

**DEDICATION**

Know all men by these presents that the undersigned, K&P ENTERPRISES, LLC being the sole owner of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the K&P SUBDIVISION is located in Federal Lot 8 of Section 2, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is particularly described as follows:

Beginning at a point located at the intersection of the west line of said Section 2 and the southerly right-of-way line of the JY Road described in Book 853, Page 1424 in the records of the Sweetwater County Clerk which lies South 0°07'00" East a distance of 1123.40 feet from the Northwest corner of said Section 2;

Thence North 83°20'09" East along said southerly right-of-way line for a distance of 1271.69 feet to a point which lies on the westerly right-of-way line of U.S. Highway 191;

Thence South 6°34'51" East along said westerly right-of-way line for a distance of 343.28 feet to a point which lies on the southerly boundary of said Federal Lot 8;

Thence North 89°37'37" West along the southerly boundary of said Federal Lot 8 for a distance of 1302.58 feet to the southwest corner thereof;

Thence North 0°07'00" West along the west line of said Federal Lot 8 and along the west line of said Section 2 for a distance of 184.90 feet to the Point of Beginning;

and contains an area of 7.78 acres, more or less, and

That said 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 a correct plat of the area as it is divided into lots, blocks, streets, and utility easements, and

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the public use all streets, alleys, easements, and other lands within the boundary lines of the plat as indicated and not already 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 1 day of May, 2007, by:

K&P ENTERPRISES, LLC  
343 GALE STREET #2  
ROCK SPRINGS, WYOMING 82901

*Patricia J. Knudsen* OWNER  
*Amy A. Parrish* OWNER

STATE OF WYOMING ss  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 1st day of May, 2007,

by: *Patricia J. Knudsen & Amy A. Parrish*

as a free and voluntary act and deed.

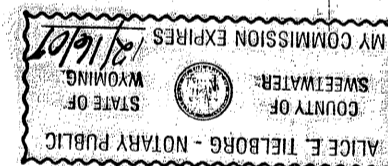
Witness my hand and official seal.

My commission expires:

2/16/07

Notary Public

*Alice E. Tielborg*



**Approval - Sweetwater Planning and Zoning Commission**

This plat approved by the Sweetwater County Planning and Zoning Commission this 26 day of April, 2007.

*Gale B. Lamb*  
GALE LAMB, CHAIRMAN

**Certificate of Recording**

This plat was filed for record in the Office of the County Clerk and Recorder at 10:26 A.M., May 8, 2007, and is duly recorded in Book 853, Page 495.

*Stevie Dale Davis*  
DALE DAVIS, Clerk and Recorder

By *Donna Wardell*, Deputy

**Basis of Bearing**

The Basis of Bearing for the K&P Subdivision plat is North 0°07'00" West along the west line of the northwest quarter of said Section 2.

CITY SUBDIVISION VARIANCES  
RESOLUTION 06-68

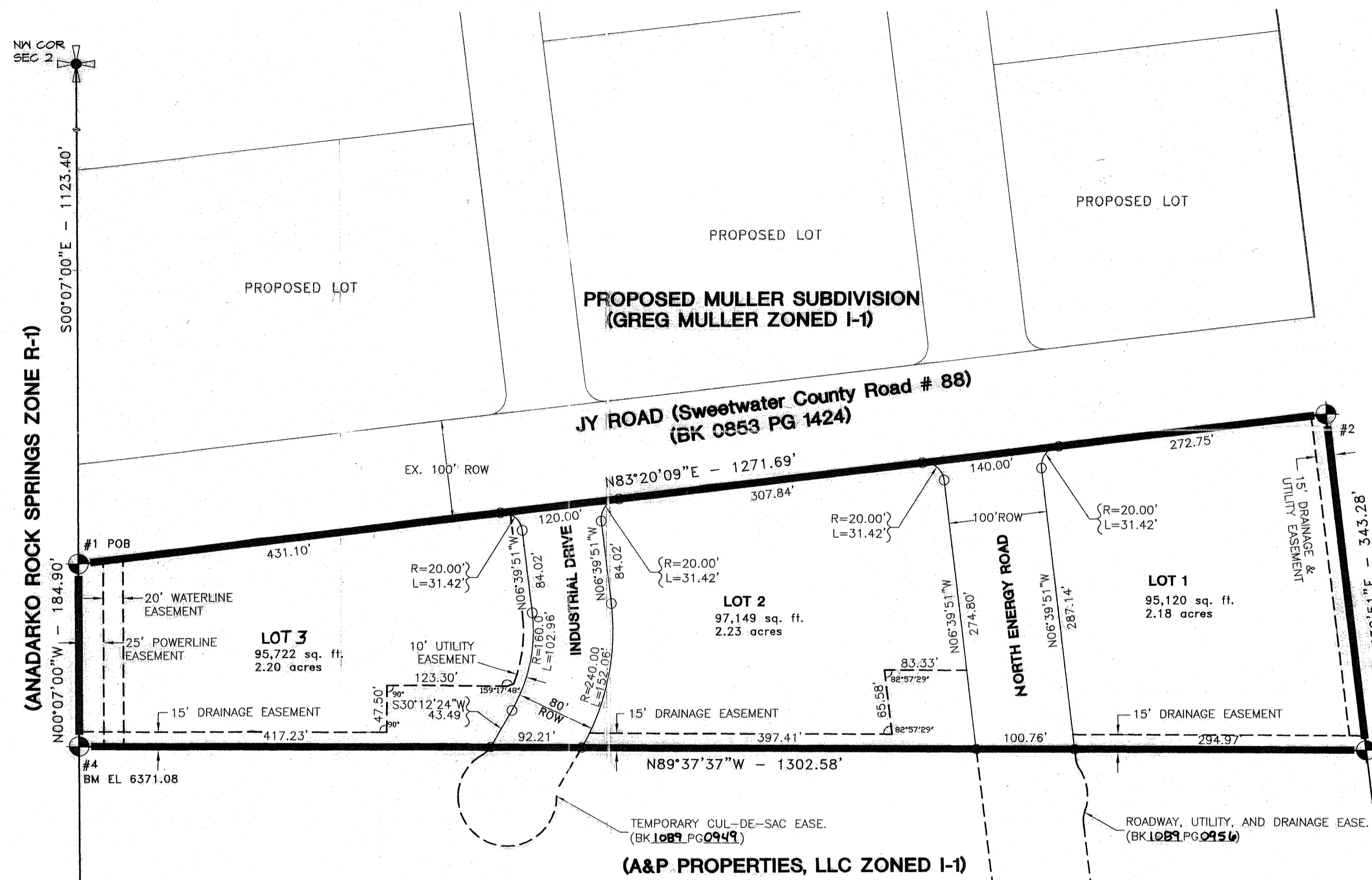
RECORDED 5-08-2007 AT 10:26 AM REC# 1502935 BK# 0800 PG# 0000  
STEVIE DALE DAVIS, CLERK OF SWEETWATER COUNTY, WY 82901 Page 1 of 1

SUBDIVISION VARIANCES  
RESOLUTION 06-04-20-02-DOUBLE FRONTAGE VARIANCE  
RESOLUTION 06-04-20-03-PUBLIC SEWER VARIANCE

COUNTY PRELIMINARY PLAT AUTHORIZATION NUMBER 06-04-PZ-01  
CITY PRELIMINARY PLAT RESOLUTION 06-68  
CITY FINAL PLAT RESOLUTION 07-05

# FINAL PLAT K&P SUBDIVISION

FEDERAL LOT 8, SECTION 2, TOWNSHIP 19 NORTH, RANGE 105 WEST  
SWEETWATER COUNTY, WYOMING



(REGENCY OF WYOMING INC. ZONED C)

(WYOMING DEPARTMENT OF TRANSPORTATION)  
U.S. HIGHWAY 191  
(RED INC. ROCK SPRINGS ZONE B-2)

- Notes**
- This subdivision contains 3 industrial lots and includes a total of 7.78 acres, including 1.16 acres within the street right-of-way.
  - This property is zoned I-1, Light Industrial.
  - Individual lot owners are required to submit a Drainage Plan at the time of Application for all Construction/Use Permit. This Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
  - NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
  - SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."
  - Maintenance and upkeep of drainage easements outside the County Right-of-Way will be the responsibility of the individual lot owner. Fences, walls or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted. Drainage ditches that parallel the roads will be maintained by the county.
  - Lot 1 & 2 frontage will be located to the west. Lot 3 frontage will be located to the east. Accesses must be located to the far south and must be coordinated with the County Engineer.
  - NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
  - The City of Rock Springs will supply the water and maintain the system for the subdivision.
  - Right-of-ways will be dedicated and maintained by the county.
  - Lot owners shall comply with the County Highway Frontage Overlay Regulations.
  - Screening for the east boundary of lot 1 and the west boundary of lot 3 are required and must be installed by the lot owner. Screening shall be a 6 foot chainlink fence with neutral or earthen colored vertical slats.
  - A Minimum of 2% grade away from the foundation is required by the Sweetwater County Subdivision Regulations.
  - Fire flows for this subdivision and surrounding areas are limited to 1800 gpm or less due to limited storage capacity.
  - It is the individual lot owners responsibility to have a Professional Engineer Licensed with the State of Wyoming, to obtain a Chapter 3 Permit To Construct, from the Wyoming Department of Environmental Quality, Water Quality Division to authorize the construction of a septic system with leach field. Lot owners must submit the permit application to:  
The Southwest District Engineer  
Water Quality Division  
510 Meadowlark Drive  
Lander, WY 82520
  - The proposed individual sewage disposal systems are to be enhanced on-site wastewater treatment systems for all lots. Each small enhanced wastewater treatment system must continually achieve the following minimum treatment standards as required by Chapter 29, Section 16(d)(viii)(c) of the Wyoming Water Quality Rules and Regulations at a depth of 4 feet above the seasonally high groundwater:  
-Fecal Coliform < 800 colonies/100mL (maximum 30 day geometric mean)  
-Total Kjeldahl Nitrogen < 25mg/L (maximum 30 day average)
  - If the proposed individual sewage disposal systems exceeds 2000 gallons per day then the system will be required to be permitted under the Chapter 16 Underground Injection Control Programs Water Quality Rules and Regulation.
  - No public maintenance of K&P Industrial Drive.

Approved this 2nd day of January, 2007, by the governing body of Rock Springs, Sweetwater County, Wyoming.

*Timothy A. Kaumo*  
TIMOTHY A. KAUMO, Mayor  
*Lisa M. Taruffelli*  
LISA M. TARUFFELLI, City Clerk

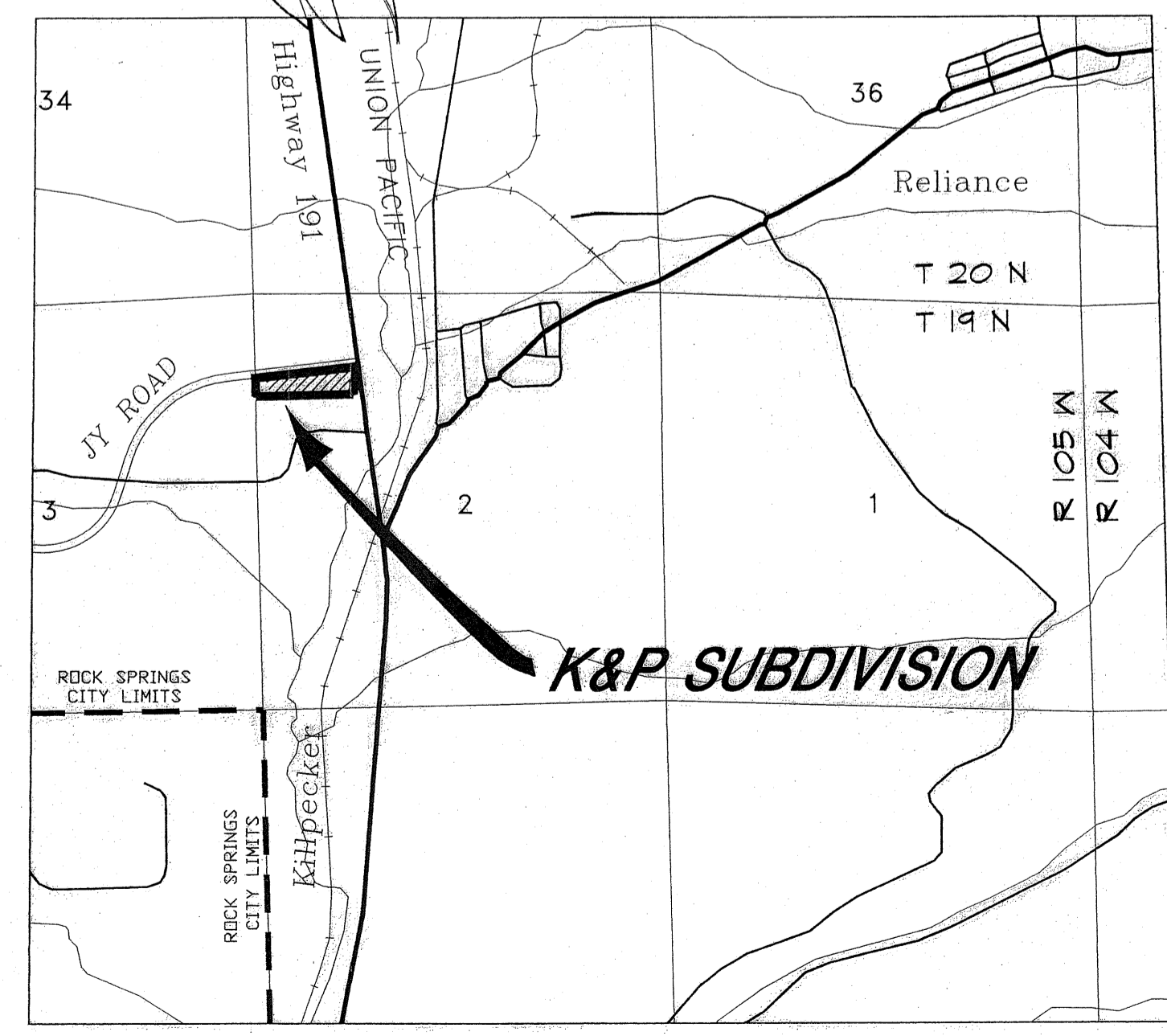


Acceptance and Approval  
Sweetwater County Board of Commissioners

This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this 26th day of April, 2006, for filing with the Clerk and Recorder of Sweetwater County, and for conveyance to the County of the public dedications shown hereon, subject to the provision that approval in no way obligates Sweetwater County for financing or constructing of improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the Board of County Commissioners, and further that said approval shall in no way obligate Sweetwater County for maintenance of streets which are not dedicated to the public nor until all improvements shall have been completed to the satisfaction of the Board of County Commissioners.

Dated this 1st day of May, 2007.

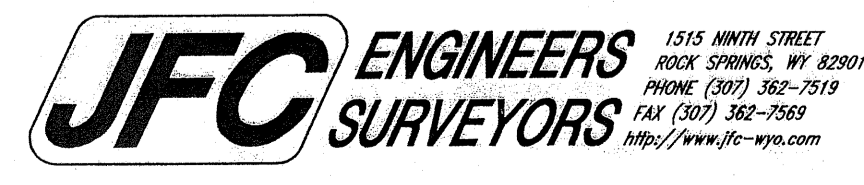
*Kally J. Johnson*  
KALLY J. JOHNSON, CHAIRMAN



**VICINITY MAP**

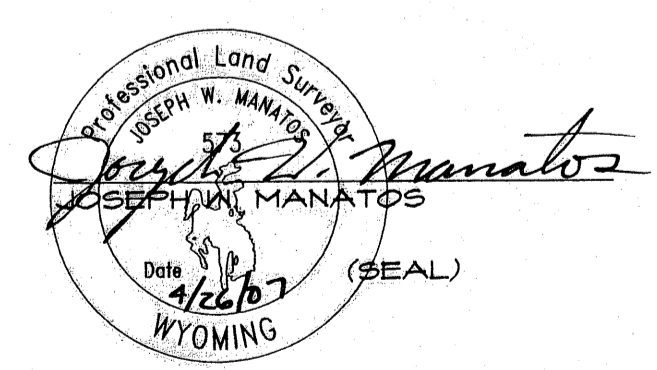
Scale: 1"=2000'

APRIL 2007



**Certificate of Surveyor**

I, Joseph M. Manatos, do hereby certify that I am a Land Surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the K&P 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 Sweetwater County regulations governing the subdivision of land.



Professional Land Surveyor  
Registration Number 573  
Date: 4/26/07

- Legend**
- 3/4" BERTENISE ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "K&P (CORNER # INDICATED ON PLAT) PLS 573"
  - INDIVIDUAL LOT CORNERS TO BE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 573"

Approval - County Engineer  
Approved this 1st day of MAY, 2007, by the County Engineer of Sweetwater County, Wyoming.

*John P. Radosevich*  
JOHN RADOSEVICH  
Sweetwater County Engineer  
(SEAL)

LAND OWNER/DEVELOPER  
K&P ENTERPRISES, LLC  
343 GALE STREET #2  
ROCK SPRINGS, WYOMING 82901  
(307)362-5022