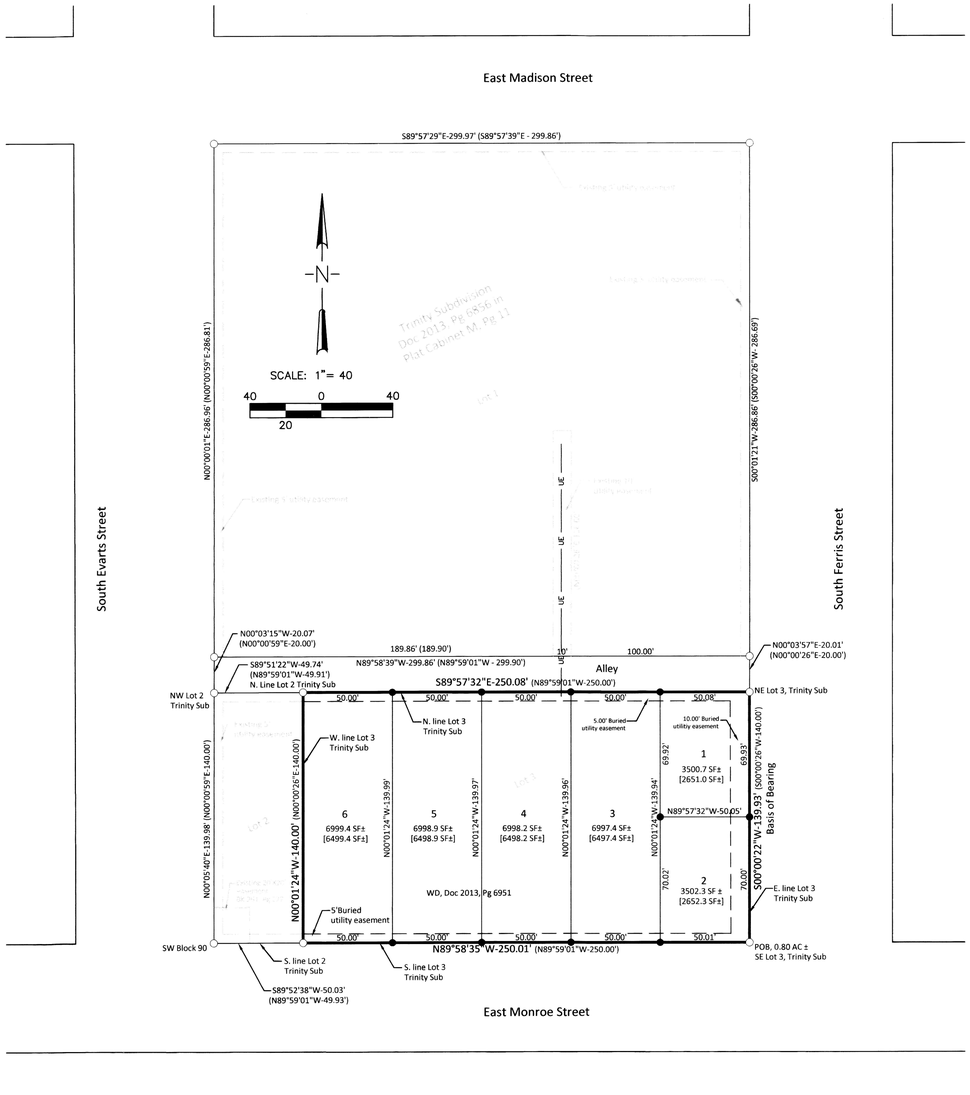


Legend

○	2" Aluminum cap found
●	2" Aluminum cap set inscribed PELS 6207
POB	Point of Beginning
( )	Record bearing and or distance
WD	Warranty deed
Doc	Document
BK	Book
5	Shoopman Subdivision lot
	Trinity Subdivison lot
6999.4 SF±	Gross area in square feet, more or less
[ ]	Net area in square feet, more or less
———	Subdivision boundary
— — —	Utility easement
	Existing utility easement

CERTIFICATE OF OWNER

State of Wyoming)
) SS
County of Park)

We, the undersigned, hereby certify that we are the Owners and Proprietors of a parcel of land described by Warranty Deed recorded as Document 2013, Page 6951 as being Lot 3, of Trinity Subdivision, to the City of Powell, with plat of said Subdivision recorded as Document 2013, Page 6856, in Plat Cabinet "M", Page 11, at the Park County Clerk and Recorder's Office in Cody, Wyoming, with said parcel of land being replatted as Lots 1 through 6 of Shoopman Subdivision, and being more particularly described as follows:

BEGINNING at a 2 inch aluminum cap found at the Southeast corner of said Lot 3; thence, N89°58'35"W, along the South line of said Lot 3, 250.01 feet (recorded as N89°59'01"W, 250.00'), to a 2 inch aluminum cap found, from which a 2 inch aluminum cap found at the Southwest corner of said Block 90 bears S89°52'38"W, along the South line of Lot 2 of said Trinity Subdivision, 50.03 feet (recorded as N89°59'01"W, 49.93 feet); thence, N00°01'24"W (recorded as N00°00'26"E), along the West line of said Lot 3, 140.00 feet , to a 2 inch aluminum cap found, from which a 2 inch aluminum cap found at the Northwest corner of said Lot 2 bears S89°51'22"W, along the North line of said Lot 2, 49.74 feet (recorded as N89°59'01"W, 49.91 feet); thence, S89°57'32"E, along the North line of said Lot 3, 250.08 feet (recorded as S89°59'01"E, 250.00 feet), to a 2 inch aluminum cap found at the Northeast corner of said Lot 3, from which a 2 inch aluminum cap found bears N00°03'57"E, 20.01 feet (recorded as N00°00'26"E, 20.00 feet); thence, S00°00'22"W, along the West line of said Lot 3, 139.93 feet (recorded as S00°00'26"W, 140.00 feet), to said Point of Beginning containing 0.80 acres, more or less, and subject to all easements, rights-of-way and restrictions of record.

Basis of Bearing being Grid North according to the Wyoming State Plane Coordinate System, West Central Zone, with a bearing of S00°00'22"W, 139.93 feet between the 2 inch aluminum cap found at the Northeast corner of said Lot 3 and the 2 inch aluminum cap found at the Southeast corner of said Lot 3.

That we caused the lands as shown on the attached map to be surveyed, divided, mapped, and dedicated as represented on said map which is platted hereon to be known as the "Shoopman Subdivision", and that we hereby dedicate all streets, alleys, and easements shown hereon to public use, and relinquish all rights of homestead; that we hereby ratify the act of surveyor, Scott H. Lewis, in the preparation of this Replat, and is with the free consent and in accordance with the desires of the undersigned Owners.

Scott Shoopman Shane Shoopman

The foregoing was acknowledged before me this 17th day of Oct, 2013, by Scott Shoopman and Shane Shoopman.

My commission expires 7/13/16 C Warner
Notary Public

C WARNER NOTARY PUBLIC
COUNTY OF PARK STATE OF WYOMING
MY COMMISSION EXPIRES JULY 13, 2016

SURVEY NOTES

1. Surveyor has relied upon Plat of Trinity Subdivision recorded as Document 2013, Page 6856, in Plat Cabinet "M", Page 11 at the Park County Clerk and Recorder's Office in Cody, Wyoming, for easements of record as shown hereon.

SURVEYOR'S STATEMENT

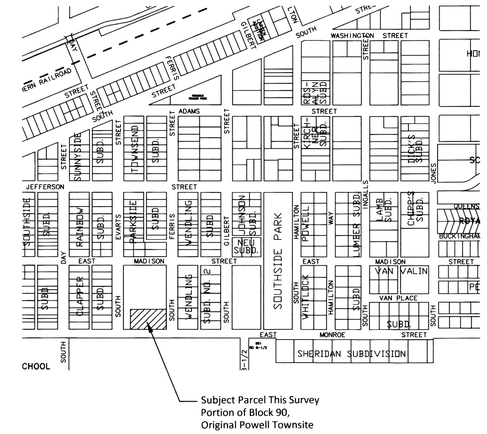
State of Wyoming)
) SS
County of Park)

I, Scott H. Lewis, a Professional Engineer and Land Surveyor of the State of Wyoming, do hereby state that this Plat is a true, complete, and correct representation of "Shoopman Subdivision" to the City of Powell, being a portion of Block 90, Original Powell Townsite, T55N, R99W, 6th PM, Park County, Wyoming, containing 0.80 acres , more or less; that this Plat was prepared from notes taken during an actual survey made by myself in September, 2013; that the names of recorded roads, easements, and other lands dedicated to the public use are as shown hereon; and all data is shown from which to make future resurveys.

Professional Engineer (Civil) & Land Surveyor
SCOTT H. LEWIS
6207
Date 10/17/13
WYOMING

Granite Engineering & Surveying LLC
741 N. Day Street, Powell, WY 82435
PH (307) 754-5830
Project: 557-E-13
Book 2, Page 66 - 68
Date: September 16, 2013
Revised: October 16, 2013

LOCATION MAP
Block 90, Original Powell Townsite
T55N, R99W, 6th PM, Park County, WY
Not to Scale



PLANNING AND ZONING COMMISSION APPROVAL

This Plat approved by the City of Powell, Wyoming, Planning and Zoning Commission this 5th day of September, 2013.

ATTEST: Secretary Chairman

CITY OF POWELL APPROVAL

This Plat approved by the City Council of the City of Powell, Wyoming, this 21 day of October, 2013.

ATTEST: City Clerk Mayor

SEAL

RECORDERS ACCEPTANCE

This Plat was accepted for filing in the Office of the Park County Clerk and recorded on this 24th day of October, 2013, and filed for record at 11:41 A. m. under Document Number 2013-7144, in Plat Cabinet M at Page 14.

Jerri B. Torczon, Park County Clerk and Recorder

BY: DEPUTY CLERK

Replat of Lot 3 Trinity Subdivision as

SHOOPMAN SUBDIVISION

Being Portion of Block 90, Original Powell Townsite
T55N, R99W, 6th PM
PARK COUNTY, WYOMING
Sheet 1 of 1

FILE: F:\1 PROJECTS\557-E-13 Southside Sub Shoopman\DWG\557-E-13 Shwg\SS Sub.dwg\Final Plat\