



CERTIFICATE OF SURVEYOR

I, John S. Bereman, of Cody, Wyoming, hereby certify that during the period from August 9 to October 9, 1957, the Shepard Subdivision was surveyed by me and under my direction; that said subdivision is correctly described on this plat in the Owners Certificate of Dedication and that the same is correctly shown on this plat which is drawn to the scale indicated. All dimensions are given in feet and decimals of feet. Any surplus or deficiency existing in any of the dimensions of the tracts described in the Certificate of Dedication is reflected in the measurements shown hereon, which are actual measurements as taken during the survey. Each lot bears its own number. All lot corners are marked by 1/2" T.D. galvanized pipe 1 1/2" long which are driven firmly in the ground.

John S. Bereman
John S. Bereman
Wyoming Registration No. 358

SCALE 1" = 60'
APPROVALS

Approved this 4th day of November, 1957 by the City Council of the City of Cody, Wyoming.
By *Hugh Smith* Mayor
Attest: *Debra E. Coleman* City Clerk
Approved this 5th day of November, 1957 by the Commissioners of Park County, Wyoming.
By *Russell Franklin* Chairman
Attest: *Eva E. Larson* County Clerk

CERTIFICATE OF DEDICATION

STATE OF WYOMING } ss.
County of Park }

We, the undersigned, James H. Shepard and Celeste B. Shepard, husband and wife, of Cody, Wyoming, do hereby certify: That we are the owners of that certain real property located in Park County, Wyoming, and more particularly described as follows: Lot 3 in Block 2 in the said subdivision as follows: Lot 3 in the following described part of the NE 1/4 SW 1/4 of Section 32, Township 53 North, Range 10 West of the 6th P.M., for its commencing at a point in the east line of 12th Street of the Town of Cody which is 345.50 feet south of the southwest corner of Block 2 of said Town of Cody, said point of beginning being also at the southwest corner of a tract of land conveyed by Lincoln Land Company to Jay Blood by deed dated December 10, 1907, thence East at right angles thereon along the south line of said Jay Blood tract and along the south line of a tract of land conveyed by said Lincoln Land Company to Hudson W. Darrah by deed dated March 25, 1908, 100 feet; thence North on a line parallel with the East line of said 12th Street, 22.5 feet; thence East on a line at right angles thereto, along the South line of said Darrah tract, 100 feet to the Northwest corner of a tract of land conveyed by Lincoln Land Company to Taggart Construction Company, a corporation, by deed dated December 1, 1931, said point being also 200 feet West from the West line of 13th Street of said Town of Cody; thence West 1/2 mile were produced South; thence South on a line parallel with the West line of said 13th Street, and along the West line of said Taggart Construction Company tract 350 feet more or less to intersect the South line of said NE 1/4 SW 1/4 of said Section 32, said point of intersection being also at the Northwest corner of a tract of land conveyed by the Lincoln Land Company to Mrs. Charles Phillips by deed dated July 3, 1936; thence West along the South line of said NE 1/4 SW 1/4 to intersect the East line of a tract of land conveyed by Lincoln Land Company to Mrs. Charles Phillips by deed dated July 3, 1936, 137.0 feet to the intersection of the south line of said Shaw tract, 137.0 feet to the intersection of the south line of Cody Avenue with the easterly line of said 12th Street of said Town of Cody, thence North easterly along the southeasterly line of said 12th Street to the place of beginning and a tract of land known as a portion of the SE 1/4 SW 1/4 of said Section 32 and more particularly described as follows: Beginning at a point which is located on the east line of Lot 16, Block 20, Town of Cody, Wyoming, produced south a distance of 370 feet from the southwest corner of said Lot 16 and which point is also on the north line of said NE 1/4 SW 1/4 Section 32 and at the southeast corner of a tract of land conveyed by the Lincoln Land Company to Taggart Construction Company, said point is also the northwest corner of a tract of land conveyed by the Lincoln Land Company to Mrs. Charles Phillips by deed dated July 3, 1936, as produced south, along the West line of the Phillips tract and continuing along said line produced to a point 310 feet distant from the southeasterly corner of the Taggart Construction Company tract, thence West parallel with the south line of Cody Avenue a distance of 567 feet to intersect the easterly boundary of a tract of land conveyed by the Lincoln Land Company to S. P. Shaw by deed dated September 26, 1920, thence along the easterly boundary of said Shaw tract, North 1/2 mile as produced West 1/2 mile; thence continuing along said easterly boundary of said Shaw tract North 1/2 mile as produced West 1/2 mile, thence East along the south line of said NE 1/4 SW 1/4 Section 32, thence East along the south line 325 feet to the point of beginning and containing within said bounds 3.0 acres of land more or less. That we have caused said described land to be surveyed and placed as shown hereon; that the plat of Shepard Subdivision appearing hereon is with the true corners and according with the records of the undersigned owners and proprietors and shall be known as SHEPARD SUBDIVISION, that we hereby dedicate and set apart the streets, alleys, and utility easements as indicated hereon to the use of the general public forever. We hereby release and relinquish all rights of homestead WHEREOF we have hereunto set our hands this 4th day of November, 1957.

James H. Shepard
James H. Shepard
Celeste B. Shepard
Celeste B. Shepard

STATE OF WYOMING } ss.
County of Park }

On this 4th day of November, 1957, before me personally appeared James H. Shepard and Celeste B. Shepard, husband and wife, who are known to me, the undersigned, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, the day and year in this certificate first above written.

Seal *Oliver W. Steadman*
Oliver W. Steadman
Notary Public
My Commission Expires: March 15, 1961

CERTIFICATE OF DEDICATION

STATE OF WYOMING } ss.
County of Park }

Edward P. Heald and Marguerite P. Heald, husband and wife, of Cody, Wyoming, do hereby certify: That we are the owners and proprietors of that certain real property located in Park County Wyoming and more particularly described as follows: A tract of land located in the SE 1/4 SW 1/4 of Section 32, Township 53 N., Range 10 W. of the 6th P.M., Wyoming, according to the original Government Survey, which tract is more particularly described as follows: Beginning at the Northeast corner of a tract of land deeded from Kenneth C. Lindzey, et al, to Edward P. Heald, et al, as recorded in Book 187, page 149 of the County Clerk's records, at the 1/2" iron pipe marking the intersection of center line of an alley in Block 2 of the Add. Addition, Cody, Wyoming with the West line of said tract, thence South along the West line of said Alley Addition and along the East line of said Heald tract for a distance of 56.50 feet; thence North 1/2 mile as produced West 1/2 mile to a point located 30 feet south of the North line of said Heald tract, thence West parallel to and 30 feet south of the North line of said Heald tract for a distance of 150.00 feet more or less to a point located 200 feet west of the easterly line of said Heald tract, thence East for a distance of 30 feet to the North line thereof; thence easterly along the North line of said Heald tract for a distance of 200 feet to the point of beginning; that we have caused said land to be surveyed and placed as shown hereon; that the said plat is with the true corners and in accordance with the records of the undersigned owners and proprietors; that we hereby dedicate and set apart the streets as indicated hereon to the use of the general public forever. We hereby release and relinquish all rights of homestead WHEREOF we have hereunto set our hands this 4th day of November, 1957.

Edward P. Heald
Edward P. Heald
Marguerite P. Heald
Marguerite P. Heald

STATE OF WYOMING } ss.
County of Park }

On this 4th day of November, 1957, before me personally appeared Edward P. Heald and Marguerite P. Heald, husband and wife, who are known to me, the undersigned, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, the day and year in this certificate first above written.

Seal *Oliver W. Steadman*
Oliver W. Steadman
Notary Public
My commission expires: March 15, 1961

STATE OF WYOMING } ss.
County of Park }

On this 4th day of November, 1957, before me personally appeared James H. Shepard and Celeste B. Shepard, husband and wife, who are known to me, the undersigned, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, the day and year in this certificate first above written.

Seal *Oliver W. Steadman*
Oliver W. Steadman
Notary Public
My commission expires: March 15, 1961

State of Wyoming, } ss.
County of Park }

This instrument was filed for record on the 13 day of November, 1957, at _____ o'clock P.M., and duly recorded in Book _____ records on page _____

By _____ Register of Deeds
Deputy
No. 91516 Fees, \$ 25.00

FLAT SHOWING
SHEPARD SUBDIVISION
IN THE CITY OF CODY,
PARK COUNTY, WYOMING

GRAHAM & BEREMAN • CODY, WYOMING
Consulting Engineers & Surveyors • October 1957

