

EXHIBIT A - CITY OF LANDER LICENSE

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE STATE OF WYOMING, DEPARTMENT OF HEALTH, ACTING BY AND THROUGH THE WYOMING STATE BOARD OF LAND COMMISSIONERS, BEING THE OWNER, AND LANDER ECONOMIC DEVELOPMENT ASSOCIATION, LESSEE AND DESIGNATED AGENT FOR THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS LEDA ENTERPRISE PARK, PHASE I, A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 1, AND A PORTION OF LOTS 1 AND 2, BLOCK 4, LANDER TECHNICAL PARK, CITY OF LANDER, FREMONT COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT NO.1, WHICH POINT IS THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE PROCEED S53°07'09"E ALONG THE SOUTH LINE OF ENTERPRISE BOULEVARD A DISTANCE OF 32.94 FEET TO POINT NO.2; THENCE CONTINUE ALONG SAID SOUTH LINE AROUND A CURVE TO THE LEFT A DISTANCE OF 328.68 FEET TO POINT NO.3 (THE CURVE HAS A RADIUS OF 731.69 FEET AND THE CHORD FROM POINT NO.2 TO POINT NO.3 BEARS S68°59'14"E AND IS 325.92 FEET IN LENGTH); THENCE CONTINUE ALONG SAID SOUTH LINE S78°51'23"E A DISTANCE OF 290.00 FEET TO POINT NO.4; THENCE LEAVING SAID SOUTH LINE PROCEED S5°00'00"E A DISTANCE OF 104.10 FEET TO POINT NO.5; THENCE PROCEED N78°51'27"W A DISTANCE OF 128.94 FEET TO POINT NO.6; THENCE PROCEED S11°08'37"W A DISTANCE OF 64.32 FEET TO POINT NO.7; THENCE PROCEED N86°22'19"W A DISTANCE OF 110.96 FEET TO POINT NO.8; THENCE PROCEED N78°51'23"W A DISTANCE OF 90.00 FEET TO POINT NO.9; THENCE PROCEED N11°08'37"E A DISTANCE OF 41.57 FEET TO POINT NO.10; THENCE PROCEED N73°38'34"W A DISTANCE OF 166.10 FEET TO POINT NO.11; THENCE PROCEED N64°18'49"W A DISTANCE OF 192.94 FEET TO POINT NO.12; THENCE PROCEED N16°23'53"E A DISTANCE OF 161.29 FEET, MORE OR LESS, TO POINT NO.1, THE POINT OF BEGINNING, CONTAINING 2.21 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 OWNER AND ITS DESIGNATED AGENT, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT SHALL GRANT AND/OR RECORD A TEMPORARY EASEMENT FOR THE DURATION OF SPECIAL LEASE NO.856 BETWEEN THE STATE OF WYOMING BOARD OF LAND COMMISSIONERS AND THE LANDER ECONOMIC DEVELOPMENT ASSOCIATION, DATED JUNE 30, 2016, WHICH WILL ALLOW ACCESS TO THE CITY OF LANDER AND ITS LICENSEES FOR PERPETUAL PUBLIC USE OF 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.

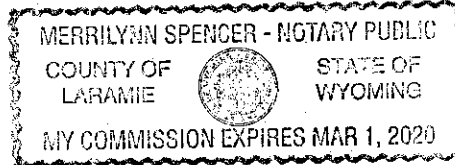
UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT SHALL ALSO HAVE GRANTED AND/OR RECORDED A TEMPORARY EASEMENT FOR THE DURATION OF SPECIAL LEASE NO.856 BETWEEN THE STATE OF WYOMING BOARD OF LAND COMMISSIONERS AND THE LANDER ECONOMIC DEVELOPMENT ASSOCIATION, DATED JUNE 30, 2016, WHICH WILL ALLOW ACCESS TO THE CITY OF LANDER AND ITS LICENSEES FOR PERPETUAL PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER UTILIZED BY THE PUBLIC.

EXECUTED THIS 24th DAY OF May, 2017.

STATE OF WYOMING)
COUNTY OF LARAMIE) SS
WYOMING STATE BOARD OF LAND COMMISSIONERS
Bridget Hill
BRIDGET HILL, SECRETARY

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, AD, 2017, BY BRIDGET HILL, SECRETARY FOR THE WYOMING STATE BOARD OF LAND COMMISSIONERS.

WITNESS MY HAND AND OFFICIAL SEAL: 3/1/20
MY COMMISSION EXPIRES



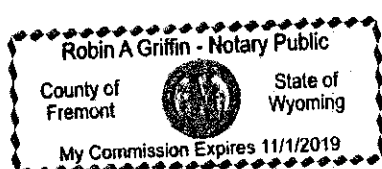
Merrilyn Spencer
NOTARY PUBLIC

EXECUTED THIS 3rd DAY OF May, 2017.

STATE OF WYOMING)
COUNTY OF FREMONT) SS
LANDER ECONOMIC DEVELOPMENT ASSOCIATION
Robyn Jeff
DESIGNATED AGENT

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, AD, 2017, BY Robyn Jeff.

WITNESS MY HAND AND OFFICIAL SEAL: 11/1/19
MY COMMISSION EXPIRES



Robyn A. Griffin
NOTARY PUBLIC

CERTIFICATE OF CITY COUNCIL

THIS PLAT APPROVED BY THE CITY COUNCIL OF LANDER, WYOMING THIS 11th DAY OF April, 2017.

Alvin MacInnis
MAYOR
Robyn Jeff
CITY CLERK

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY OF LANDER PLANNING COMMISSION THIS 07th DAY OF October, 2016.

Daniel F. Huskison
CHAIRMAN
Robyn Jeff
SECRETARY

CLERK AND RECORDER'S CERTIFICATE

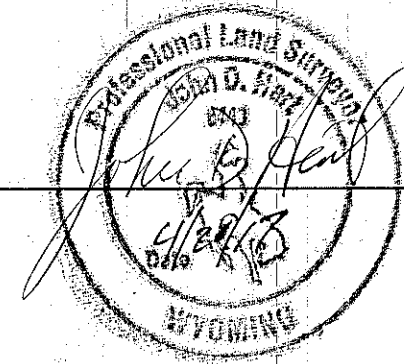
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER THIS 21st DAY OF July, 2017, AT 12:58 O'CLOCK PM, AND IS DULY RECORDED IN PLAT CABINET 8 PAGE 193, AND AS DOCUMENT NO. 2017-139506

Julie A. Freese
CLERK AND RECORDER
Debbie Reed
DEPUTY

STATE OF WYOMING)
COUNTY OF FREMONT) SS

CERTIFICATE OF SURVEYOR

I, JOHN D. HART, A DULY LICENSED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS IS A TRUE, CORRECT AND COMPLETE PLAT OF LEDA ENTERPRISE PARK, PHASE I, AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY MADE BY ME, AND THAT SAID PLAT CORRECTLY SHOWS THE LOCATION AND DIMENSION OF THE LOTS AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH CITY OF LANDER REGULATIONS GOVERNING THE SUBDIVISION OF LANDS.



GENERAL NOTES

"WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN WATER RIGHTS. LOT OWNERS HAVE NO RIGHT TO WATER FLOWING PAST OR THROUGH THE PROPOSED SUBDIVISION OTHER THAN FOR PERMITTED USE(S) SPECIFICALLY APPROPRIATED OR ADJUDICATED TO THEIR LOT VIA THE STATE ENGINEER'S OFFICE OR THE STATE BOARD OF CONTROL."

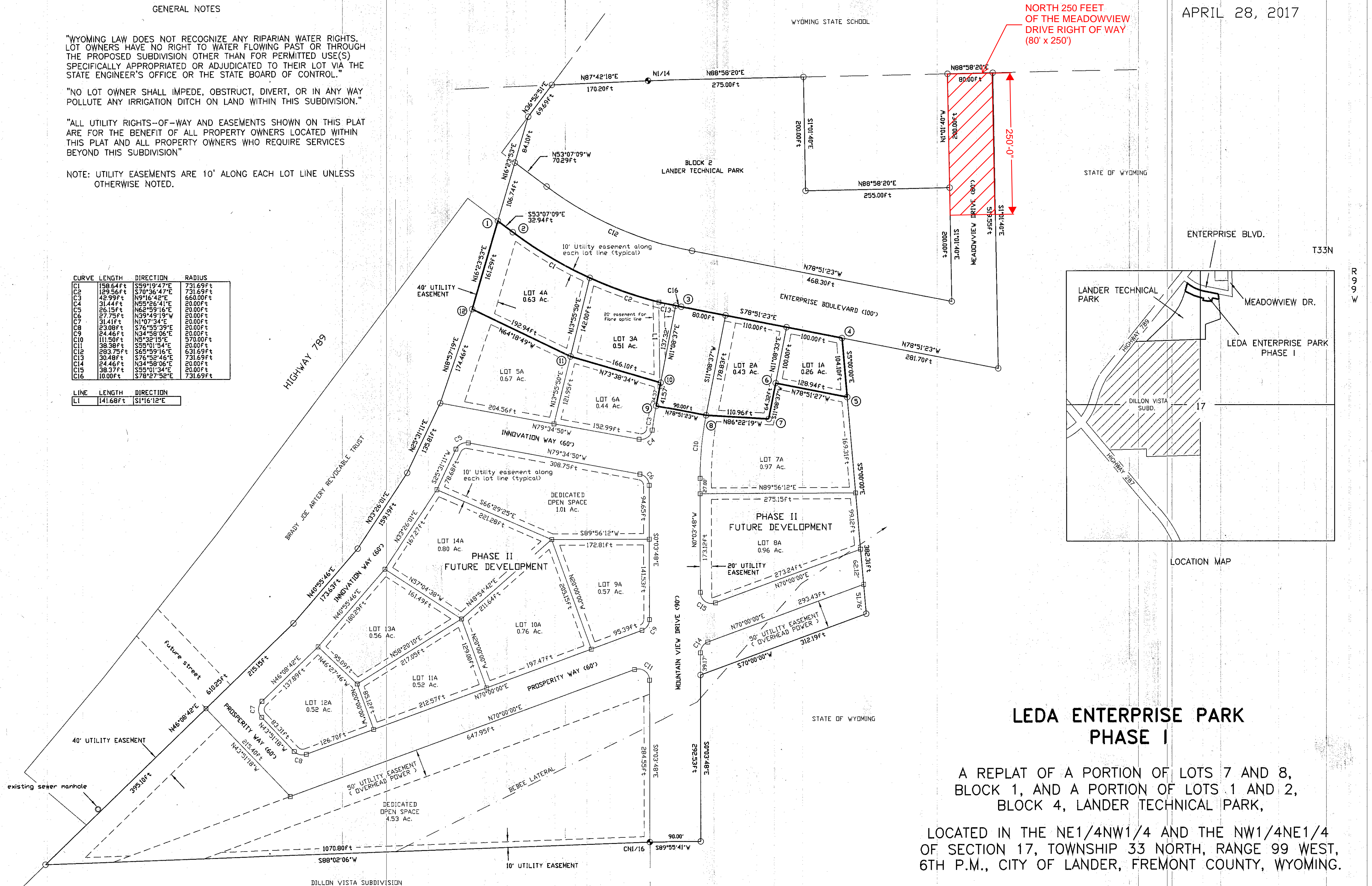
"NO LOT OWNER SHALL IMPEDE, OBSTRUCT, DIVERT, OR IN ANY WAY POLLUTE ANY IRRIGATION DITCH ON LAND WITHIN THIS SUBDIVISION."

"ALL UTILITY RIGHTS--OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FOR THE BENEFIT OF ALL PROPERTY OWNERS LOCATED WITHIN THIS PLAT AND ALL PROPERTY OWNERS WHO REQUIRE SERVICES BEYOND THIS SUBDIVISION"

NOTE: UTILITY EASEMENTS ARE 10' ALONG EACH LOT LINE UNLESS OTHERWISE NOTED.

CURVE	LENGTH	DIRECTION	RADIUS
C1	198.64ft	S59°19'47"E	731.69ft
C2	129.56ft	S70°36'47"E	731.69ft
C3	42.99ft	N9°16'42"E	660.00ft
C4	31.44ft	N6°16'42"E	20.00ft
C5	26.13ft	N62°39'16"E	20.00ft
C6	27.75ft	N59°49'19"W	20.00ft
C7	31.41ft	N10°17'34"E	20.00ft
C8	23.08ft	S76°53'39"E	20.00ft
C9	54.46ft	N34°58'06"E	20.00ft
C10	11.50ft	N5°32'15"E	570.00ft
C11	38.30ft	S59°01'04"E	20.00ft
C12	283.75ft	S65°39'16"E	631.69ft
C13	30.48ft	S76°52'46"E	731.69ft
C14	24.46ft	N34°58'06"E	20.00ft
C15	38.37ft	S59°01'34"E	20.00ft
C16	10.00ft	S78°27'52"E	731.69ft

LINE	LENGTH	DIRECTION
L1	141.68ft	S1°16'12"E



LEGEND:

- = ALUMINUM CAP
- = DIMENSION POINT ONLY
- = BRASS CAP



Scale 1" = 100 ft

APRIL 28, 2017

LEDA ENTERPRISE PARK PHASE I

A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 1, AND A PORTION OF LOTS 1 AND 2, BLOCK 4, LANDER TECHNICAL PARK,

LOCATED IN THE NE1/4NW1/4 AND THE NW1/4NE1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 99 WEST, 6TH P.M., CITY OF LANDER, FREMONT COUNTY, WYOMING.

