DEDICATION

Know all men by these presents that the undersigned, GREGORY A. MULLER, SHARLENE R. MULLER, and DeBernardi Co. inc. being the owners, proprietors, or parties of interest in the land shown on this plat, do herebu

That the foregoing plat designated as the MULLER 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 being more particularly described as follows:

Beginning at the Northwest corner of said Section 2;

Thence South 89°40'08" East along the north line of said section 2 for a distance of 1152.17 feet to a point which lies on the westerly right-of-way line of U.S. Highway 191;

Thence South 6°39'51" East along said westerly right-of-way line for a distance of 875.75 feet to a point which lies on the northerly right-of-way line of the JY Road as described in Book 853, Page 1424 in the records of the Sweetwater County Clerk;

Thence South 83°20'09" West along said northerly right-of-way line for a distance of 1260.21 feet to a point which lies on the west line of said

Thence North 0°07'00" West along the west line of said Section 2 for a distance of 1022.74 feet to the northwest corner of said Section 2 and the

and contains an area of 26.19 acres, more of 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 utility easements, and

That the undersigned owners 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 Myoming are hereby waived and released.

Executed this 18th day of December , 2007, by:

Gregory A. & Sharlene R. Muller 2048 Fir Drive ROCK SPRINGS, WYOMING 82901 Gregory & Muller &o-Owner

STATE OF WYDOM COUNTY OF Sweetungs

The foregoing instrument was acknowledged before me this day of Occ., 2007; by: Iregory Ht Sharlene R. Miller

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 0-14-09

Cour Just

CARLA VEGART NOTARY PUBLIC COUNTY OF STATE OF

DeBernardi Co., Inc. 514 "6" Street

SWEETWATER

ROCK SPRINGS, WYOMING 82901 Joe S. DeBernardi

MY COM501. R & 65.66 : FES. 14, 2009

STATE OF WYOMING SWEETWATER COUNTY)

the foregoing instrument was acknowledged before me this bridge of Dec, 2001; by: Jol S. We Bernarde

as a free and voluntary act and deed. Witness my hand and official seal.

My commission expires: 2-14-09

Cara Dost

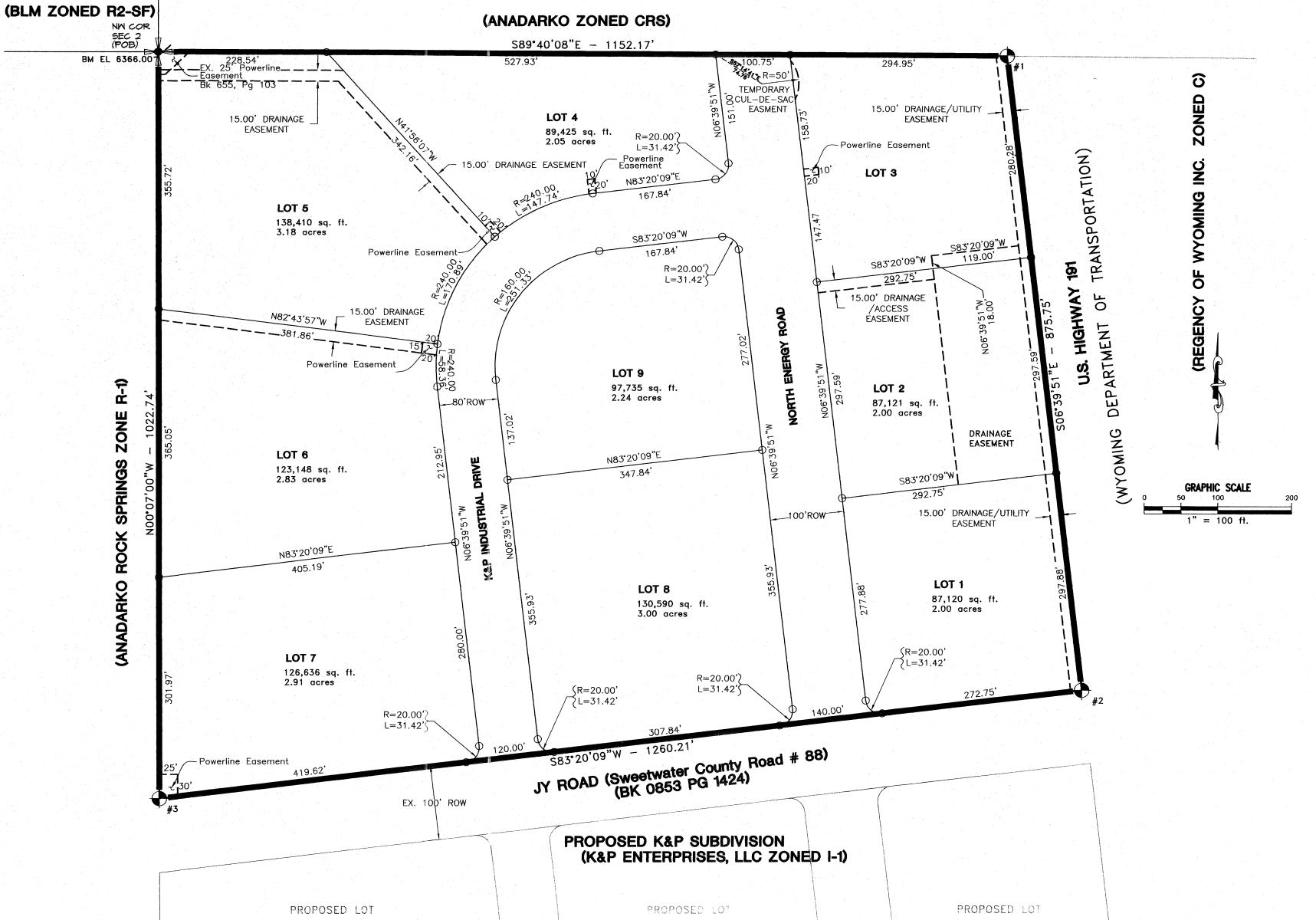
CARLA VEESARY - NOTARY PUBLIC COUNTY OF STATE OF WYOMING MY COMMISSION CAP RES FEB. 14, 2009

CITY SUBDIVISION VARIANCES RESOLUTION 06-67

SUBDIVISION VARIANCES

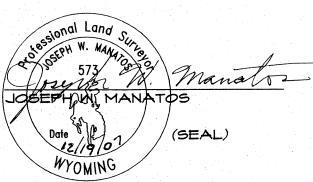
06-10-ZO-01-DOUBLE FRONTAGE 06-10-ZO-02-NO PUBLIC SEMAGE

COUNTY PRELIMINARY PLAT AUTHORIZATION NUMBER 06-11-PZ-02 CITY PRELIMINARY PLAT RESOLUTION 06-67 CITY FINAL PLAT RESOLUTION 2007-226



Certificate of Surveyor

I, Joseph W. Manatos, do hereby certify that I am a Land Surveyor registered under the laws of the State of Myoming, and that this plat is a true, correct, and complete plat of the MULLER 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 12/19/07

Legend

3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "MULLER (CORNER # INDICATED ON PLAT) PLS 573".

O INDIVIDUAL LOT CORNERS TO BE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 573".

Approval - Sweetwater Planning and Zoning Commission

This plat approved by the Sweetwater County Planning and Zoning Commission this 12^m day of 0007

Hern Lugar GLENN SUGANO! CHAIRMAN

Approval - County Engineer

Approved this 300 day of January, 20 County Engineer of Sweetwater County, Myoming.

In P. Radosevil IOHN RADOSEVICH Sweetwater County Engineer

Certificate of Recording

This plat was filed for record in the Office of the County Clerk and Recorder at 3.15 p.m., January 9, 2008, and is duly recorded in Book 12 Page 5/2

Sture Man Dais

RECORDED 1/09/2008 AT 03:45 PM REC# 1524034 BK# 0000 PG# 0000 STEVEN DALE DAVIS, CLERK of SWEETWATER COUNTY, WYPage 1 of 1

> LAND OWNER/DEVELOPER GREGORY A. & SHARLENE R. MULLER 2048 FIR DRIVE ROCK SPRINGS, WYOMING 82901 (307)382-3677

1. This subdivision contains 9 industrial lots and includes a total of 26.19 acres, including 3.98 acres within the

2. This property is zoned I-I, Light Industrial.

3. Individual lot owners are required to submit a Drainage Plan at the time of Application for all Construction 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.

4. NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.

5. SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should in each excavation to verify soil types and identify potential problem soils."

6. Maintenance and upkeep of drainage easements outside the County Right-of-Way will be the responsibility individual lot owner. Fences, walls or footings that would impede drainage flows within those drainage easem and regrading of drainage easements shall not be permitted. Drainage ditches that parallel the roads will

7. Lot 1-3 frontage will be located on North Energy Road. Lot 4-9 frontage will be located on K&P industr Drive. Accesses for lots 1, 7, & 8 shall be located to the north and coordinated with the County Engineer. A for lot 4 \$ 9 shall be located to the west and coordinated with the County Engineer.

8. NO PROPOSED CENTRALIZED SENAGE SYSTEM.

9. The City of Rock Springs will supply the water and maintain the system for the subdivision.

10. Right-of-ways will be dedicated and maintained by the county.

II. Lot owners shall comply with the County's Highway Frontage Overlay Regulations

12. Screening for the east boundaries of lots 1-3 and the west boundaries of lots 5-7 are required and must installed by the lot owner. Screening shall be a 6 foot chainlink fence with nuetral or earthtone colored vert

13. A minimum of 5% grade away from the foundation is recommended.

14. The Basis of Bearing is North 0°07'00" West along the west line of the northwest quarter of said Sectio

15. Fire flows for this subdivision and surrounding areas are limited to 1800 gpm or less due to limited stora 16. It is the individual lot owners responsibility to have a Professional Engineer Licensed with the State of My to obtain a Chapter 3 Permit To Construct, from the Myoming Department of Environmental Quality, Water Qua

Division to authorize the construction of a septic system with leach field. Lot owners must submit the permit The Southwest District Engineer

Water Quality Division 510 Meadonview Drive Lander, WY 82520

17. The proposed individual semage disposal systems are to be enhanced on-site mastemater treatment system all lots. Each small enhanced mastemater treatment system must continually achieve the following minimum treatment standards as required by Chapter 23, Section T(d)(vili)(C) of the Myoming 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)

18. If the proposed individual sewage disposal systems exceeds 2000 gallons per day then the system will i required to be permitted under the Chapter 16 Underground Injection Control Programs Water Quality Rules

19. Each lot will have to connect to public sewer once public sewer is within 200 feet from the lot. Acceptance and Approval City of Rock Springs

Approved this 10th day of December, 2007, by the governing body of Rock Springs, Sweetwater County, Myoming. TIMOTHY A. KAUMO, Mayor

Acceptance and Approval Sweetwater County Board of Commissioners

This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this _____ day of _____, 20___, for filing with the Clerk County, Myoming, this _____ day of _____, 20___, 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.

SO NOON CHAIRMAN MULLER SUBDIVISION Reliance T 20 N T 19 N $|\overline{O}| |\overline{O}|$ ROCK SPRINGS CITY LIMITS

VICINITY MAP

Scale: | "=2000"

DECEMBER 2

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