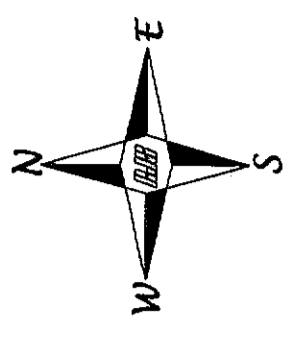


FINAL PLAT of COOPER SUBDIVISION

IN
NE1/4 SW1/4, SEC. 13, T21N, R88W, COUNTY OF CARBON, STATE OF WYOMING



Scale 1" = 100 ft

WEST 1/4 SECTION 13

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

WEST 1/4 SECTION 13

(A) CERTIFICATE OF INFORMATION AND UNDERSHINE
 Xerox all men by these presents that Reagan Cooper being sole owner in fee simple
 of all that real property described as follows:
 A tract of land in the NE1/4 SW1/4 Section 13, Township 21 North Range 88 West,
 Range 88 West, County of Carbon, State of Wyoming, which bears
 bearings of S 89° 40' 30" E, a distance of 640.95 feet from the East corner of said Section 13,
 S 89° 40' 30" E, a distance of 1028.59 feet from the West corner of said Section 13,
 a distance of 862.85 feet along the East-West centerline of said Section 13,
 across and utility easement.
 Thence S 89° 40' 30" E, a distance of 640.95 feet to
 the East corner of said Section 13, a distance of 862.85 feet;
 Thence S 89° 40' 30" E, a distance of 640.95 feet;
 Thence S 89° 40' 30" E, a distance of 1028.59 feet to the point of
 beginning, and containing 24,608 acres, more or less. Have by these
 presents had cut, platted, and subdivided the same into lots as shown
 herein, with the true content, and in accordance with the desires of the
 applicant and proprietor, and integrated the same as Cooper
 Subdivision, the same being as shown on the plat hereunto
 shown herein to be used by owners of this Subdivision and for utility purposes only.

Executed this 3 day of Sept, A.D. 1992
 By Reagan Cooper
 STATE OF WYOMING) SS
 COUNTY OF CARBON)
 The foregoing declaration was acknowledged before me by Reagan Cooper
 this 3 day of Sept, A.D. 1992
 Witness my hand and official seal.
Reagan Cooper
 Notary Public
 My commission expires: 1-31-03



(B) TITLE CERTIFICATE
 I, Reagan Cooper, do hereby certify that I am a registered
 owner of this land shown upon this Plat, and that this
 land is unencumbered, except as follows:
 _____ day of _____, A.D. 19____
 _____ Notarize

(C) SURRENDER CERTIFICATE
 I, Reagan Cooper, do hereby certify that I am a registered
 owner of this land shown upon this Plat, and that this
 land is unencumbered, except as follows:
 _____ day of _____, A.D. 19____
 _____ Notarize

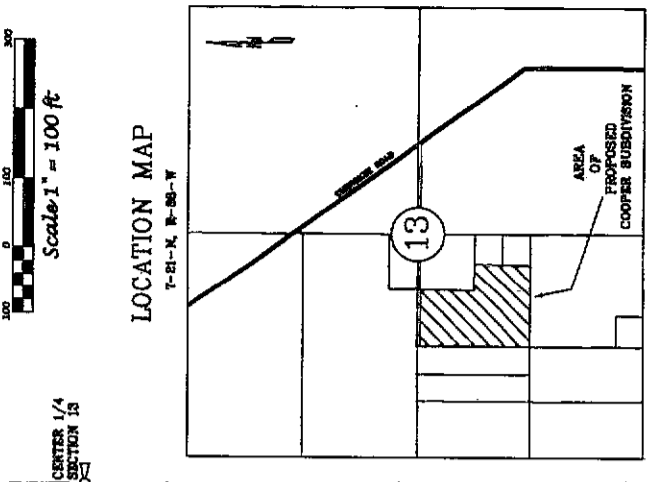
(D) PLATING COMMISSIONER CERTIFICATE
 This Plat approved by the Carbon County Planning Commission this
6 day of Sept, A.D. 1992
Reagan Cooper Chairman

(E) CLERK OF RECORDER CERTIFICATE
 This Plat was filed for record in the Office of the Clerk and Recorder
 at _____, Carbon County, Wyoming, on this 3 day of Sept,
 A.D. 1992, in Book 916
 Page No. 21
Reagan Cooper
 Clerk and Recorder

(F) COUNTY COMMISSIONER CERTIFICATE
 This Plat approved by the Board of County Commissioners of Carbon
 County, Wyoming, for filing with the Clerk and Recorder of Carbon County,
 subject to the provisions that approved in no way obligate Carbon
 County for financing or constructing of improvements on lands,
 streets, or other public works, and that the Board of County Commissioners
 shall in no way obligate Carbon County for maintenance of roads
 which are not dedicated to the public nor until all improvements shall
 have been completed to the satisfaction of the Board of Carbon County
 Commissioners and accepted by proper authorities.

Dated this 5 day of October, A.D. 1994
Reagan Cooper Chairman
 Address Reagan Cooper County Clerk

(G) CERTIFICATE OF COUNTY ENGINEER
 Approved this 2 day of November, A.D. 1992, by
Reagan Cooper
 County Engineer



NOTES
 ALL ADJACENT PROPERTIES ARE ZONED RD.
 ● 5/8" REBAR WITH 2" ALUMINUM CAP
 NO PUBLIC SERVICE SYSTEM
 NO PUBLIC ROADS
 NO PUBLIC WATER SYSTEM
 NO PUBLIC MAINTENANCE OF ROADS
 NO COVENANTS

OWNER AND DEVELOPER:
 Reagan Cooper
 Box 468
 Ravenna, WY. 82301

DRAWN BY: BFP/DMS
 DATE: 07/12/92
 CHECKED BY: MAP
 DATE: 07/12/92
 JOB NO.: 7857
 SCALE: 1" = 100'
 SHEET: 1 OF 1

POWER, JACK, SAITH & ASSOC., INC.
 CONSULTING LAND SURVEYORS
 P.O. BOX 1104, 1015 HIGHLAND ST.
 RAINIER, WY. 82301
 (307) 334-5352

(*)⁵⁰ Rev. Cancelled)

Contract No. - 91126-U P. Ry. Co.
Union Pacific Railroad Company

Deed No. 197

Know all men by these Presents, That Union Pacific Railroad Company, a Corporation existing under and by virtue of the laws of the State of Utah, in consideration of the sum of Four hundred and ninety three and $\frac{3}{100}$ (\$493³⁰) Dollars, to it paid, the receipt of which is hereby acknowledged, and of the sum of Nine hundred and eighty six and $\frac{7}{100}$ (\$986⁷⁰) Dollars, paid to the Union Pacific Railway Company and its Receivers, doth subject, however, to the exceptions, reservations and conditions hereinafter written, hereby grant, bargain, sell and convey unto Peter N. Smith of the County of Carbon in the State of Wyoming the following described real estate situate, lying and being in the County of Carbon and in the State of Wyoming to-wit:

The South West quarter of the South West quarter (SW⁴ of SW⁴) of Section No. Twelve (12); and all of Sections Nos. eleven (11) and Thirteen (13) in Township No. Twenty one (21) North of Range No. Eighty eight (88) West of the Sixth Principal Meridian, containing according to the United States Survey thereof Thirteen hundred and twenty (1320) acres more or less. Reserving, however to the Union Pacific Railroad Company or its assigns the right to take all the water necessary for railroad purposes from the spring on the SE $\frac{1}{4}$ of Section 11 in Town 18 N. Range 88 West of the 6th P.M. also reserving a strip of land 50 feet in width across the lands herein described for right of way for pipe line being 25 feet in width on each side of the pipe line as now constructed also, reserving the right to construct a pipe line from the spring on Section 14 Town 18 Range 88 West, across the lands herein described and reserving a strip of land 50 feet in width for right of way over and across the lands herein described being 25 feet in width on each side of such pipe line when constructed.

Excepting and Reserving to said Union Pacific Railroad Company, its successors and assigns,

First: all coal and other minerals within or underlying said lands.
Second: The exclusive right to prospect in and upon said land for coal and other minerals therein, or which may be supposed to be therein, and to mine for and remove, from said land, all coal and other minerals which may be found thereon by any one.

Third: The right of ingress, egress and regress upon said land to prospect for, mine and remove any and all such coal or other minerals, and the right to use so much of said land as may be convenient or necessary for the right of way to and from such prospect places or mines and for the convenient and proper operation of such prospect places, mines and for roads and approaches thereto or for removal therefrom of coal, mineral, machinery or other material.

Fourth: The right to said Union Pacific Railroad Company to maintain and operate its railroad in its present form of construction and to make any change in the form of construction or method of operation of said railroad

To Have and to Hold, subject to the foregoing exceptions, reservations,



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

and conditions, the said premises with all the rights and appurtenances thereunto belonging unto the said Peter B. Smith granted his heirs and assigns forever, and the said Union Pacific Railroad Company doth hereby covenant with the said grantee that at the making of this instrument it is well seized of the said premises as of a good and indefeasible estate in fee, and hath good right to sell and convey the same, and that it will warrant and defend the title to said premises unto the said grantee, his heirs and assigns forever against the lawful claims of all persons whomsoever.

Excepting as against all taxes and assessments levied upon said premises since the Fourth day of June 1897 and excepting against any rights, liens or incumbrances created or permitted by any other person than the said grantor, since the Fourth day of June 1897.

And whereas, said Union Pacific Railroad Company did, on the 1st day of July, 1897, execute and deliver to The Mercantile Trust Company, of New York, a certain mortgage deed wherein said Railroad Company conveyed to the said The Mercantile Trust Company, as Trustee, for the uses and purposes therein mentioned, amongst other things, the lands hereinbefore described; and

Whereas, said Union Pacific Railroad Company, with the consent of the said The Mercantile Trust Company, Trustee under the mortgage aforesaid, has sold and conveyed, as above set forth the real estate, hereinbefore described, unto the said grantee for and in consideration of the sum paid as aforesaid to Union Pacific Railroad Company by said grantee, which sum of money has been paid to said The Mercantile Trust Company in its capacity as Trustee, or has been otherwise properly paid or accounted for, under said mortgage, for the uses and purposes mentioned in said mortgage deed.

Now, therefore, know all Men by these Presents, that said The Mercantile Trust Company, Trustee of the aforesaid mortgage deed, in consideration of the premises and of the payment as aforesaid of said sum so paid by said Railroad Company to said Trust Company for the uses and purposes aforesaid, doth hereby Remise, Release and forever Quit claim, subject to the exceptions, reservations and conditions above written, unto the said Peter B. Smith the real estate described aforesaid, to be held by the said grantee free and exempt from all liens, incumbrances and charges of said mortgage deed of the first day of July, 1897.

In Witness Whereof, the said grantor, Union Pacific Railroad Company, has caused these presents to be sealed with its corporate seal, and to be signed by its President, attested by its Secretary, and countersigned by its Land Commissioner and its General Auditor, and said The Mercantile Trust Company, under said mortgage deed of July 1st, 1897, has caused these presents to be sealed with its

In Presence of
W. D. G.
G. S. G.

Countersigned:
B. M. Christie, Land Commissioner
Charles Young, General Auditor

Corporate Seal, signed by its Vice President, who is thereto duly authorized and empowered by the by-laws of the Company and by resolution of its Board of Directors, this thirty first day of July A. D. 1899.

Attest: Alex Miller Secretary.
 Union Pacific Railroad Company.
 By Horace G. Burt President

In Presence of:
 Geo. V. Turner
 H. B. G. and

checked by
 W. H. G.
 B. L. Fowler.

The Mercantile Trust Company, Trustee
 of the Merc Trust Co. By H. L. Deming Vice-President
 Seal

Attest: E. L. Albee Secretary.

State of Nebraska }
 County of Douglas } ss. Be it Remembered, That on this 16th day of August A. D. 1899, before me, a Notary Public, in and for said County appeared the Union Pacific Railroad Company, by Horace G. Burt its President, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument as said President, and then and there acknowledged the execution and sealing of said instrument to be his voluntary act and deed, and the voluntary act and deed of said Company.

In Witness Whereof, I have hereunto set my hand and official seal this 16th day of August A. D. 1899, at the City of Omaha, in said County and State.
 My Commission expires February 21-1905 H. T. Leavitt
 (N. P. Seal) Notary Public

State of New York }
 County of New York } ss. Be it Remembered, That on this 12th day of October A. D. 1899, before me, a Notary Public, in and for said County, appeared The Mercantile Trust Company, by H. L. Deming its Vice-President, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument as said Vice-President, and then and there acknowledged the execution and sealing of said instrument to be his voluntary act and deed, and the voluntary act and deed of said Company.

In Witness Whereof, I have hereunto set my hand and official seal this 12th day of October A. D. 1899, at the City of New York, in said County and State.

My Commission expires March 30th 1900
 Geo. V. Turner
 (N. P. Seal) Notary Public.
 N.Y.C.

15276

Filed for Record on this 22^d day of Nov A. D. 1899, at 7:12
 at New York, and recorded in Book 51
 of Pages 220-81-82.
 D. P. Dunlap
 County Clerk and ex-Officio Register of Deeds.