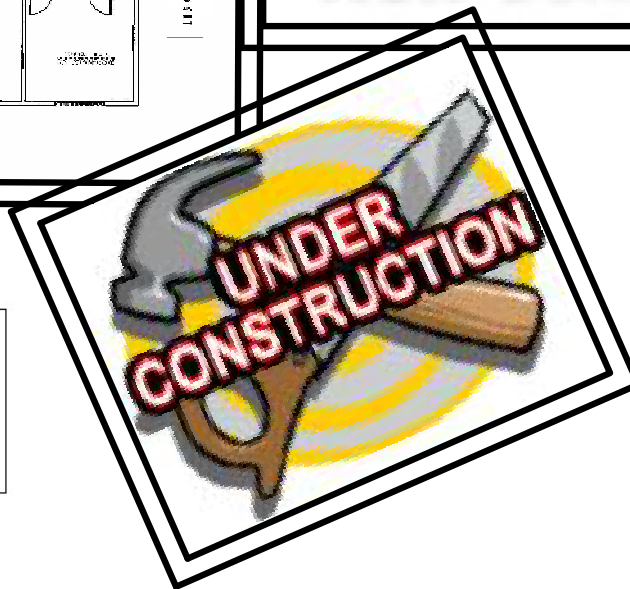
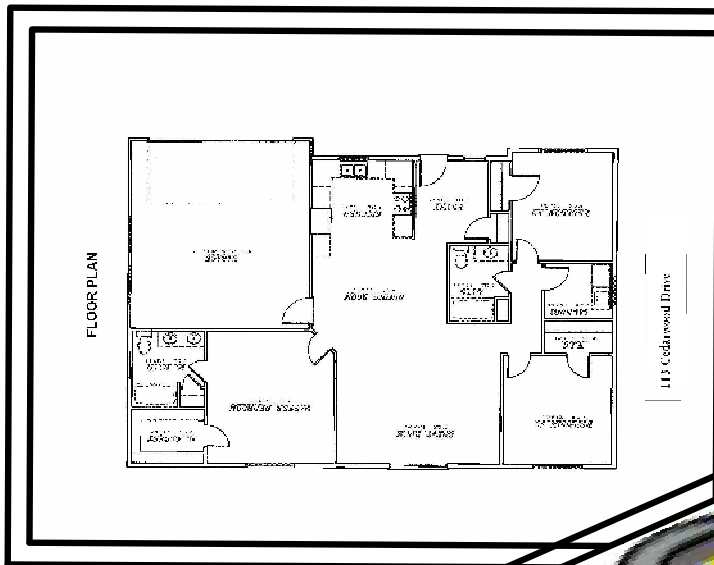


CANYON REAL ESTATE, LLC

1128 12TH STREET

CODY, WY 82414

307-527-7092



\$199,000

This new home will be 1555 sq. ft. with a 2- car attached garage. There is a nice welcoming foyer leading into an open great room. There will be a patio off the great room. The master bedroom has a large walk-in closets and double sinks in the master bath. There are two full baths and a laundry room. Cabinetry will be custom hickory throughout or pick your own today. Exterior is maintenance free. See floor plan and builder's finished kitchens and baths from previous projects. Still time to customize this home, and pick your colors!

Information on this property was obtained from sources other than Canyon Real Estate and is deemed to be reliable, but is not guaranteed by either the Seller or Seller's agent. This offering is subject to correction, withdrawal, prior sale or price change without prior notice.



Sample of Builder's Kitchen Design



Modern



To
Contemporary

Variety of
Floor Covering



Sample of Builder's Bath Design



Double
Vanities



Single
Vanities

Sample of Builder's Interior



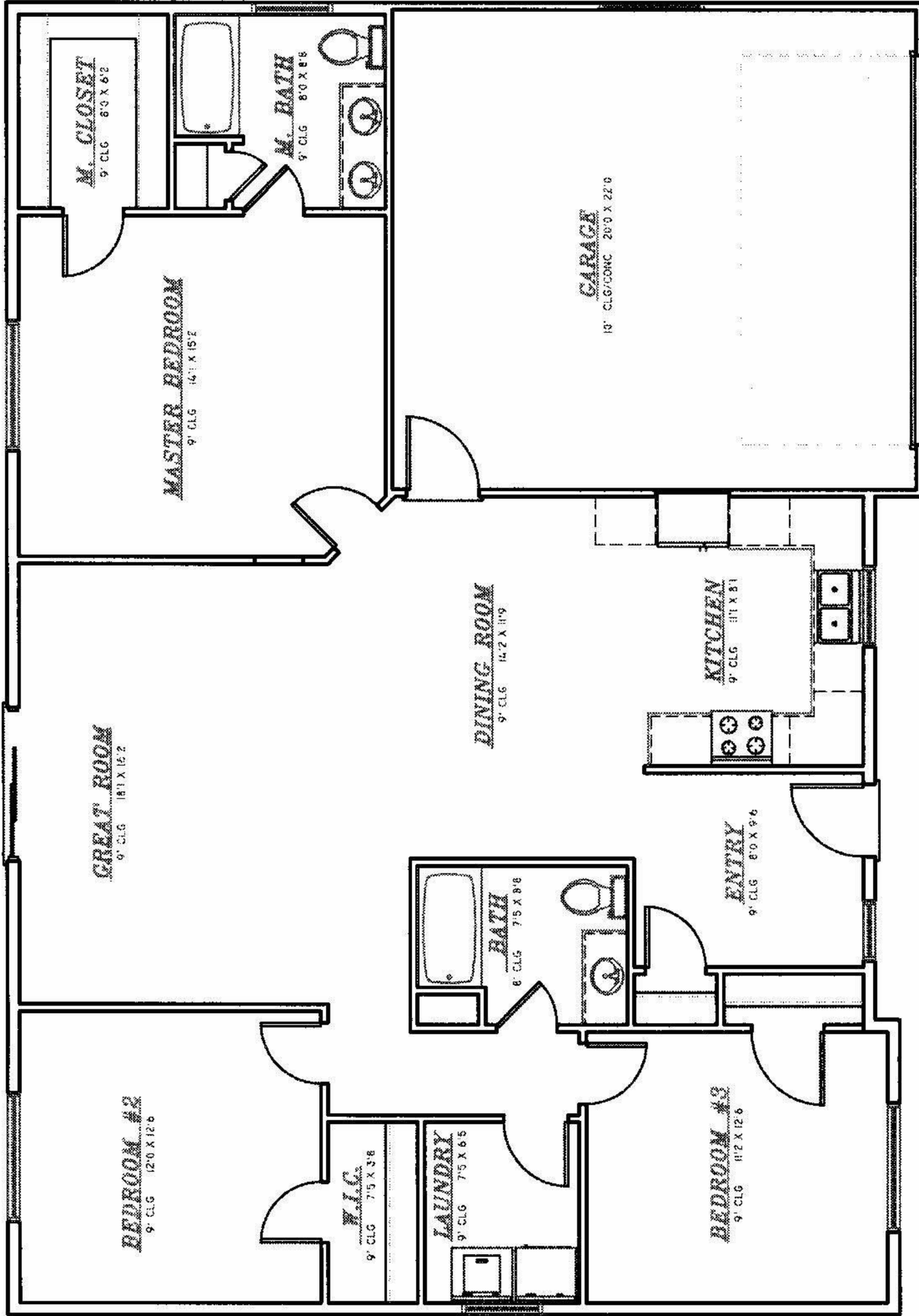
Walk-In Closets



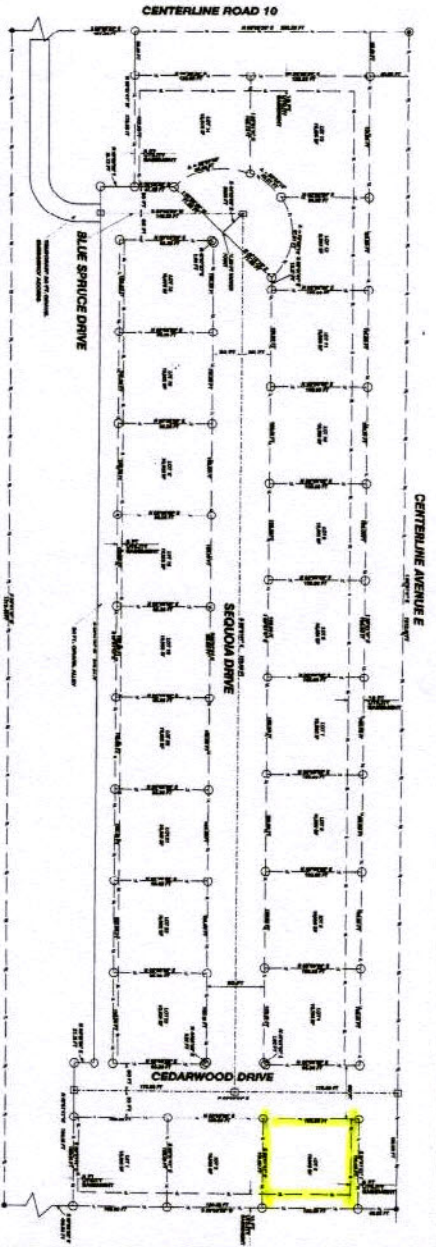
Ceiling Fans



FLOOR PLAN



113 Cedarwood Drive



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY LINES
- UTILITY EASEMENT
- SET ALUMINUM CAP
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- SET CENTERLINE MONUMENT

CERTIFICATE OF DEDICATION

STATE OF WYOMING)) SS
 COUNTY OF PARK))

Know all persons by these presents, that Royal Construction Inc. is the owner of a parcel of land located in Lot 628, 1504', R899H, 6th P.M., Park County, Wyoming.

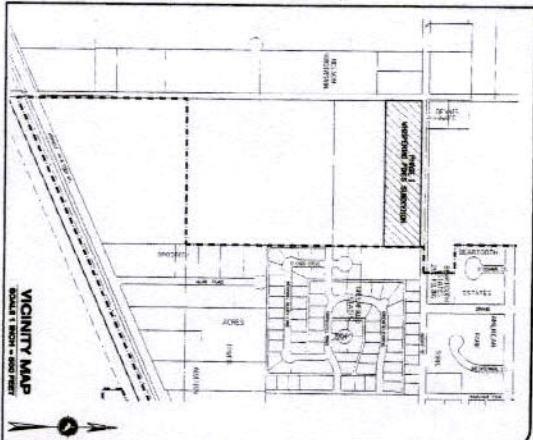
Said parcel of land being more particularly described as follows:

Beginning at the northwest corner of said Lot 628; thence S89°14'19"E on and along the north line of said Lot 628 for a distance of 1312.07 feet more or less to the northeast corner of said Lot 628; thence S00°00'50"W on and along the east line of said Lot 628 for a distance of 340.00 feet; thence N89°14'19"E for a distance of 168.00 feet; thence N00°00'50"E for a distance of 21.75 feet; thence N89°14'19"E for a distance of 878.24 feet to the southeast corner of said Lot 628; thence S89°14'19"E on and along the west line of Lot 628 for a distance of 282.53 feet more or less to the POINT OF BEGINNING; said parcel containing 9.23 acres more or less.

That we have caused said described land to be surveyed and platted as shown in the attached map and that the Whispering Pines Subdivision located within the City of Powell, Park County, Wyoming, is shown thereon and that the same is in accordance with the desires of the undersigned owners and proprietors; and that we hereby dedicate and set apart the easements and public lands with the purpose no noted hereon for the public use.

[Signature]
 Royal Construction Inc.
 President - Royal Construction Inc.

The foregoing certificate was acknowledged before me this _____ day of _____, 2008.
 My commission expires: _____



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 an accurate plat of Phase I of the Whispering Pines Subdivision located in Township 120N, R.89W, 6th P.M. City of Powell, Park County, Wyoming.



PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2071 L.S.

COUNTY CLERK'S CERTIFICATE

This plat was filed for the public record in the office of the Clerk, Park County, Wyoming, at 10:00 A.M. on the _____ day of _____, 2008, and is duly recorded in Book _____ Page Number _____ Sec. 4 2nd - 2549

KAREN D. CARTER
 Park County Clerk

By: *[Signature]*
 Deputy

1. Reading these for this survey is S89°14'19"E along the north line of
2. Contained to be set after construction is complete.

APPROVALS

STATE OF WYOMING)) SS
 COUNTY OF PARK))

City Planning and Zoning Board
 Recommended for approval this 25 day of *March*, 2008
 by the City Planning and Zoning Board of Powell, Wyoming.

By Chairman *[Signature]*

Approved this 21 day of *March*, 2008 by
 the City Council of Powell, Wyoming.

By Mayor *[Signature]*
 Scott Marshall



Attested by City Clerk *[Signature]*
 Kylene R. Paulsen

AMENDED PLAT

PHASE I OF THE WHISPERING PINES SUBDIVISION

Prepared by: *[Signature]*
 Surveying License No. 12345
 City of Powell, Park County, Wyoming

