

T18N R105W

FINAL PLAT for INTERCHANGE INDUSTRIAL PARK LOCATED in LOTS 13 & 20 of SECTION 5, T18N, R105W, 6TH P.M. CITY of ROCK SPRINGS SWEETWATER COUNTY, WYOMING



NOTES:

- No direct vehicular access from Lots 1 or 2 is permitted onto Blairtown Road.
- Maintenance and upkeep of drainage easements will be the responsibility of the individual Lot owners. Fences, walls, or footings that would impede drainage flows within those drainage easements shall not be permitted.
- The Basis of Bearing is N 88°39'55" W, along the South line of Section 5.

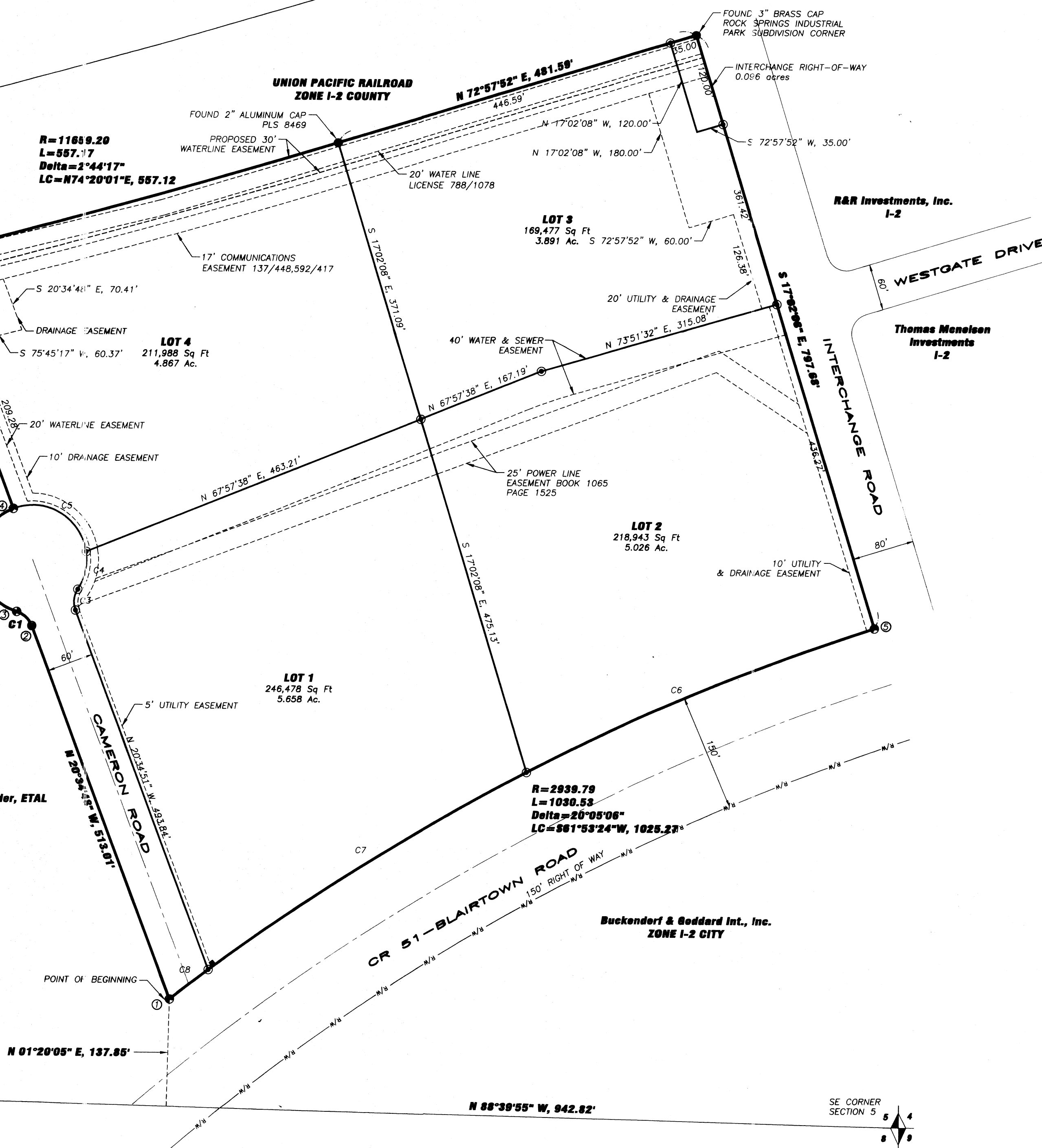
Total Acreage = 20.604ac.
Total Lots Acreage = 19.442ac.
Streets/public R.O.W. = 1.161ac

MONUMENT TABLE

- 3-1/4" BERTSEN ALUMINUM CAP SET REBAR IN CONCRETE STAMPED "INTERCHANGE INDUSTRIAL PARK"
- BOUNDARY MARKER (CORNER NO. INDICATED ON PLAT) PLS 482.
- INDIVIDUAL LOT CORNERS MONUMENTED WITH A 3/8" REBAR STAMPED "PROPERTY CORNER PLS 482".
- FOUND PROPERTY CORNERS.

Francis F. Schneider, ETAL
I-2

CURVE	LENGTH	RADIUS	DELTA	Direction	Chord
C1	27.80	30.00	52°42'36"	N46°58'08"W	28.84
C2	133.78	70.00	132°14'18"	N02°10'17"W	139.47
C3	28.04	30.00	53°32'51"	S06°11'34"W	27.03
C4	50.86	70.00	41°37'48"	N12°09'09"E	49.75
C5	125.09	70.00	102°23'23"	N58°51'28"W	108.10
C6	484.58	2938.79	8°26'39"	S67°12'37"W	484.03
C7	433.23	2938.79	8°26'00"	S67°48'44"W	482.88
C8	62.73	3238.79	1°13'21"	S82°27'51"W	62.73



MORTGAGEE CONSENT

STATE OF Nebraska
COUNTY OF Lincoln } ss

This is to certify that Nebraskaland National Bank, does hereby consent to the hereon described property being subdivided as shown.

Krista Hens, SVP
Authorized Signatory

NOTARIAL CERTIFICATE

STATE OF Nebraska
COUNTY OF Lincoln } ss

The foregoing instrument was acknowledged before me by Krista Hens, SVP this 16 day of September, 2008.

Witness my hand and official seal.

My commission expires: July 10, 2010
Notary Public: Jenny Hasenauer



MORTGAGEE CONSENT

STATE OF Colorado
COUNTY OF Montezuma } ss

This is to certify that Bank of the West, does hereby consent to the hereon described property being subdivided as shown.

John B. West, A.V.P.
Authorized Signatory

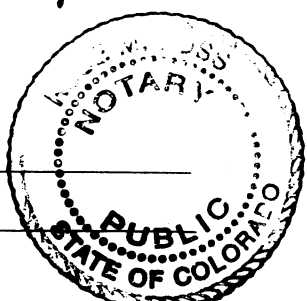
NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Montezuma } ss

The foregoing instrument was acknowledged before me by John B. West, A.V.P. this 24 day of September, 2008.

Witness my hand and official seal.

My commission expires: 2/5/09
Notary Public: Rosemary



MORTGAGEE CONSENT

STATE OF Iowa
COUNTY OF Cass } ss

This is to certify that Rolling Hills Bank & Trust, does hereby consent to the hereon described property being subdivided as shown.

Carol M. Eklund, facs.
Authorized Signatory

NOTARIAL CERTIFICATE

STATE OF Iowa
COUNTY OF Cass } ss

The foregoing instrument was acknowledged before me by Charles N. Edwards, facs. this 24 day of September, 2008.

Witness my hand and official seal.

My commission expires: 10-08-2010
Notary Public: Katherine Sweeney



SURVEYORS CERTIFICATE

STATE OF WYOMING
COUNTY OF LINCOLN } ss

I, Cloey C. Wall, do hereby certify that: I am a registered land survey licensed under the laws of the State of Wyoming, that this plat is true, correct, and complete plat of "The Interchange 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 City of Rock Springs regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

Cloey C. Wall
Surveyor

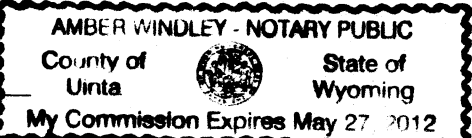
NOTARIAL CERTIFICATE

STATE OF WYOMING
COUNTY OF LINCOLN } ss

The foregoing instrument was acknowledged before me by Cloey C. Wall this 16 day of October, 2008. Witness my hand and official seal.

My commission expires May 27, 2012

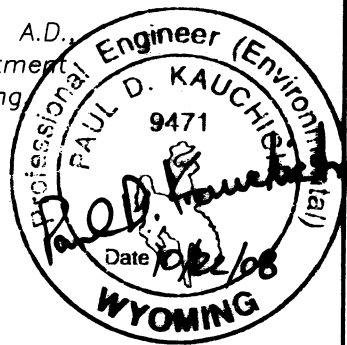
Notary Public Amber Windley



CERTIFICATE of REVIEW of the DEPARTMENT of ENGINEERING and OPERATIONS

Data on this plat reviewed this 22nd day of OCTOBER, A.D., 2008, by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul D. Kauchich
Licensed Professional Engineer



CERTIFICATE of ACCEPTANCE and APPROVAL by the CITY COUNCIL

Approved by the city council of the City of Rock Springs, Wyoming, this 21st day of October, A.D., 2008.

Emily A. Frame Mayor
John M. Ample City Clerk



CERTIFICATE of APPROVAL by the CITY of ROCK SPRINGS PLANNING and ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning commission this 10th day of September, A.D., 2008.

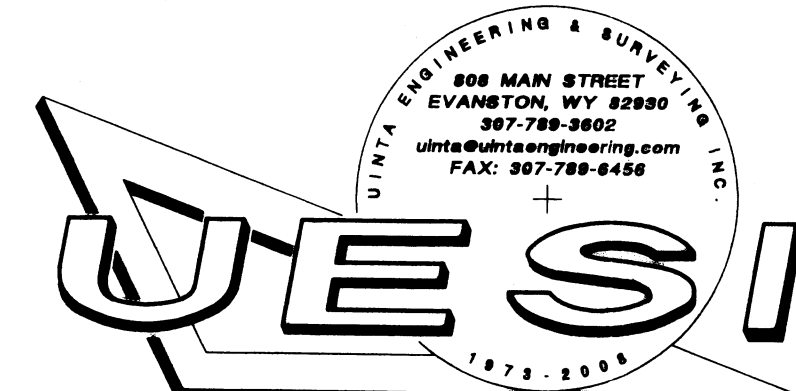
John M. Ample Secretary

CERTIFICATE for RECORDING by the COUNTY CLERK and RECORDER

This plat was filed for record in the office of the Sweetwater County clerk and recorder at 3:10 o'clock P.M., 2008, and duly recorded in book part, page No. 625.

Steven Dale Davis
By: Maury Luke Deputy

RECORDED 10/24/2008 AT 03:08 PM ROCK 1547038 Book 0000 Page 0000
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WYOMING 1 of 2

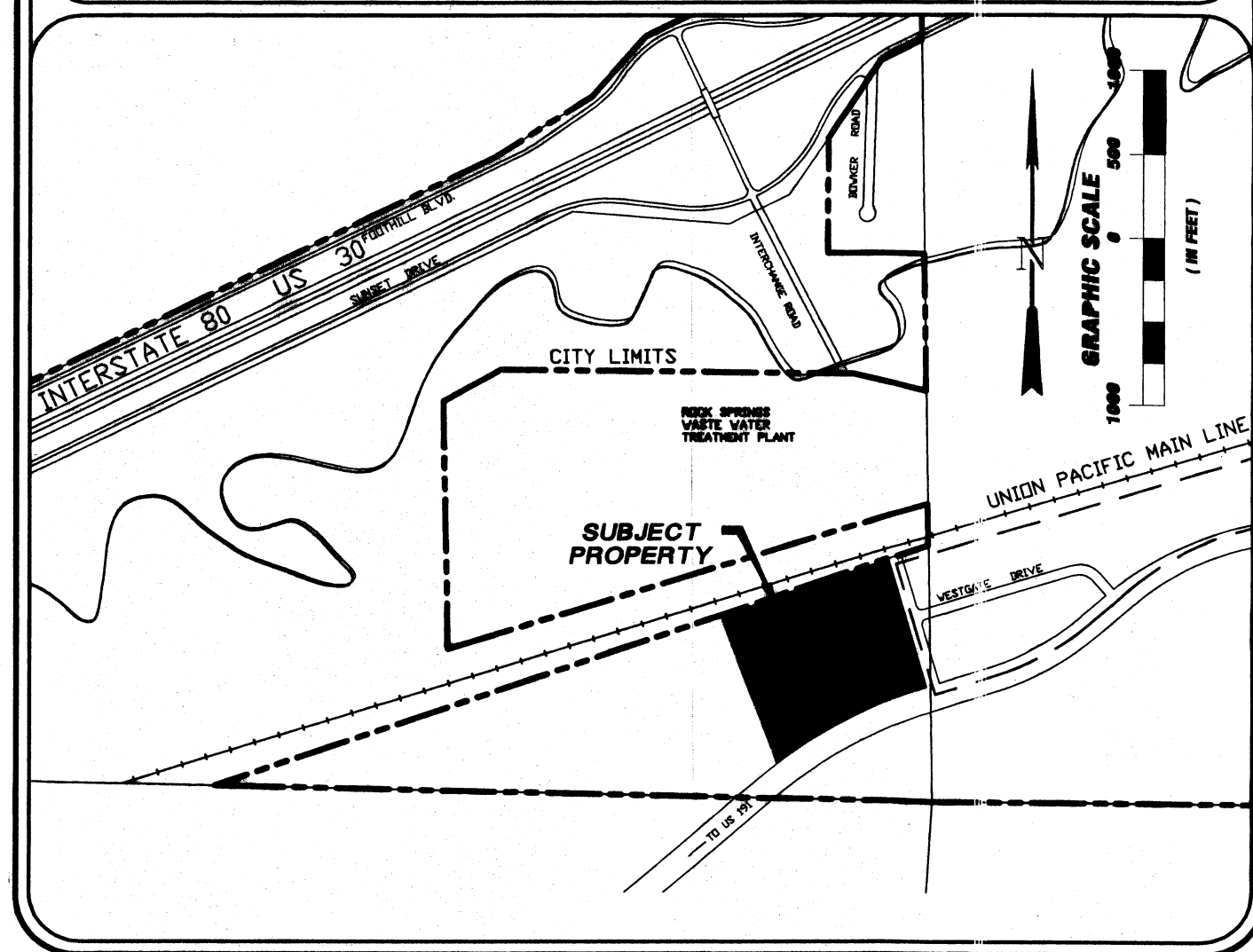


525

DATE: 08/14/08 JOB #: 08-00-00A FILE: 08-00-00A
DRAWN BY: Jeff Henderson SURVEYOR: Cloey Wall

SHEET 1 OF 2

LOCATION MAP



T18N R105W

CERTIFICATE of DEDICATION

STATE OF } ss
COUNTY OF }

Know all men by these presents that the undersigned Big Black Dog, LLC, a Wyoming Limited Liability Company, Francis F. Schneider, Lando Building Partners, L.P., Pensco Trust Company Custodian FBO "Myran Lando" IRA "LAIB", Pensco Trust Company Custodian FBO "Hermine Lando" IRA "LAIB", Angelo Foti, Dino Antonio Foti, Trustee of the Dino Antonio Foti 2003 Revocable Trust, Uliana Foti, Richard M. Sanchez and Amanda Sanchez, John F.C. Schneider, Trustee of the John F.C. Schneider Trust of 8/22/02, Donald J. Prolo, Trustee of the LauraMarie Prolo 1993 Irrevocable Trust, Donald J. Prolo, Trustee of the Donald J. Prolo II 1993 Irrevocable Trust, Jernigan, Nunan & Urie Enterprises, LLC, Marvest, LLC, a Wyoming Limited Liability Company, and Donald J. McFarland and Rose McFarland, Trustees of the McFarland Family Trust Dated February 7, 2003, being the owners, proprietors, or parties of interest in the land shown on this plat do hereby certify:

That the foregoing plat designated as "Interchange Industrial Park" is located in Lots 13 & 20 of Section 5, T18N, R105W, 6TH P.M., in the City of Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

COMMENCING at the Southeast corner of said Section 5, running thence N 88°30'55" W, 942.82 feet along the South line thereof; thence N 12°05' E, 137.85 feet to the POINT OF BEGINNING;
thence N 20°34'48" W, 513.01 feet to the Point of Curvature of a curve concave to the Southwest and having a radius of 30.00 feet;
thence Northerly 27.60 feet along the arc of said curve, through a central angle of 52°42'36", the long chord of which bears N 46°56'09" W, 26.64 feet, to the Point of Reverse Curvature of a curve concave to the East and having a radius of 70.00 feet;
thence Northerly 173.78 feet along the arc of said curve, through a central angle of 142°14'19", the long chord of which bears N 2°10'17" W, 132.47 feet;
thence N 20°34'48" W, 345.44 feet to a point on the Southerly Right-of-Way line of the Union Pacific Railroad, said point lying on a non-tangent curve concave to the North, from which the radius point bears N 14°17'51" W, 11659.20 feet;
thence Easterly 557.17 feet along the arc of said curve and Southerly Right-of-Way line, through a central angle of 2°44'17", the long chord of which bears N 74°20'01" E, 557.12 feet;
thence N 72°57'52" E, 481.59 feet along said Right-of-Way line to the Northwest corner of the Rock Springs Industrial Park, First Filing;
thence S 17°02'08" E, 797.68 feet along the West line thereof to the Northerly Right-of-Way line of the Blairtown-Flaming Gorge Road, said point lying on a non-tangent curve concave to the South, from which the radius point bears S 18°04'04" E, 2939.79 feet;
thence Westerly 1030.53 feet along said curve and Right-of-Way line, through a central angle of 20°05'06", the long chord of which bears S 61°53'24" W, 1025.27 feet, to the POINT OF BEGINNING.

Said tract containing 20.604 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 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 does hereby dedicate to the City for perpetual 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.

Executed this 11-13-15+22 day of September, 2008, by:

Authorized Signatory
Big Black Dog, LLC

Hermine Lando

Authorized Signatory
Lando Building Partners, L.P.

John F.C. Schneider

Authorized Signatory
Pensco Trust Company Custodian
FBO "Hermine Lando" IRA "LAIB",

Dino Antonio Foti

Authorized Signatory
Pensco Trust Company Custodian
FBO "Myran Lando" IRA "LAIB",

Uliana Foti

Authorized Signatory
Richard M. Sanchez

John F.C. Schneider

Authorized Signatory
John F.C. Schneider

Don J. McFarland

Authorized Signatory
Jernigan, Nunan & Urie Enterprises, LLC,

Donald J. McFarland

Authorized Signatory
Marvest, LLC

Rose McFarland

Authorized Signatory
Francis F. Schneider

John F.C. Schneider

Authorized Signatory
Pensco Trust Company Custodian
FBO "Myran Lando" IRA "LAIB",

Uliana Foti

Authorized Signatory
V.P.

Angelo Foti

Authorized Signatory
Uliana Foti

Amanda Sanchez

Authorized Signatory
Donald J. Prolo

Authorized Signatory
John F.C. Schneider, Marvest, LLC

John F.C. Schneider

Authorized Signatory
Marvest, LLC

Rose McFarland

Authorized Signatory
Rose McFarland

Rose McFarland

Authorized Signatory
Rose McFarland

FINAL PLAT for INTERCHANGE INDUSTRIAL PARK LOCATED in LOTS 13 & 20 of SECTION 5, T18N, R105W, 6TH P.M. CITY of ROCK SPRINGS SWEETWATER COUNTY, WYOMING

NOTARIAL CERTIFICATE

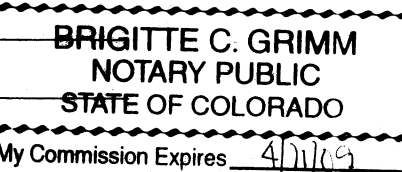
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by *Tony Markle*
this 22nd day of September, 2008.

(Big Black Dog, LLC.)
Witness my hand and official seal.

My commission expires: April 14, 2012

Notary public: *Brigitte C. Grimm*



NOTARIAL CERTIFICATE

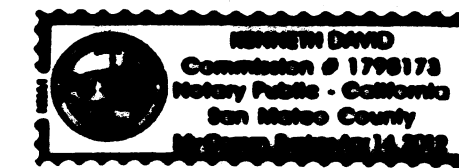
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by
Angelo Foti this 12th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

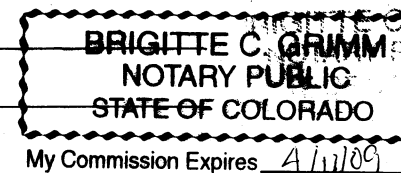
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by Francis F.
Schneider this 22nd day of September, 2008

Witness my hand and official seal.

My commission expires: April 14, 2012

Notary public: *Brigitte C. Grimm*



NOTARIAL CERTIFICATE

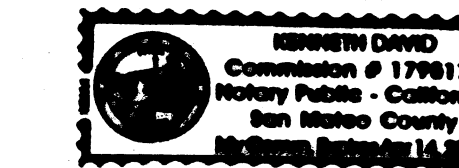
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by Dino
Antonio Foti this 12th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

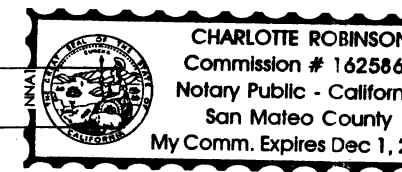
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by *Hermine Lando*
this 13th day of SEPTEMBER, 2008.

(Lando Building Partners, L.P.)
Witness my hand and official seal.

My commission expires: DEC. 1, 2009

Notary public: *Charlotte Robinson*



NOTARIAL CERTIFICATE

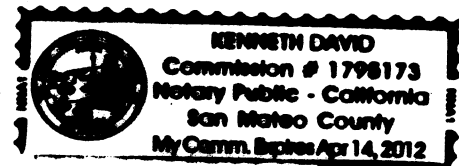
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by
Uliana Foti this 12th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

STATE OF } ss
COUNTY OF }

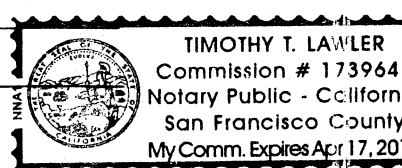
The foregoing instrument was acknowledged before me by
Jeanny Lo this 15 day of September, 2008.

(Pensco Trust Company Custodian
FBO "Myran Lando" IRA "LAIB".)

Witness my hand and official seal.

My commission expires: April 17, 2011

Notary public: *Timothy T. Lawler*



NOTARIAL CERTIFICATE

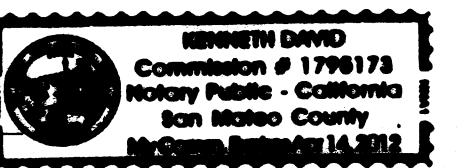
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by Richard M.
Sanchez this 11th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

STATE OF } ss
COUNTY OF }

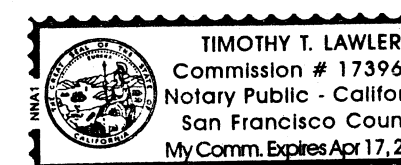
The foregoing instrument was acknowledged before me by
Jeanny Lo this 15 day of September, 2008.

(Pensco Trust Company Custodian
FBO "Hermine Lando" IRA "LAIB".)

Witness my hand and official seal.

My commission expires: April 17, 2011

Notary public: *Timothy T. Lawler*



NOTARIAL CERTIFICATE

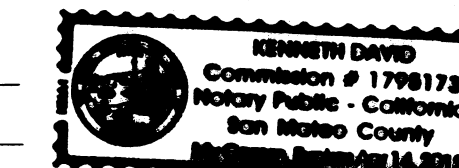
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by Amanda
Sanchez this 11th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

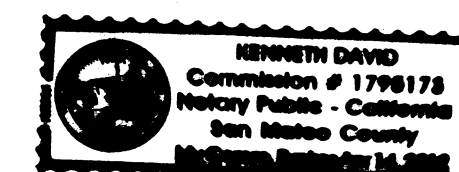
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by John F.C.
Schneider this 11th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

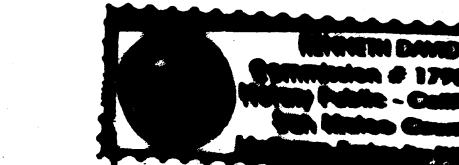
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by Donald J.
Prolo this 12th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

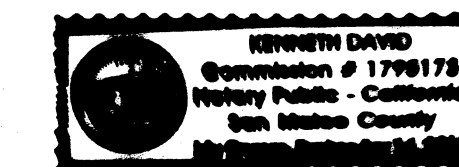
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by *RONALD CORYELL NUNAN*
RONALD DEAN URIS this 12th day of SEPTEMBER, 2008.

(Jernigan, Nunan & Urie
Enterprises, LLC.)
Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

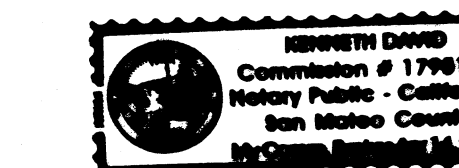
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by *JOHN F.C.*
SCHNEIDER this 11th day of SEPTEMBER, 2008.

(Marvest, LLC)
Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

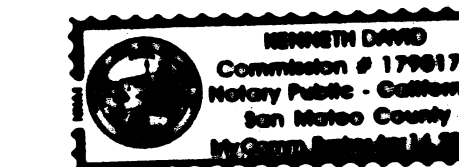
STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by Donald J.
McFarland this 12th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*



NOTARIAL CERTIFICATE

STATE OF } ss
COUNTY OF }

The foregoing instrument was acknowledged before me by
Rose McFarland this 12th day of SEPTEMBER, 2008

Witness my hand and official seal.

My commission expires: APRIL 14, 2012

Notary public: *David K.*

