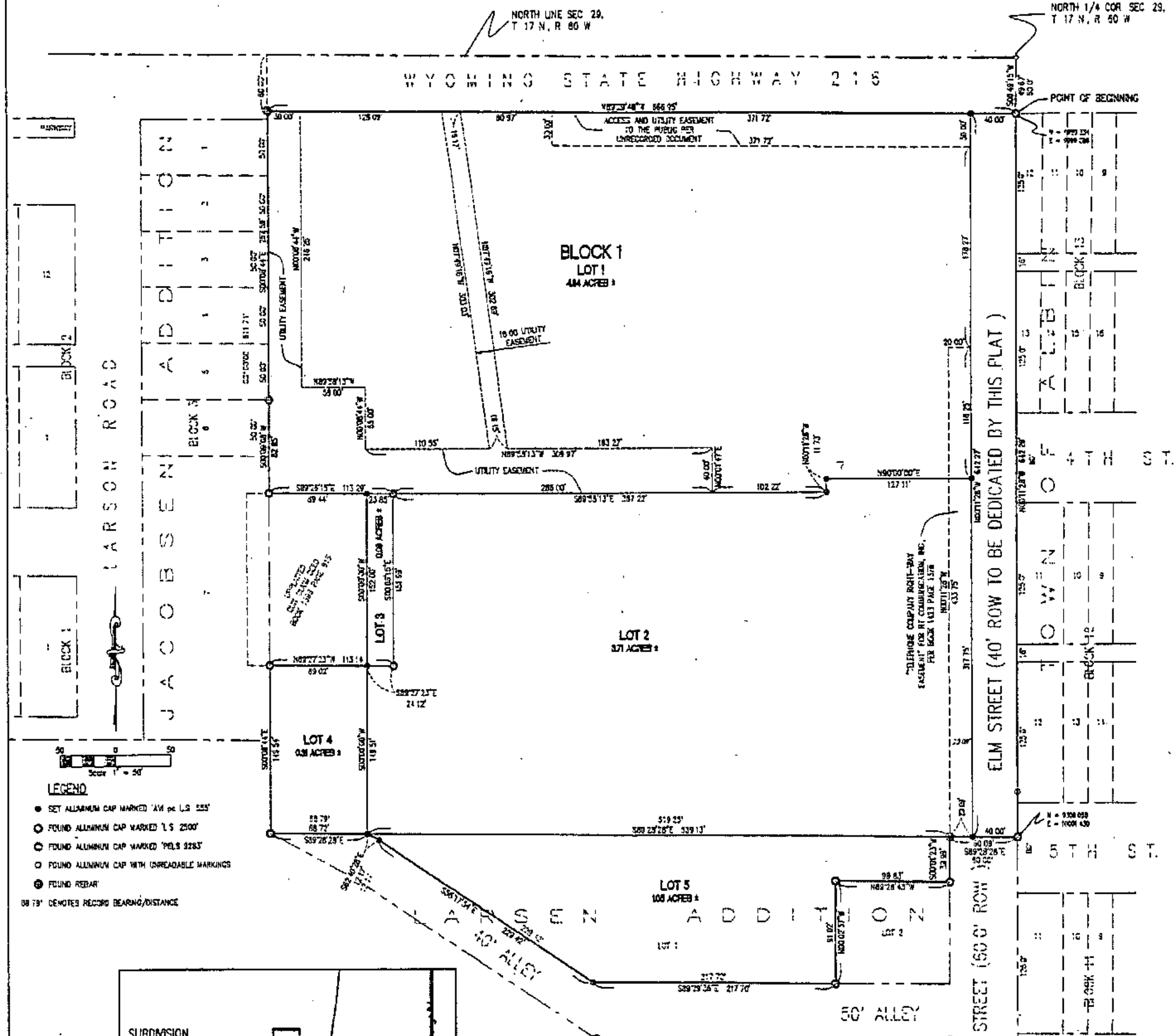

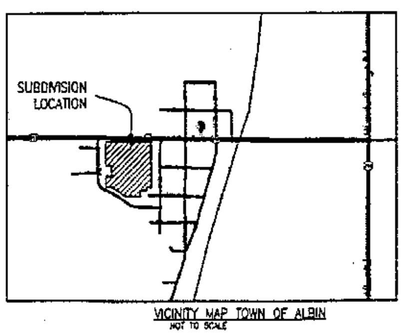

VICINITY MAP TOWN OF ALBIN
NOT TO SCALE

LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL OF GROUND BEING SITUATED IN NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ALBIN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WYOMING STATE HIGHWAY 216 AND THE NORTHWEST CORNER OF LOT 12 BLOCK 13 OF 'THE PLAT OF ALBIN' FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS N00°46'15"E A DISTANCE OF 49.67 FEET SAID POINT BEING MONUMENTED WITH AN ALUMINUM CAP MARKED 'PELS 9283'.

THENCE N89°29'48"W ALONG SAID SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY 216 LINE, A DISTANCE OF 669.95 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF 'JACOBSEN ADDITION' SAID POINT BEING MONUMENTED WITH A REBAR.

THENCE S00°05'44"E ALONG SAID PROJECTED EAST LINE AND SAID EAST LINE OF 'JACOBSEN ADDITION', A DISTANCE OF 257.99 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 3 OF SAID 'JACOBSEN ADDITION' SAID POINT BEING MONUMENTED WITH A REBAR.

THENCE CONTINUING ALONG SAID EAST LINE OF 'JACOBSEN ADDITION' S00°05'05"W, A DISTANCE OF 32.55 FEET TO A POINT SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PELS 9283'.

THENCE S89°26'15"E, A DISTANCE OF 89.44 FEET TO A POINT SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 555'.

THENCE S00°00'00"W, A DISTANCE OF 152.00 FEET TO A POINT SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 555.

THENCE N89°27'23"W, A DISTANCE OF 89.02 FEET TO A POINT OF INTERSECTION WITH SAID EAST LINE OF 'JACOBSEN ADDITION' SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PELS 9283'.

THENCE ALONG SAID EAST LINE 'JACOBSEN ADDITION S00°08'44"E' A DISTANCE OF 148.54 FEET TO THE NORTHWEST CORNER OF 'LARSEN ADDITION' SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'LS 2500'.

THENCE ALONG THE NORTH LINE OF SAID 'LARSEN ADDITION' S89°23'28"E, A DISTANCE OF 88.72 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID LARSEN ADDITION SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 555'.

THENCE S82°40'28"E ALONG THE SOUTHERLY LINE OF SAID LOT 1 OF 'LARSON ADDITION' A DISTANCE OF 12.17 FEET SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 555'.

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID LOT 1 OF 'LARSEN ADDITION' S56°17'54"E A DISTANCE OF 229.42 FEET SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 555'.

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID LOT 1 OF 'LARSEN ADDITION' S89°29'38"E A DISTANCE OF 217.70 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID LARSEN ADDITION SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 2500'.

THENCE N00°02'37"W ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 91.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 2500.

THENCE S89°28'43"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 99.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND A POINT ON THE WEST RIGHT OF WAY LINE OF ELM STREET SAID POINT BEING MONUMENTED WITH A ALUMINUM CAP MARKED 'PLS 2500.

THENCE N00°01'23"E ALONG SAID WEST RIGHT OF WAY LINE OF ELM STREET A DISTANCE OF 39.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 LARSEN ADDITION SAID POINT BEING MARKED WITH A CHISELED 'X' IN CONCRETE.

THENCE S89°28'28"E A DISTANCE OF 60.09 FEET TO A POINT ON THE WEST LINE OF THE 'PLAT OF ALBIN' SAID POINT BEING MONUMENTED WITH ALUMINUM CAP MARKED 'PELS 9283'.

THENCE N00°11'28"W ALONG SAID WEST LINE A DISTANCE OF 642.29 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 10.58 ACRES MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF ALBIN AND LARAMIE COUNTY SCHOOL DISTRICT NO. 2, OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT, DO HEREBY DECLARE THIS PLAT OF SAID LANDS AS THEY APPEARS HEREON TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THE THEIR DESIRE, AND BY THIS PLAT DO HEREBY DEDICATE THE EASEMENTS AND RIGHT OF WAYS TO THE PUBLIC AS SHOWN HEREON

[signature]
MAYOR, TOWN OF ALBIN

[signature]
LARAMIE COUNTY SCHOOL DISTRICT NO. 2, SCHOOL BOARD CHAIRMAN FOR AND ON BEHALF OF LARAMIE COUNTY SCHOOL DISTRICT NO. 2

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS
COUNTY OF LARAMIE

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME THIS 5th DAY OF January 2012 BY Kelly Kaufman WHO ACKNOWLEDGES THAT HE/SHE IS THE LEGAL REPRESENTATIVE OF THE TOWN OF ALBIN, THE OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THE TOWN OF ALBIN'S OWN FREE ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL

[signature]
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 1-12-12

STATE OF WYOMING } SS
COUNTY OF LARAMIE

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME THIS 7th DAY OF December 2010 BY [signature] WHO ACKNOWLEDGES THAT HE/SHE IS THE LEGAL REPRESENTATIVE OF LARAMIE COUNTY SCHOOL DISTRICT #2, THE OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS LARAMIE COUNTY SCHOOL DISTRICT #2'S OWN FREE ACT AND DEED

WITNESS MY HAND AND OFFICIAL SEAL

[signature]
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 1-12-12

APPROVALS

APPROVED BY THE TOWN/COUNCIL OF THE TOWN OF ALBIN THIS 5 DAY OF January 2012

[signature]
MAYOR, TOWN OF ALBIN

[signature]
ATTEST TOWN CLERK, TOWN OF ALBIN

CERTIFICATE OF SURVEYOR

I S.D. DAWSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH JULY 2010, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS NAD 83 STATE PLANE WYOMING EAST ZONE COORDINATES, BASED ON RTK GPS MEASUREMENTS MADE DURING THE MONTHS OF JULY TO OCTOBER, 2010 USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM, WITH A BEARING OF N00°11'28"W, AS SHOWN HEREON ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 29

AREA TABULATION

TOTAL PLATTED BOUNDARY CONTAINS 10.58 ACRES MORE OR LESS

TOTAL AREA DEDICATED AS PUBLIC RIGHT OF WAY CONTAINS 0.59 ACRES MORE OR LESS

NOTES:

1. A 24" BY 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED AMpc PLS 555 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS

FILING RECORD

Reception 563219

The State of Wyoming } ss
County of Laramie

This instrument was filed for record at 4:44 o'clock P.M. on the 16th day of February A.D. 20 11 and duly recorded in P/O 9 sec. 149

County Clerk & Ex-Officio Register of Deeds
By [signature] deputy

FINAL PLAT

ALBIN SCHOOL FIRST FILING

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ALBIN, LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER, 2010

LARAMIE COUNTY SCHOOL DISTRICT #2
P.O. BOX 489
311 EAST 8TH
PINE BLUFFS, WY. 82082-0489

ALBIN SCHOOL
FIRST FILING

FINAL PLAT

engineering planning surveying

DESIGNED BY	DRAWN BY
DD	SRL
CHECKED BY	DATE
BP	10/10

JOB NO. 2-3167.10

SHEET NO. 1 of 1