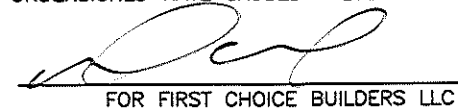


CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FIRST CHOICE BUILDERS LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:
THAT THE FOREGOING PLAT, DESIGNATED AS FIRST CHOICE SUBDIVISION, IS LOCATED IN SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN, IN THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE OLD DEPOT SUBDIVISION MONUMENTED WITH A 3" BRASS CAP PER PELS 3159, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 00°44'52" E, 173.93 FEET; THENCE S 00°41'22" E, 211.74 FEET; THENCE N 89°53'03" W, 99.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY STREET; THENCE N 00°43'20" W, 211.90 FEET ALONG SAID EAST RIGHT-OF-WAY; THENCE N 00°43'16" W, 175.14 FEET ALONG SAID EAST RIGHT-OF-WAY; THENCE S 89°05'47" E, 100.05 FEET TO THE POINT OF BEGINNING AND CONTAINS 0.89 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS; AND
THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.
UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HERBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 21st DAY OF January, 2016.

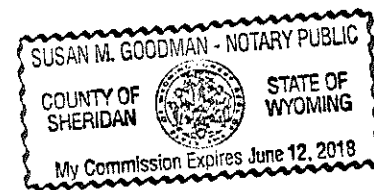

FOR FIRST CHOICE BUILDERS LLC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Drew Homola FOR FIRST CHOICE BUILDERS LLC THIS 21st DAY OF January, 2016.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____


NOTARY PUBLIC



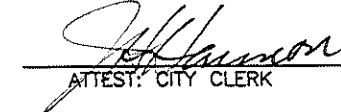
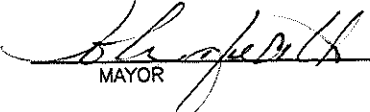
CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 26 DAY OF January, 2016.


DIRECTOR OF PUBLIC WORKS



CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 18th DAY OF January, 2016.

 ATTEST: CITY CLERK
 MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 11th DAY OF January, 2016.

 ATTEST: VICE CHAIRMAN
 CHAIRMAN

CERTIFICATE OF RECORDER


STATE OF WYOMING :ss
COUNTY OF SHERIDAN

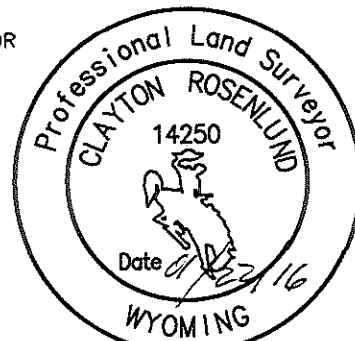
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:52 O'CLOCK THIS 2 DAY OF February, 2016 AND IS DULY RECORDED IN DRAWER 7, PLAT NO. 26


COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE FIRST CHOICE SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

 LAND SURVEYOR
NO. 14250



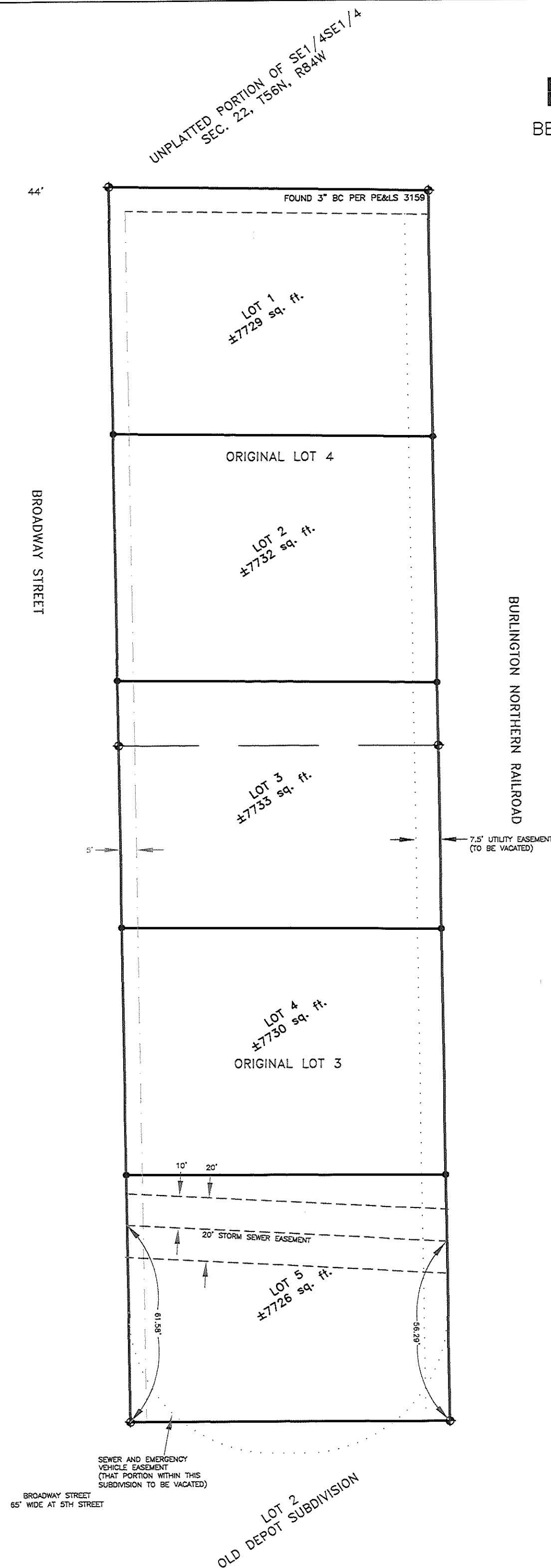
Prepared by Cannon Consulting LLC/ (307)752-0109

NOTICE

This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

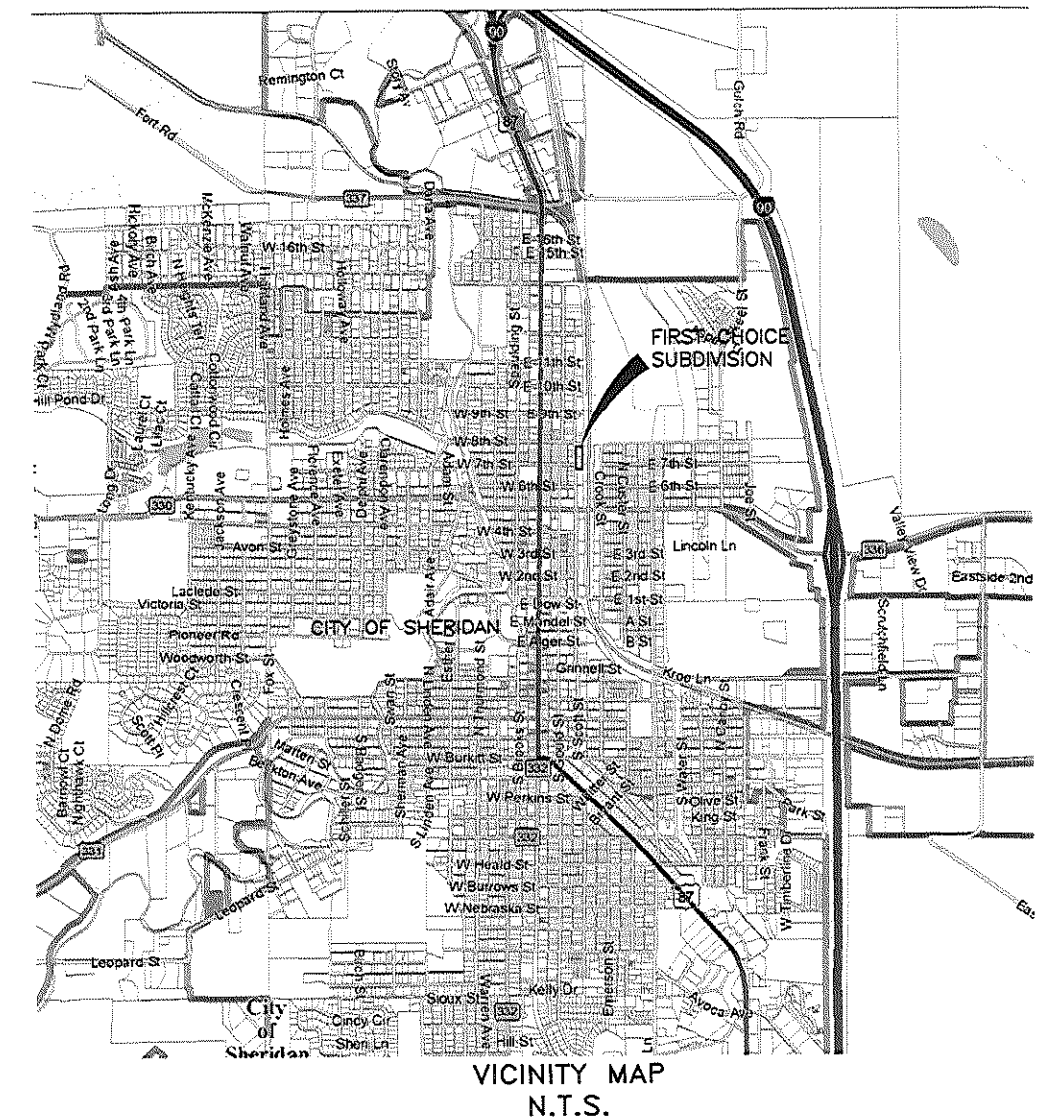
AMENDED PLAT OF SHERIDAN LAND COMPANY ADDITION
BLOCK 4

ACARA SUBDIVISION



FINAL PLAT OF FIRST CHOICE SUBDIVISION

BEING A REPLAT OF LOTS 3 AND 4, OLD DEPOT SUBDIVISION
TO THE CITY OF SHERIDAN, WYOMING



DECLARATION OF PARTIAL VACATION

THIS PLAT IS THE REPLAT OF LOTS 3 AND 4 OF OLD DEPOT SUBDIVISION TO THE CITY OF SHERIDAN, AS RECORDED IN DRAWER "O", INSTRUMENT NO. 16 OF THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

LEGEND

- FOUND 2" AC PER PELS 3159
- SET 1 1/2" AC-PLS 14250
- ALUMINUM CAP
- BRASS CAP
- 5 FOOT UTILITY EASEMENT
- EXISTING STORM SEWER AND UTILITY EASEMENTS TO BE RETAINED
- EXISTING UTILITY, SEWER AND EMERGENCY VEHICLE EASEMENTS TO BE VACATED



SCALE: 1"=30'
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
PAP:1.000235