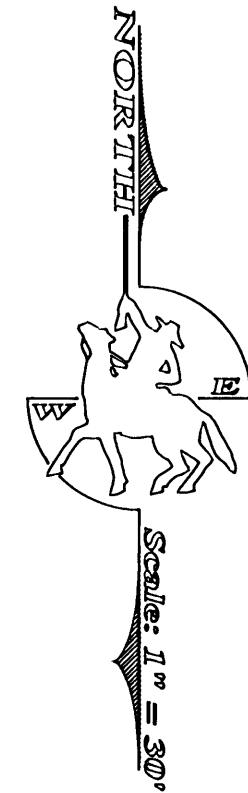


PLAT OF PHOTO FINISH SUBDIVISION

BEING A TRACT OF LAND LOCATED IN
GOVERNMENT LOT 2 (NW1/4NE1/4) OF SECTION 2
TOWNSHIP 55 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN, WYOMING
TOTAL AREA = 1.01 ACRES
TOTAL LOTS = 2

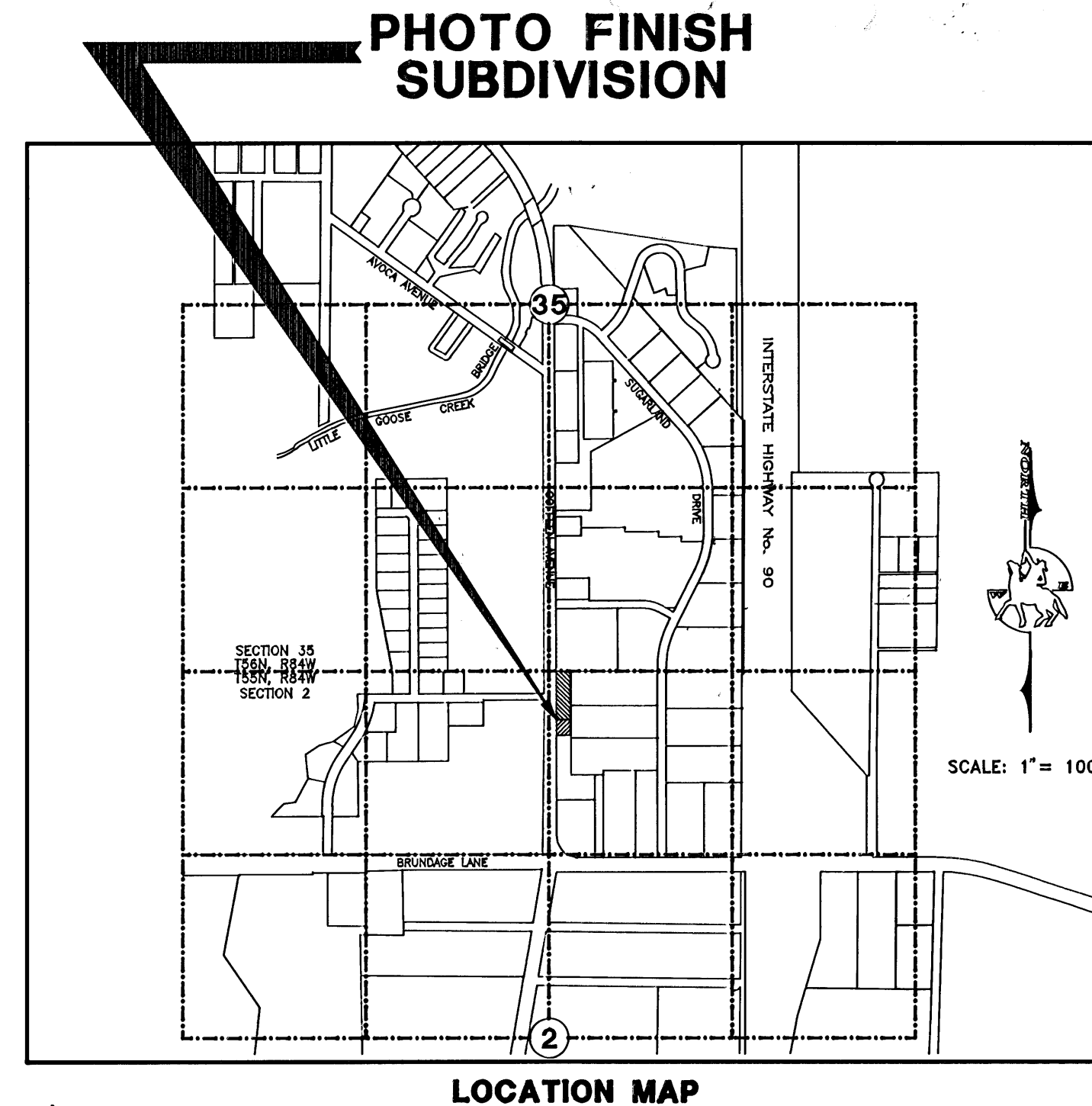
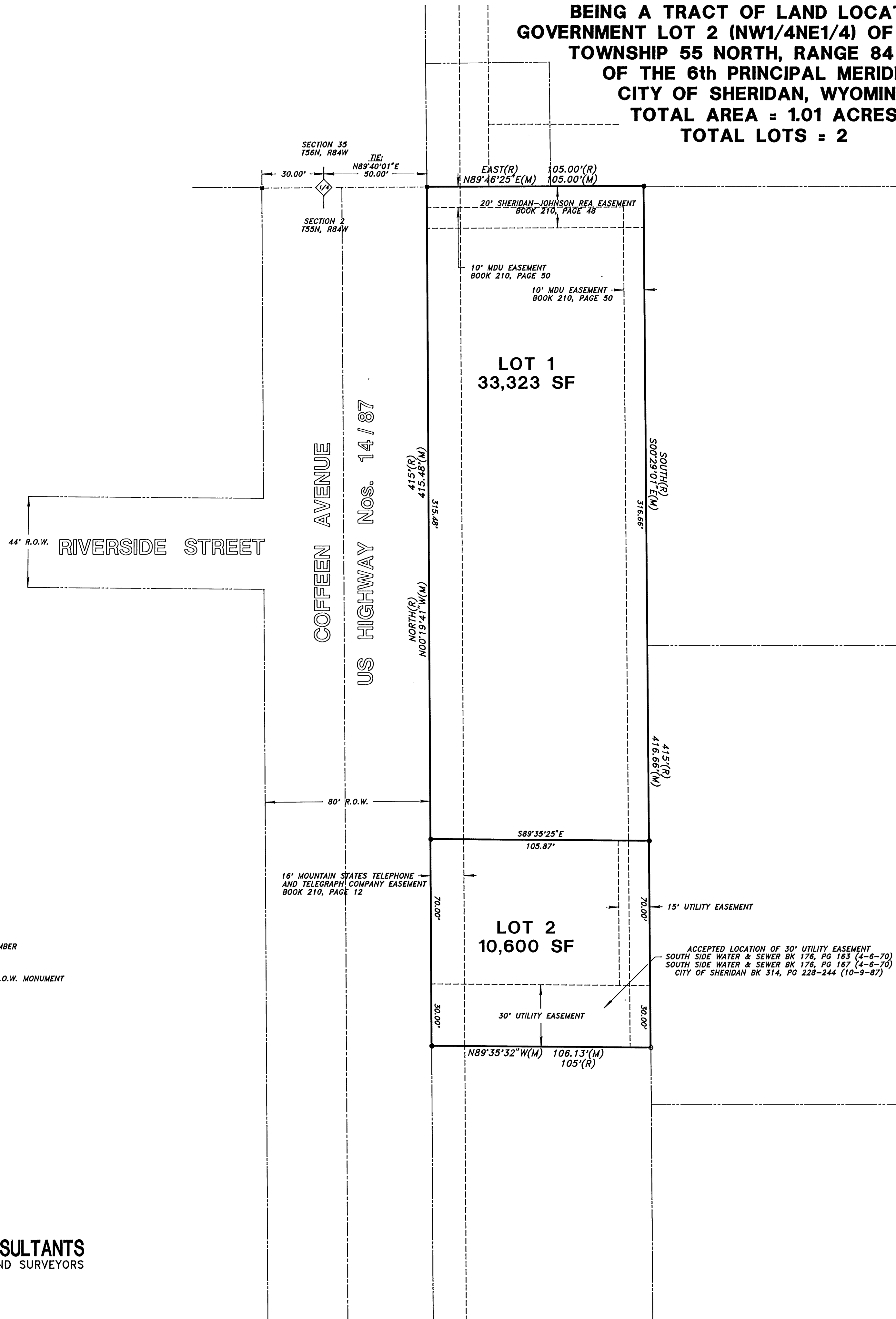
NOTES:

1. PROPERTY ZONED "M-1" WHICH HAS NO BUILDING SETBACK REQUIREMENTS EXCEPT FOR DWELLINGS
2. BASIS OF BEARING: WYOMING HIGHWAY DEPARTMENT CONSTRUCTION PLANS - COFFEEN AVENUE
3. SUBDIVIDER: PHOTO FINISH INC. C/O NEIL HOVERSTEN 21 AIRWAY DRIVE SHERIDAN, WY 82801
4. SURVEYOR: DANIEL G. REDERTH, LS 6594 #2 TAYLOR PLACE 1030 NORTH MAIN STREET SHERIDAN, WY 82801



LEGEND:

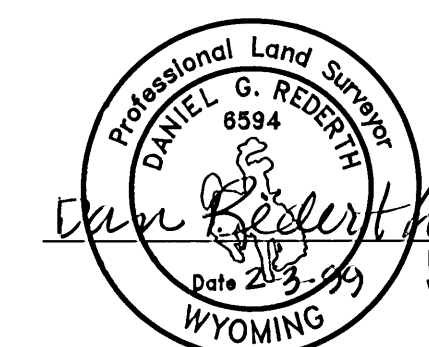
- M
● R
●
- FOUND ALUMINUM CAP NO LS NUMBER
MEASURED
RECORD
SET ALUMINUM CAP LS 6594
WYOMING HIGHWAY DEPARTMENT R.O.W. MONUMENT
ADJACENT PROPERTY
EASEMENT
PROPERTY LINE
ROAD CENTERLINE
SECTION LINE



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF PHOTO FINISH SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



DANIEL G. REDERTH
WY L.S. No. 6594

CERTIFICATE OF DEDICATION PHOTO FINISH SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN GOVERNMENT LOT 2 (NW1/4NE1/4) OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°40'01"E, 50.00' FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, SAID POINT ALSO BEING A WYOMING HIGHWAY DEPARTMENT RIGHT-OF-WAY MONUMENT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY Nos. 14/87 (COFFEEN AVENUE); THENCE N89°46'25"E, 105.00 FEET; THENCE S00°29'01"E, 416.66 FEET; THENCE N89°35'32"W, 106.13 FEET; THENCE N00°19'41"W, 415.48 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 43,923 SQUARE FEET (1.01 ACRES), MORE OR LESS,

WHICH THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVE CAUSED TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "PHOTO FINISH SUBDIVISION."

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING.

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT OF WAY OF WHICH IS SHOWN IN DOTTED LINE ON THIS PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC. TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENTS ARE ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS INDICATED IN THE "NOTES/LEGEND" ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE CORRESPONDING LOT LINE.

EXECUTED THIS 18th DAY OF February, 1999.

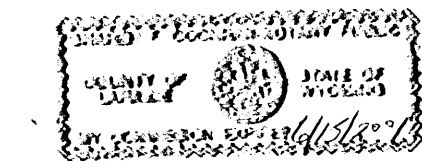
BY: D. Bruce Burns
D. BRUCE BURNS
PRESIDENT OF PHOTO FINISH INC.

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

ON THIS 18th DAY OF Feb, 1999, BEFORE ME PERSONALLY APPEARED D. BRUCE BURNS, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF PHOTO FINISH, INC. AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID PRESIDENT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THE DATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6/15/2001



Sharon J. Cohen
NOTARY PUBLIC

DEPARTMENT OF PUBLIC WORKS CERTIFICATE OF APPROVAL

APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF SHERIDAN, WYOMING THIS 24th DAY OF February, 1999.

Sharon Shields
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING AND ZONING COMMISSION CERTIFICATE OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 4th DAY OF March, 1999.

ATTEST:

Harold Hardy Greg Hall
CHAIRMAN SECRETARY

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING THIS 25th DAY OF February, 1999.

ATTEST:

Cathy Welch Jim Wilson
CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK A.M. ON MARCH 8, 1999, AND FILED IN DRAWER P, PLAT NUMBER 49

INSTRUMENT No. 310209 FEE 50.00

Cousley Kattisak Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK