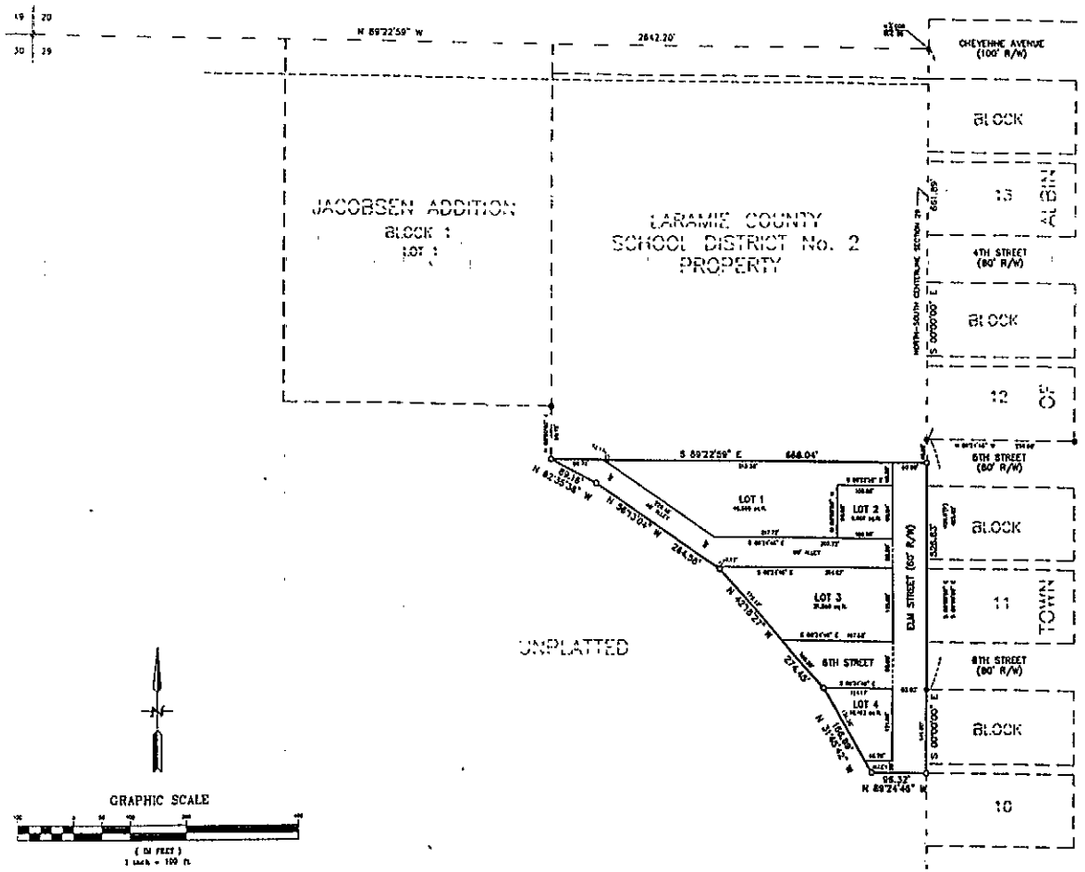


LEGEND

- ○ Set ⅝" x 24" rebar with 2" aluminum cap stamped "SSS L.S. 2500"
- ● Found 1½" aluminum cap "PE/LS 266
- ✱ Found 2" aluminum cap "LS 3881"
- □ Found ⅝" rebar
- ⊘ Found Railroad spike.

NOTES

1) Basis of Bearing = N 89°22'59"W. along the north line of the Northwest Quarter of Section 29

2) All lot corners monumented with a set ⅝" dia X 24" rebar with 1½" aluminum cap "SSS PLS 2500"

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Ponderosa Ridge, LLC, and the Town of Albin, Wyoming, a Municipal Corporation, owners in fee simple of the following described property situated in a portion of the Northwest Quarter of the Northwest Quarter (NE¼NW¼) of Section 29, Township 17 North, Range 60 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the north-south centerline of said Section 29, South (S 00°00'00"E.), a distance of 701.69 feet from the north quarter corner of said Section 29, said point being at the center line of 5th Street; thence continuing S.00°00'00"E., along said north - south centerline, a distance of 526.83 feet; thence N 89°24'46"W., a distance of 96.32 feet; thence N.31°45'42"W., a distance of 166.89 feet; thence N 42°16'27"W., a distance of 274.45 feet, thence N 56°13'04"W., a distance of 264.58 feet; thence N 62°35'38"W., a distance of 89.16 feet to the south line of the Laramie County School District No. 2 property; thence S 89°22'59"E., along said south line a distance of 668.04 feet to the point of beginning. Containing 3.9005 acres more or less.

Has caused the same to be surveyed, plotted and known as LARSON ADDITION, an Addition to the Town of Albin, Wyoming, does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and do hereby dedicate for the use of the public the streets and alleys and grant the easements for the purposes indicated hereon.

Town of Albin, Wyoming, a Municipal Corporation

Mayor _____ Attest: Jimmie Koom
Town Clerk

Ponderosa Ridge, LLC

James Lerwick, member

ACKNOWLEDGEMENTS

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The dedication instrument was acknowledged before me this 11th day of September, 1995, by James Lerwick, member of Ponderosa Ridge, LLC

Notary Public, Laramie County, Wyoming
My Commission Expires 1/11/99

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The dedication instrument was acknowledged before me this 11th day of September, 1995, by Bill Sorensen, mayor, and Sharon Angus Koom, town clerk for The Town of Albin, Wyoming.

Notary Public, Laramie County, Wyoming
My Commission Expires 1/11/99

APPROVALS

Approved by the governing body of the Town of Albin, Wyoming, this 11 day of September, 1995.

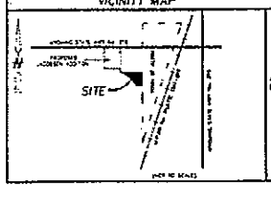
Mayor _____ Attest: Jimmie Koom
Town Clerk

CERTIFICATE OF SURVEYOR

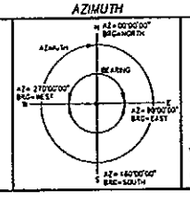
I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of LARSON ADDITION, an Addition to the Town of Albin, Wyoming, was prepared from official plats and deeds of record and from notes of field survey conducted by me or under my direct supervision during the month of August, 1995, that the monuments are set or found as shown and that this plat, correctly represents said survey of the lands depicted hereon to the best of my knowledge.

Professional Land Surveyor
JOHN A. STEIL
2500
WYOMING

VICINITY MAP



AZIMUTH



FILING RECORD

Reception 172047

The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at 9:55 o'clock A.M. on the 8th day of Sept

A.D. 1995 and duly recorded in

P/C 6 Lic. 1 Fee

Debra K. Kirkpatrick
County Clerk & Ex-Officio Register of Deeds

By [signature] Deputy

LARSON ADDITION

AN ADDITION TO THE TOWN OF ALBIN, WYOMING, SITUATED IN A PORTION OF THE NE¼NW¼, OF SECTION 29, T.17N., R.60W., 6th P.M., LARAMIE COUNTY, WYOMING.

PRREPARED AUGUST, 1995

STEIL SURVEYING SERVICES
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY 82003