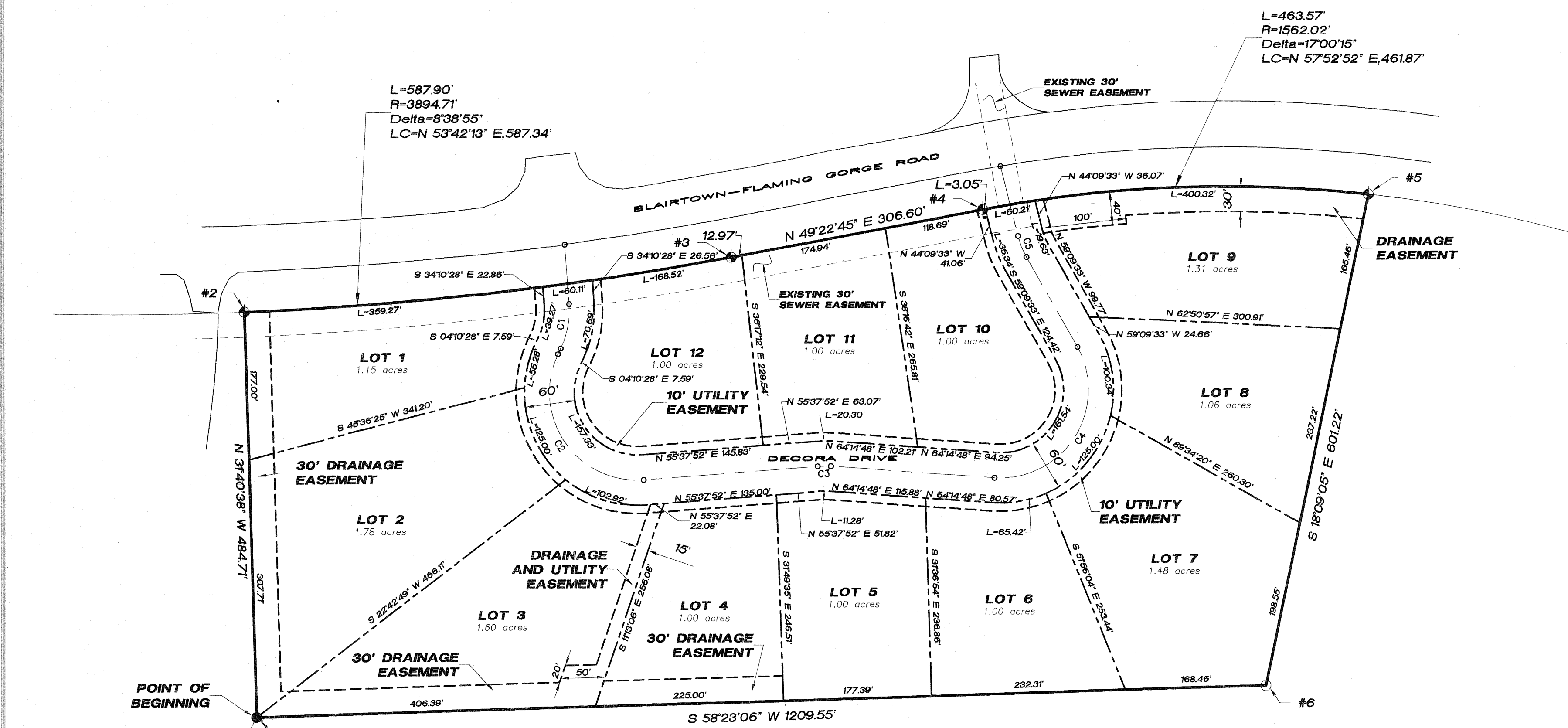
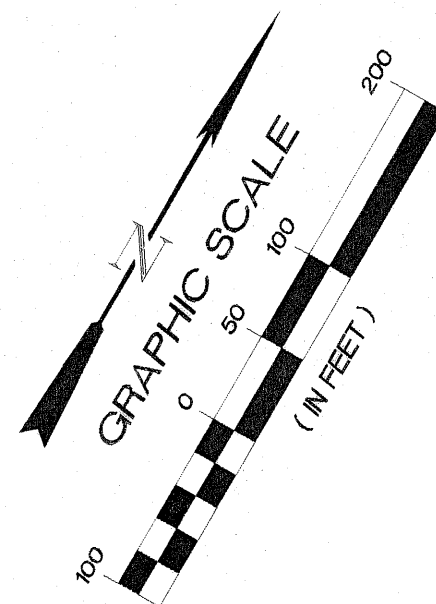


FINAL PLAT WESTFLAT INDUSTRIAL PARK

an ADDITION to the CITY of ROCK SPRINGS,
SWEETWATER COUNTY, WYOMING
a PARCEL of LAND in the S1/2 NW1/4 & the N1/2
SW1/4 of SECTION 3, T18N R105W 6th P.M.



Q	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1		54.98	105.00	30°00'00"	N19°10'28"W	54.35
C2		220.27	105.00	120°11'41"	S64°16'18"E	182.04
C3		15.79	105.00	8°36'56"	S89°56'20"W	15.77
C4		226.15	105.00	123°24'20"	N02°32'37"E	184.91
C5		27.49	105.00	15°00'00"	S51°39'33"E	27.41

Maintenance and upkeep of the Drainage Easements will be the responsibility of the individual lot owner. Fences, wall, or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be allowed.

DEVELOPER:
DECORA ENTERPRISES, INC.
2120 HILLCREST DRIVE, ROCK SPRINGS, 82901
307-362-3498

SURVEYOR:
UINTA ENGINEERING AND SURVEYING, INC.
808 MAIN STREET, EVANSTON, WYOMING 82930
307-789-3602

SUMMARY:
Subdivision Acres: 15.96
Subdivision Lots: 12 Lots
Lot Acres: 14.39
Zoning: 1-1 Present and Intended

LEGEND

- FOUND 1-1/2" ALUMINUM CAP
- FOUND 2" ALUMINUM CAP
- FOUND REBAR

POINT NO.	NORTHING	EASTING	REMARKS
#1	10000.000	10000.000	2" ALUM. CAP
#2	10412.497	9745.463	1 1/2" ALUM. CAP
#3	10760.181	10218.838	1 1/2" ALUM. CAP
#4	10959.793	10451.558	1 1/2" ALUM. CAP
#5	11205.361	10842.742	1 1/2" ALUM. CAP
#6	10634.055	11030.040	REBAR
#7	7808.434	8820.03	SW SEC. 3-T18E-R105W
#8	7795.923	11428.796	S 1/2 SEC. 3-T18E-R105W



DATE: 02/15/05 JOB #: 04-80-19 FILE: FINAL PLAT.dwg
SURVEYOR: Cloey Wall DRAWN BY: Mike Fackrell

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Decora Enterprises, Inc., being the owner, proprietor, or parties of interest in the land shown in this plat do hereby certify:

That the foregoing plat designated as the WESTFLAT INDUSTRIAL PARK, is located in the S 1/2 NW 1/4 and the N 1/2 SW 1/4 of Section 3, Township 18 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

COMMENCING at the Southwest corner of said Section 3, running thence S 89°43'31" E, 1169.45 along the South line thereof; thence N 00°16'29" E, 2197.20 to the POINT OF BEGINNING;

thence N 31°40'38" W, 484.71 feet to a point on the Southerly right-of-way line of the Blairtown-Flaming Gorge Road, said point lying on a curve concave to the North, from which the radius point bears N 31°58'20" W, 3894.71 feet;

thence the following three (3) courses along said Southerly right-of-way line: Easterly 587.90 along the arc of said curve, through a central angle of 08°38'55", the long chord of which bears N 53°42'13" E, 587.34 feet;

thence N 49°22'45" E, 306.60 feet to the Point of Curvature of a curve concave to the South and having a radius of 1562.02 feet;

thence Easterly 463.57 feet along the arc of said curve, through a central angle of 17°00'15", the long chord of which bears N 57°52'52" E, 461.87 feet;

thence S 18°09'05" E, 601.22 feet;

thence S 58°23'06" W, 1209.55 feet to the POINT OF BEGINNING.

and contains an area of 15.963 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 proprietor, and that this is correct plat of the area as it is divided into lots, blocks, streets and easements, and that the undersigned owner of the land shown and described on this plat does 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.

EXECUTED THIS 3rd DAY OF April, A.D., 2005

BY: [Signature] By: [Signature]
President

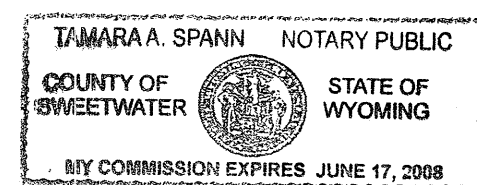
NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss

The foregoing instrument was acknowledged before me by Joe Decora & [Signature] this 3rd day of May, 2005.

My commission expires: 6-17-2008

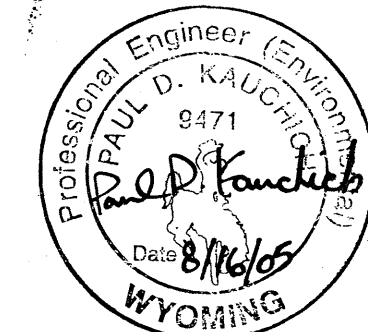
Notary public: Tamara A. Spann



CERTIFICATE OF REVIEW CITY ENGINEER

Data on this plat reviewed this 16 day of August, A.D., 2005,
By the city engineer of Rock Springs, Wyoming

[Signature]
City engineer



MORTGAGEE CONSENT

STATE OF WYOMING)
COUNTY OF SWEETWATER) ss

This is to certify that Rock Springs National Bank, mortgagee of the Westflat Industrial Park, does hereby consent to the subdivision as shown hereon.

BY: [Signature]

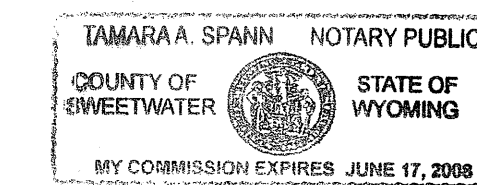
NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF SWEETWATER) ss

The foregoing instrument was acknowledged before me by [Signature] of Rock Springs National Bank. This 3rd day of May, 2005. Witness my hand and official seal.

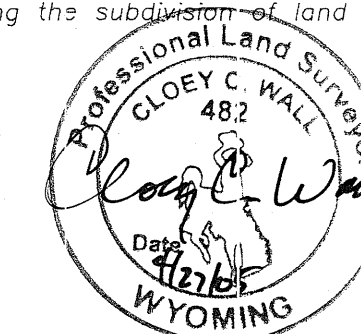
My commission expires: 6-17-2008

Tamara A. Spann
Notary public



SURVEYOR CERTIFICATE

I, Cloey C. Wall, 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 WESTFLAT INDUSTRIAL PARK 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 1 part in 10,000.



NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss

The foregoing instrument was acknowledged before me by Cloey C. Wall this 27 day of April, 2005.

My commission expires: August 11, 2007

Notary public: Dorcas Huet



CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 16 day of August, A.D., 2005.

[Signature]
Mayor
[Signature]
City Clerk



CERTIFICATE OF REVIEW CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION

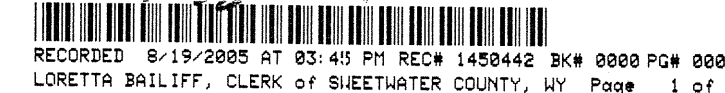
This plat approved by the City of Rock Springs Planning and Zoning Commission, this 9th day of March, A.D., 2005.

[Signature]
Chairman
[Signature]
Secretary

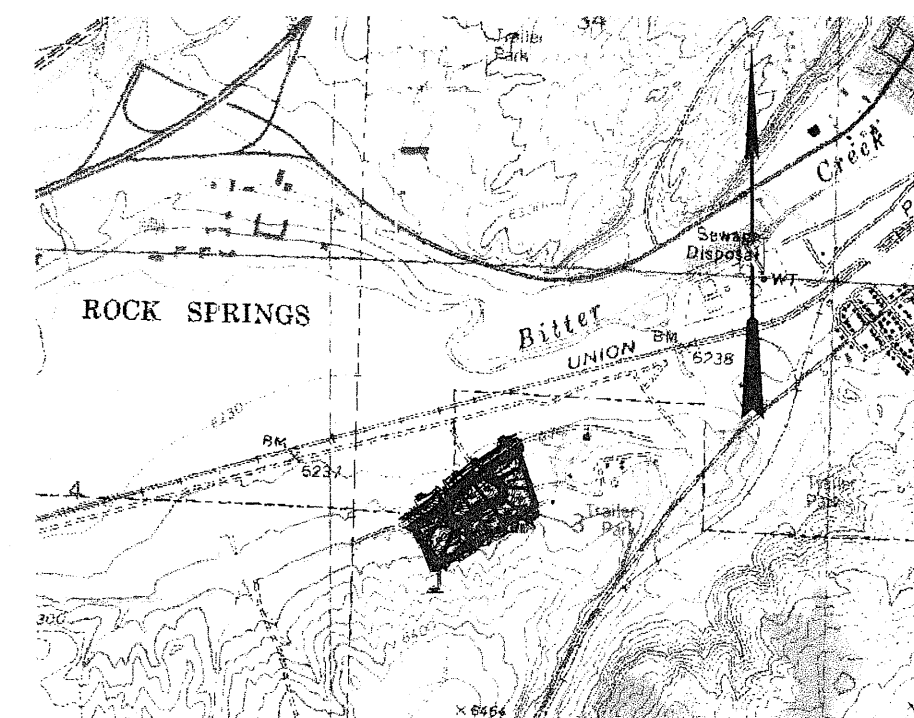
CERTIFICATE OF RECORDATION

This plat was filed for record in the office of the Clerk and Recorder at 3:45 o'clock P.M., August 19, 2005, and is duly recorded in book PLAT, page no. 449

[Signature]
County Clerk



LOCATION MAP



T18N R105W
SCALE 1" = 200'