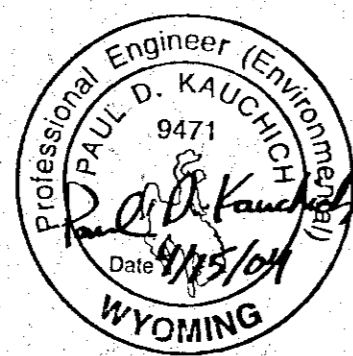


REVIEW - CITY ENGINEER

Data on this plat reviewed this 15th day of April, A.D., 2004 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich
PAUL KAUCHICH - CITY ENGINEER
Licensed Professional Engineer



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 18th day of February, A.D., 2004.

Rose M. Mosbey
ROSE M. MOSBEY, Chairman

Laura Crandall
Attest:
LAURA CRANDALL, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

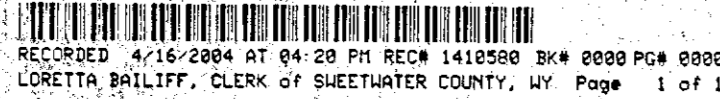
Approved by the City Council of the City of Rock Springs, Wyoming, this 2nd day of March, A.D., 2004.

Timothy A. Kauno
TIMOTHY A. KAUNO, Mayor

Colleen Peterson
ATTEST:
COLLEEN PETERSON, City Clerk

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 4:20 o'clock P.M., APRIL 16, 2004, and is duly recorded in Book PLAT, Page No. 421.



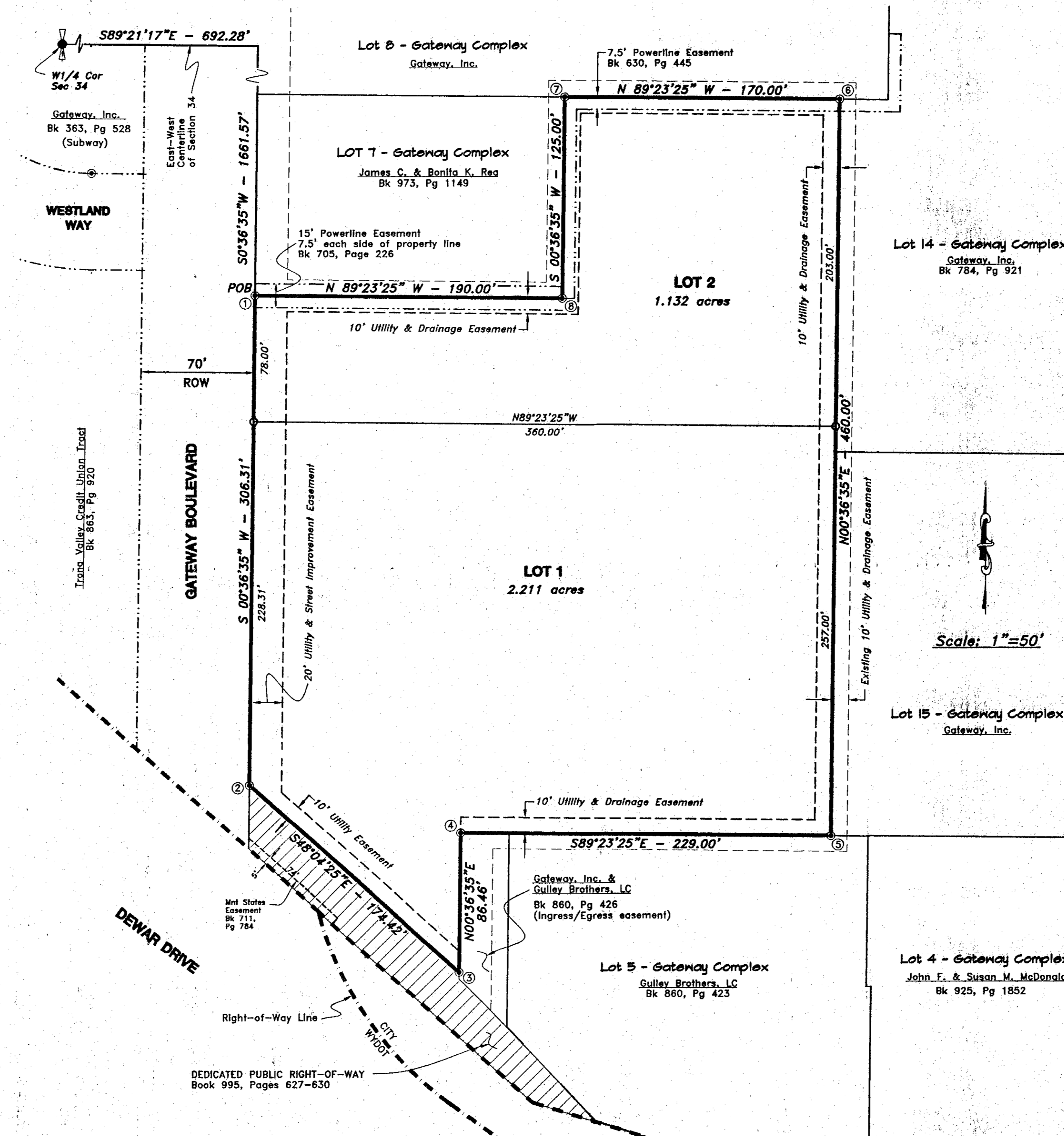
Loretta Bailiff
LORETTA BAILIFF, County Clerk

Ron M. Claxton
Deputy

FINAL PLAT FOR BENCOR SUBDIVISION

INCLUDES THE RESUBDIVISION OF LOT 6 OF THE GATEWAY COMPLEX SUBDIVISION

SECTION 34, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



Scale: 1"=50'

LEGEND

- ⊙ INDICATES 3-1/4" BERNTSEN ALUMINUM CAP ON 2-3/8"x30" ALUMINUM PIPE OR 2" BRASS CAP SET IN CONCRETE STAMPED "BENCOR SUBDIVISION BOUNDARY MARKER (CORNER # INDICATED ON PLAT) PLS 2928", SET THIS SURVEY.
- INDICATES 2" ALUMINUM CAP WITH 5/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928" SET THIS SURVEY.

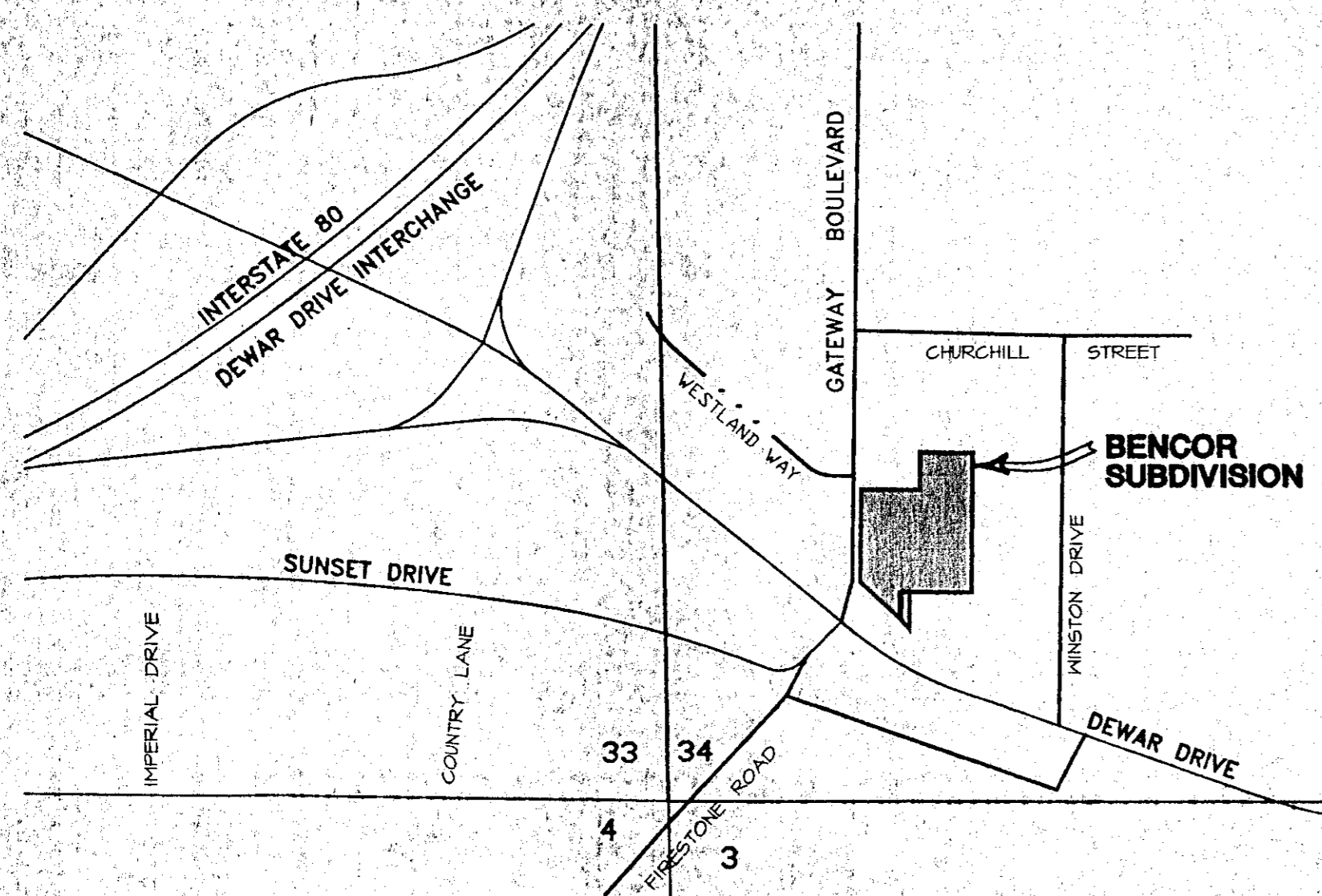
NOTE:
THIS SUBDIVISION INCLUDES A TOTAL OF 2 LOTS AND CONTAINS A TOTAL OF 3.343 ACRES.
EXISTING ZONING IS B-2, COMMUNITY BUSINESS.

DEVELOPER

BENCOR, LLC
90 S. Cascade Ave, Suite 330
COLORADO SPRINGS, CO. 80903
Phone: (719) 447-9902
Contact: Jan Gorski

VICINITY MAP

SCALE: 1"=500'



DEDICATION

Know all men by these presents that the undersigned Bencor/Gateway Limited Partnership, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the BENCOR SUBDIVISION is located in the Southwest Quarter of Section 34, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, said subdivision includes ALL of Lot 6 of the Gateway Complex Subdivision as platted and filed in the office of the Sweetwater County Clerk and ALL of the Kelly B. and Denise Z. Richards tract as recorded in Book 465, Page 175 filed in said office of Sweetwater County Clerk and is more particularly described as follows:

Commencing at the West Quarter corner of said Section 34;

- Thence South 84°21'17" East along the east-west centerline of said Section 34 for a distance of 642.28 feet to a point which lies on the easterly right-of-way line of Gateway Boulevard as defined by said Gateway Complex Subdivision Plat;
- Thence South 00°36'35" West along said easterly right-of-way line for a distance of 1661.57 feet to the northwest corner of Lot 6 of said Gateway Complex Subdivision and the TRUE POINT OF BEGINNING;
- Thence continuing South 00°36'35" West along said easterly right-of-way line for a distance of 306.31 feet to the southwest corner of said Richards tract;
- Thence South 48°04'25" East along the southerly boundary of said Richards tract for a distance of 174.42 feet;
- Thence North 00°36'35" East along the easterly boundary of said Richards tract for a distance of 86.46 feet to a point which lies on the southerly boundary of said Lot 6;
- Thence South 84°23'25" East along the southerly boundary of said Lot 6 for a distance of 229.00 feet to the southeast corner thereof;
- Thence North 00°36'35" East along the easterly boundary of said Lot 6 for a distance of 460.00 feet to the northeast corner thereof;
- Thence North 84°23'25" West along the northerly boundary of said Lot 6 for a distance of 170.00 feet;
- Thence South 00°36'35" West along the boundary common to Lot 6 and Lot 7 of said Gateway Complex Subdivision for a distance of 125.00 feet;
- Thence North 84°23'25" West along the boundary common to Lot 6 and Lot 7 of said Gateway Complex Subdivision for a distance of 140.00 feet to the TRUE POINT OF BEGINNING.

and contains a total area of 3.343 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 owners of the land shown and described on this plat do hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, alleys, easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

A portion of the above described tract lies within the Gateway Complex Subdivision. It is our desire to VACATE the above described portion of the original plat in order that this new subdivision plat may be recorded in its place. We declare that the aforesaid portion of said original plat is hereby vacated, from and after the date of execution hereof.

Executed this 24th day of March, 2004, by:

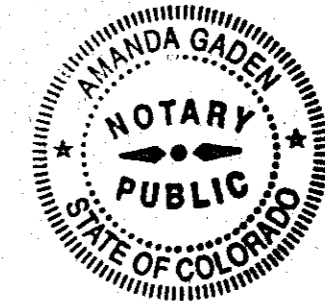
Bencor/Gateway Limited Partnership
By: Bencor Development, LLC
Its General Partner

Ray Walkowski
By: Ray Walkowski, Manager

STATE OF COLORADO } SS
COUNTY OF EL PASO }

This instrument was acknowledged before me on the 24th day of March, 2004 by Ray Walkowski, as Manager for Bencor Development, LLC, general partner of Bencor/Gateway Limited Partnership, known or identified to me to be the person whose name is subscribed to the above and foregoing instrument.

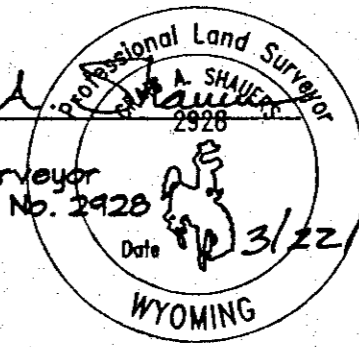
Notary Public for Colorado
My commission expires: 03/31/05



STATEMENT OF SURVEYOR

I, Craig A. Shavers do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the Bencor Subdivision as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Rock Springs' regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

Craig A. Shavers
Professional Land Surveyor
Wyoming Registration No. 2928
Date: 3/22/04

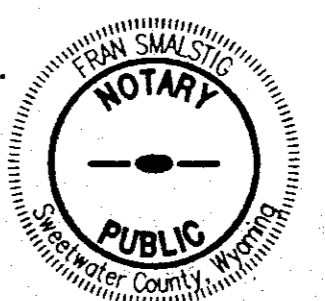


STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 22nd day of MARCH, 2004, by:

Craig A. Shavers
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 10-10-05

Even Smalstig
Notary Public



FEBRUARY 2004

