YPRESS (UR. DESERT VILLAGE TRAILER COURT INDUSTRIAL DRIVE NAVAJU AVE. & DESERT VIEW SIDUX AVE. ELEMENTARY PROJECT AREA PRODUCTION FLOOD ZONE

STATEMENT OF SURVEYOR

1, Craig A. Shauers, do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the KUM & GO 967 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 the City of Rock Springs' regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

VICINITY MAP

SECTIONS 14 AND 23,

T19N, R105W, 6th P.M.

Craia A. Shauers Professional Land Surveyor, 2 Wyoming Registration Wo. 2928

STATE OF WYOMING

SWEETWATER COUNTY

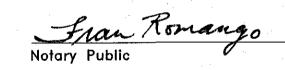
The foregoing instrument was acknowledged before me this 19 Tet day of FEB., 2010, by:

Craig A. Shauers

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-13



REVIEW - DEPARTMENT OF ENGINEERING AND OPERATIONS

Data on this plat reviewed this 5th day of MARCH, A.D., 2010 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kouchich PAUL KAUCHICH - CITY ENGINEER Licensed Professional Engineer

APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 101 day of February A.D., 2010.

Attest: Mr. McCarring
JANA McCARRON, Secretary

FINAL PLAT **FOR KUM & GO 967 SUBDIVISION**

SECTIONS 14 & 23, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST **ROCK SPRINGS, SWEETWATER COUNTY, WYOMING**

C & R Inc.

(Bk 642, Pg 379)

(Zoned B-2)

SANITARY SEWER EASEMENT BOOK 931, PAGES 1957-1961 20' UTILITY EASEMENT WIDTH

7.5' Pedestrian

Utility Easement

Industrial Drive

(0.300 ACRES)

R.O.W. MONUMENT

PLS 482

÷S89*34'45"E 25.67

S89'19'14"W -

7.5' Pedestrian/

Utility Easement

- LOT #1-

(1.005 ACRES)

Desert Boulevard

(Bk 537, Pg 558)

Desert Development Co. (Bk 328, Pg 78)

(Zoned B-2)

COLORADO INTERSTATE GAS PIPELINE, BOOK 223, PAGES 438-439 NO WIDTH GIVEN IN

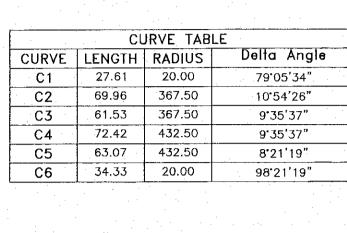
FIELD LOCATED POSITION.

LOT #2

(1.154 ACRES)

8.75

RECORD, PIPELINE LOCATION IS A



The property described on this survey DOES NOT lie within the SPECIAL FLOOD HAZARD AREA as shown on the flood insurance rate map identified as Community Panel No. 560051 0005 E. bearing an effective date of July 20, 1998.

BASIS OF BEARING

The basis of bearing for said parcel is South 89°34'45" East along the south line of said Lot 13 of Section 14.

MINED AREAS

THIS SUBDIVISION IS LOCATED OVER KNOWN MINED AREAS. The Rock Springs Mine Subsidence Risk Map-updated March 31, 2006 designates this area as LOW RISK. "The area is undermined but the occurrence of an event is unlikely".

- 1. This subdivision contains 2 lots and totals 2.459 acres, including 0.300 acres of street right of
- 2. Subject property is Zoned B-2, Community
- 3. Hopi Drive is a private roadway. No access from this subdivision onto Hopi Drive shall be permitted and screen fencing shall remain as long as Hopi Drive remains private or an access agreement is
- 4. Mohawk Drive is a private roadway. No access from this subdivision onto Mohawk Drive shall be permitted as long as Mohawk Drive remains private or an access agreement is obtained.

LEGEND

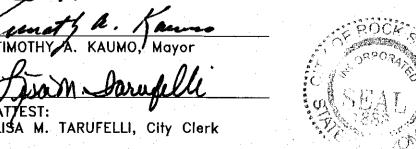
- 3-1/4" Berntsen Aluminum Cap on a 2-3/8"X30" Aluminum Pipe Stamped "KUM & GO 967 (CORNER # INDICATED ON PLAT) PLS 2928".
- Individual Lot Corners to be monumented by a 5/8"X24" Rebar with 2" Aluminum Cap Stamped "PROPERTY CORNER JFC PLS 2928".

UTILITY NOTE

Utilities shown are based on surveyed position of visible improvements and markings provided by utility locate services. In addition, mapping information provided by utility companies has been utilized. Although utilities have been plotted as accurately as possible from available information, those shown may not be in the exact position indicated and may not comprise all such utilities. ALL UNDERGROUND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this day of March, A.D., 2010.



DEVELOPER: KUM & GO, L.C.

6400 WESTOWN PARKWAY WEST DES MOINES, IA 50266 CONTACT: RYAN HALDER 515-457-6232

JS INVESTMENTS, LLC 1241 NORTH MAIN ST. LAYTON, UTAH 84041 CONTACT: CHRIS BROWER

801-927-4013

PROPERTY OWNER:

P.O.B.—
(SCRIBE IN CONCRETE)

S89'34'45"

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned JS INVESTMENTS, LLC, being the owner, proprietor, or party of interest in the land shown in this plat, does hereby certify:

That the foregoing plat designated as KUM & GO 967 SUBDIVISION, is located in located in Federal Lot 13 of Section 14 and the NW1/2 NW1/2 of Section 23. Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming and is more particularly described as follows:

Beginning at the intersection of the Easterly right-of-way line of US Highway 191 and the south line of Lot 13 of said Section 14, which lies South 89°34'45" East a distance of 228.06 feet from the southwest corner thereof:

Thence continuing South 89°34'45" East along said lot line for a distance of 25.67 feet to a point at the intersection of the Easterly right-of-way of US Highway 191 and the south line of said Lot 13 of Section 14:

Thence North 11°33'00" West along said right—of—way line for a distance of 335.32 feet to the Southwesterly property corner of the C & R Incorporated tract as recorded in Book

Thence North 61°38'58" East along said C & R boundary for a distance of 225.95 feet;

Thence South 59°00'18" East for a distance of 42.83 feet;

642, Page 379 in the records of the Sweetwater County Clerk;

Thence South 00°40'46" East for a distance of 511.14 feet:

Thence South 13°03'55" West for a distance of 25.25 feet to the North boundary of Desert Boulevard as recorded in Book 537, Page 558 in the records of the Sweetwater County

Thence South 78°27'00" West along said boundary for a distance of 166.06 feet to the Easterly right—of—way line of US Highway 191;

Thence North 11°33'00" West along said right-of-way line for a distance of 158.58 feet to the POINT OF BEGINNING.

and contains an area of 2.459 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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and that the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, alleys, and 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 24 1th day of FEBRUARY , 2010, by:

JS Investments, LLC Property Owner

Paul D. Stevens, Manager

MOUNTAIN FUEL SUPPLY COMPANY
RIGHT OF WAY EASEMENT
BOOK 713, PAGES 936-937
15' RIGHT OF WAY WIDTH

Desert Development Co.

(Bk 276, Pg 325)

SECTION 14
SECTION 23

---- S13*****03'55"

25.25

(Zoned R-6)

STATE OF WYOMING

SWEETWATER COUNTY The foregoing instrument was acknowledged before me this 24 th day of FEB. 2010, by: Paul D. Stevens as a free and voluntary act and dee Witness my hand and official seal.

My commission expires: 10-10-13 Tran Romanzo Notary Public

FRAN ROMANGO NOTARY PUBLIC COUNTY OF SWEETWATER WYOMING MY COMMISSION EXPIRES OCTOBER 10, 2013

STATEMENT OF MORTGAGEE

The undersigned WELLS FARGO BANK, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sweetwater County and Ex-Officio Recorder of Deeds at Book 1124, Page 574. MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

By: Vicki Perkins

Executed this 23 day of February, 2010 by: WELLS FARGO BANK

By: Vicki Perkins

STATEMENT OF DEVELOPER

The undersigned KUM & GO, L.C., hereinafter DEVELOPER, has a contractual obligation to complete the improvements required by the platting of the property embraced by this subdivision plat. DEVELOPER, by it's signature on this plat, consents to the dedication made herein, specifically dedicating to the City of Rock Springs for public use all streets, alleys, easements and other areas as listed and described on this plat.

Executed this 22nday of February, 2010 by: KUM & GO, L.C.

By: James Brandt

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 2:25 o'clock, P n March 08 , 2010, and is duly recorded in the Book of Plats, Page No. 539

T THE BLUE FROM A MILLION OF THE BURNET WHEN A REPORT OF THE BURNET WHEN A REPORT OF THE BURNET STREET, WHEN A RECORDED 3/08/2010 AT 02:25 PM REC# 1577487 BK# 0000 PG# 0000 STEVEN DALE DAVIS, CLERK of SWEETWATER COUNTY, WYPage 1 of 1

JANUARY 2010