

COMMERCE CENTRE CONDOMINIUM MAP - BUILDINGS "A", "B", "C", "D", "E" AND "F"

A PARCEL LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 3,
T. 18 N., R.105 W., OF THE SIXTH PRINCIPAL MERIDIAN,
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

C1 - (M)
Included angle = 14°13'14"
Radius = 2029.86'
Tangent length = 253.20'
Arc length = 503.80'
Chord length = 502.51'
CH.B. = S86°05'26"E
CH.L. = 502.51'

C1 - (R)
Included angle = 14°13'01"
Radius = 2029.96'
Tangent length = 253.15'
Arc length = 503.70'
Chord length = 502.41'

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 15th day of September, A.D., 2009.

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



STATEMENT OF SURVEYOR

I, David A. Fehringer do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, and that this Condominium Plan is a true, correct and complete Boundary of the metes and bounds deed descriptions as filed in the office of the County Clerk as constructed, and shown hereon, and that such Condominium Plan was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the property, facilities, constructs, easements and streets of the Condominium Plan as the same have been constructed or are staked out upon the ground.

David A. Fehringer
DAVID A. FEHRINGER
PROFESSIONAL ENGINEER (CIVIL & LAND SURVEYOR)
WYOMING REGISTRATION NUMBER 00032

STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 26th day of August, 2009, by:

David Fehringer
DAVID FEHRINGER
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 05-10-2010



CERTIFICATE OF DEVELOPER

The undersigned, being the owner, hereby agrees to be bound by the conditions and provisions of the Condominium Plan and the governing zoning regulations and to restrict and limit the location and development of all structures and the use of all land included within the Condominium Plan to such conditions, provisions and regulations. It is further agreed that this Development Plan shall be binding upon not only the undersigned but their successors and assigns in interest as well. It is understood that the Condominium Plan may be amended only in accordance with the amendment procedures established by the City of Rock Springs, Wyoming.

Ben Doud
BEN DOUD
COMMERCE CENTRE, LLC
25528 GENESEE TRAIL ROAD
GOLDEN, COLORADO 80401
PHONE: 1-303-462-3604

STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 26th day of August, 2009, by:

Ben Doud
BEN DOUD
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 05-10-2010



Donna Wardell
NOTARY PUBLIC

CHOICE ENGINEERING SERVICES

404 "N" Street - Suite 201 | Rock Springs, WY 82901
Phone 307-362-6065 | Fax 307-362-6064

DATE OF PREPARATION: 08/26/09

CERTIFICATE OF DEDICATION

The Commerce Centre, LLC, a Wyoming Limited Liability Company, being the owner, proprietor, or party of interest in the land shown on this map, does hereby certify:

That the foregoing CONDOMINIUM PLAN, is located in the NE1/4 of the NW1/4 of Section 3, T. 18 N., R. 105 W. of the 6th P.M., Rock Springs, Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Northeast corner of said parcel (Book 1073, Page 205), which is also the TRUE POINT OF BEGINNING;

Thence S 16° 48' 43" E along the easterly property boundary of said parcel, 502.34 feet to the Southeast corner of said parcel;

Thence along the southerly property boundary of said parcel, along a curve to the right, having a radius of 1,587.62 feet, through a central angle of 09°18'19", 252.30 feet, said curve having a chord bearing of S 68° 35' 31" W and a chord distance of 252.03 feet;

Thence S 73° 08' 43" W, and continuing along the southerly property boundary of said parcel, 447.30 feet to the Southwest corner of said parcel;

Thence N 00° 30' 26" E, along the West property boundary of said parcel, 739.07 feet to the Northwest corner of said parcel;

Thence S 77° 42' 42" E, along the Northerly property boundary of said parcel, 10.06 feet to the beginning of a curve to the left, having a radius of 2,029.86 feet;

Thence continuing along the Northerly property boundary along said curve through a central angle of 14°13'14", 503.80 feet, said curve having a chord bearing of S 86° 05' 26" E and a chord distance of 502.51 feet to the TRUE POINT OF BEGINNING;

and contains a total area of 8.36 acres, more or less, and that this Condominium Map, as it is described and as it appears on this map, is made with the free consent and in accordance with desires of the undersigned owners and proprietors, and that this is a correct map of the area as it is divided into units, and that the undersigned owners of the land shown and described on this map do hereby dedicate for perpetual public use; all accesses, parking lots and easements for the purpose designated and other lands within the boundary lines of the map as indicated and not otherwise dedicated for public use.

Executed this 26th day of August, 2009, by:

COMMERCE CENTRE, LLC

Ben Doud
BEN DOUD

STATE OF WYOMING SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 26th day of August, 2009, by:

Ben Doud
BEN DOUD
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 05-10-2010



Donna Wardell
NOTARY PUBLIC

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 4:55 o'clock, PM.

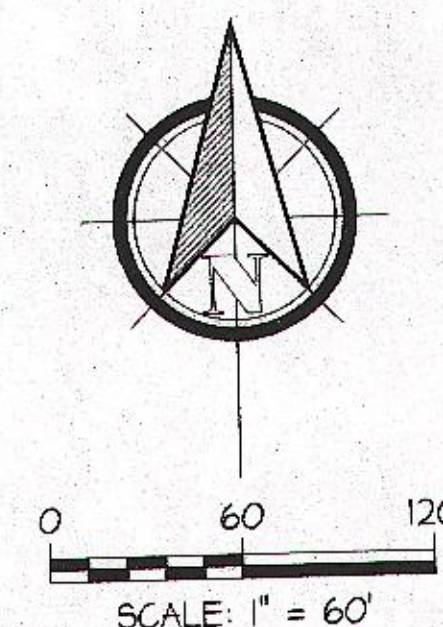
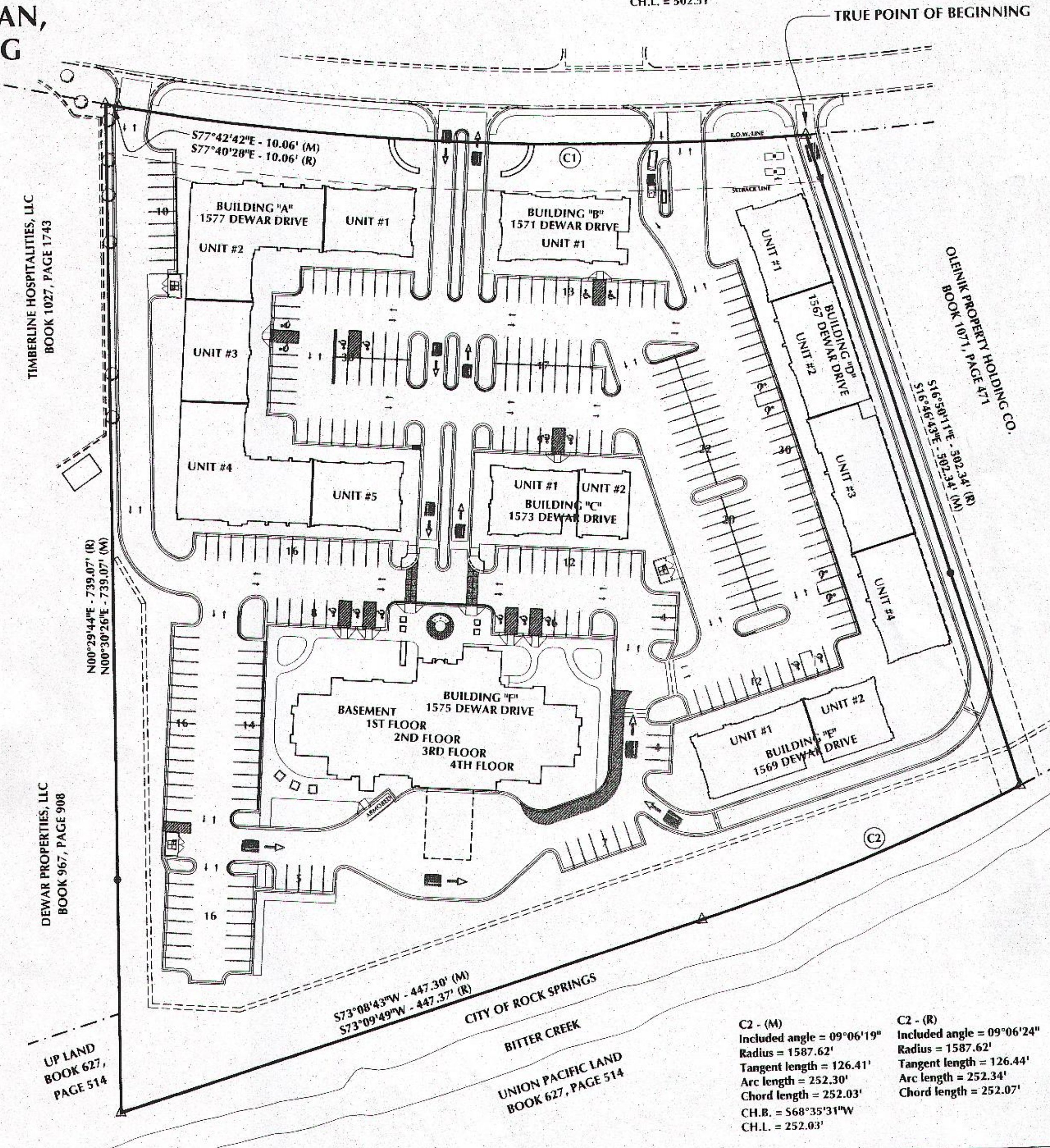
September 3, 2009, and is duly recorded in Book Plats Page No. 534

Stu David Davis
COUNTY CLERK

Donna Wardell
DEPUTY

NOTES:

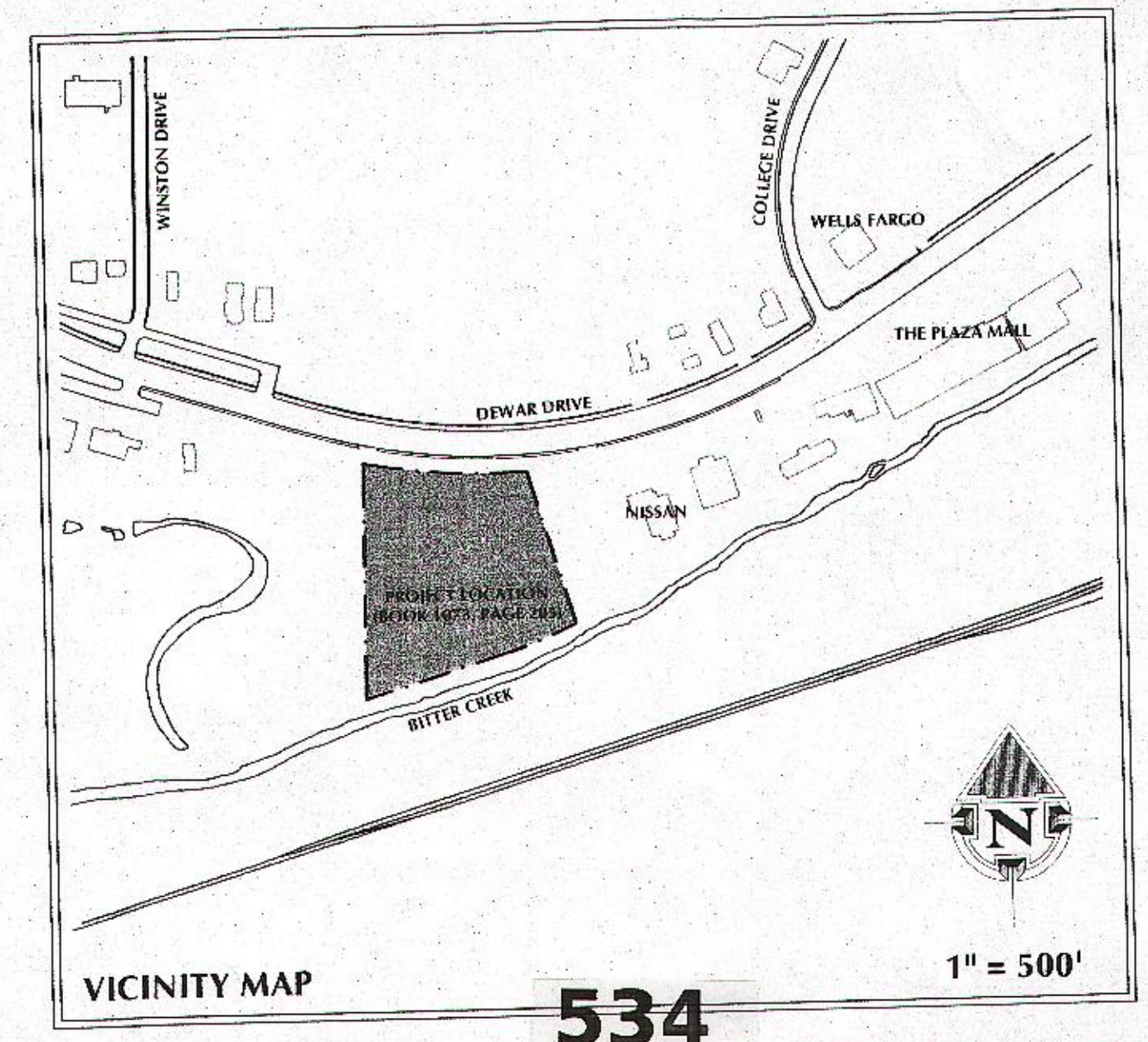
- WHEN INTERPRETING DEEDS AND OTHER DOCUMENTS RELATED TO THIS PLAT, ALL AS-BUILT PHYSICAL BOUNDARIES OF A UNIT OR OF A UNIT SUBSEQUENTLY RE-CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES, RATHER THAN THE BOUNDARIES EXPRESSED AND DELINEATED ON THE CONDOMINIUM MAP REGARDLESS OF SETTLING, LATERAL OR VERTICAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN BOUNDARIES SHOWN ON THE CONDOMINIUM MAP.
- THE CITY OF ROCK SPRINGS, WYOMING IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE LANDSCAPE AREAS, OR OTHER PRIVATE FACILITIES WITHIN THE PROPERTY.



BASIS OF BEARING
THE BASIS OF BEARING IS SOUTH 16°46'43" EAST
ALONG THE EASTERLY PROPERTY BOUNDARY

TOPOGRAPHIC LEGEND
— PARCEL BOUNDARY
— UNITS LINES
--- EASEMENT LINES

SURVEY CORNER LEGEND
▲ PROPERTY CORNER FOUND



534

534

1" = 500'