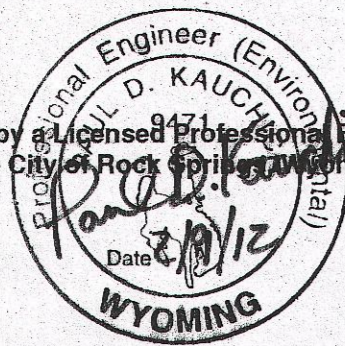


**REVIEW - CITY ENGINEER**

Data on this plat reviewed this 9<sup>th</sup> day of Feb. A.D., 2012 by Paul D. Kauchich, Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul D. Kauchich  
PAUL KAUCHICH - CITY ENGINEER  
LICENSED PROFESSIONAL ENGINEER



**APPROVAL - PLANNING & ZONING COMMISSION**

This Plat Approved by the City of Rock Springs Planning & Zoning Commission this 11<sup>th</sup> day of January A.D., 2012.

James Johnson  
JAMES JOHNSON, Chairman

Jana McCarron  
Attest:  
JANA McCARRON, Secretary

**ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL**

Approved by the City Council of the City of Rock Springs, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2012.

"NOTE VACATING PREVIOUS PLATTING"  
This plat is the Resubdivision of Lot 1 of Energy Industrial Park as recorded in the book of plats, No. 521, of the records of the Sweetwater County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

Lisa M. Taruffelli  
CARL DEMSHAR, Mayor  
Attest:  
LISA M. TARUFFELLI, City Clerk

**MORTGAGEE CONSENT**

The undersigned KRISTA HEISS, 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 1178, Page 1438. 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.

Krista Heiss, EVP  
KRISTA HEISS, Executive Vice President - NebraskaLand National Bank

STATE OF WYOMING SS  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, A.D., 2012, by:

Krista Heiss, EVP  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: July 10, 2014

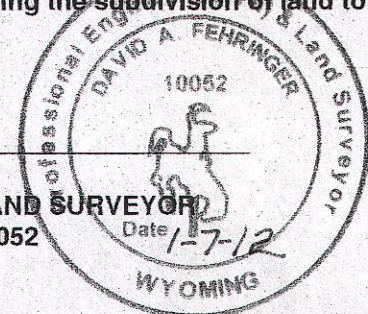
J. R. B...  
NOTARY PUBLIC



**STATEMENT OF SURVEYOR**

I, David A. Fehring, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of SAND DRAW INDUSTRIAL PARK PRELIMINARY/FINAL PLAT as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or 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 (1) part in ten thousand (10,000).

David A. Fehring  
DAVID A. FEHRINGER  
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR  
WYOMING REGISTRATION NUMBER 10052



STATE OF WYOMING SS  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, A.D., 2012, by:

David A. Fehring  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires:

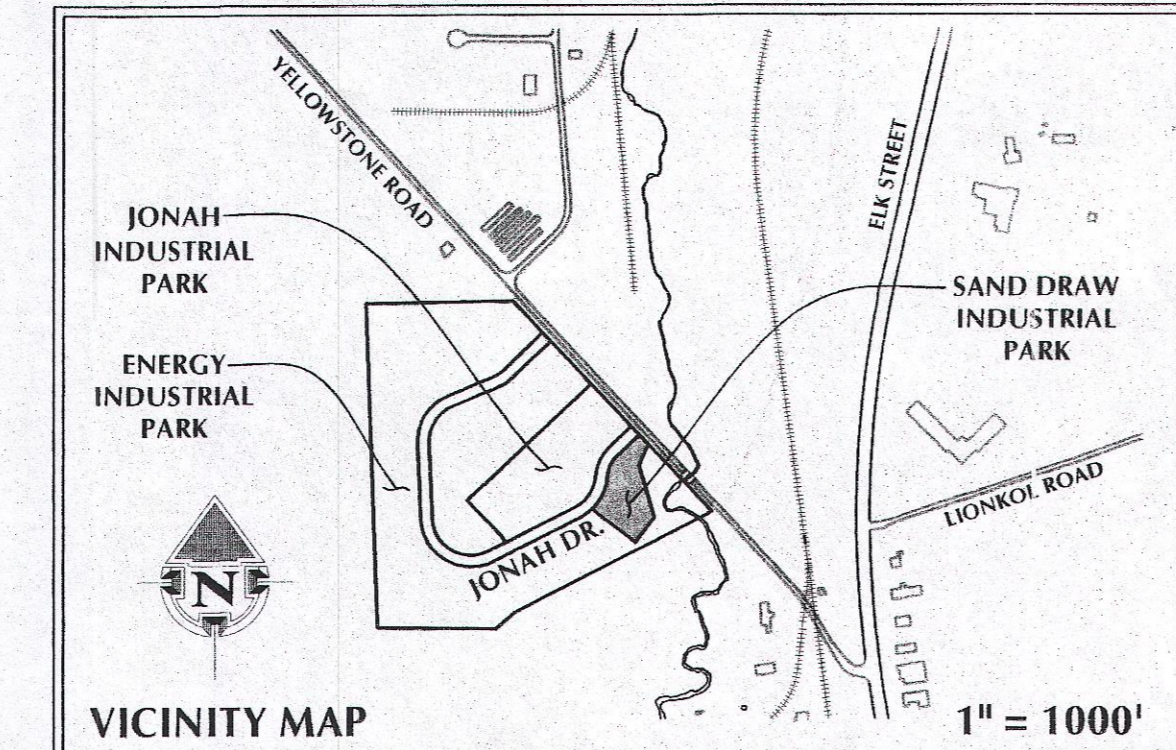
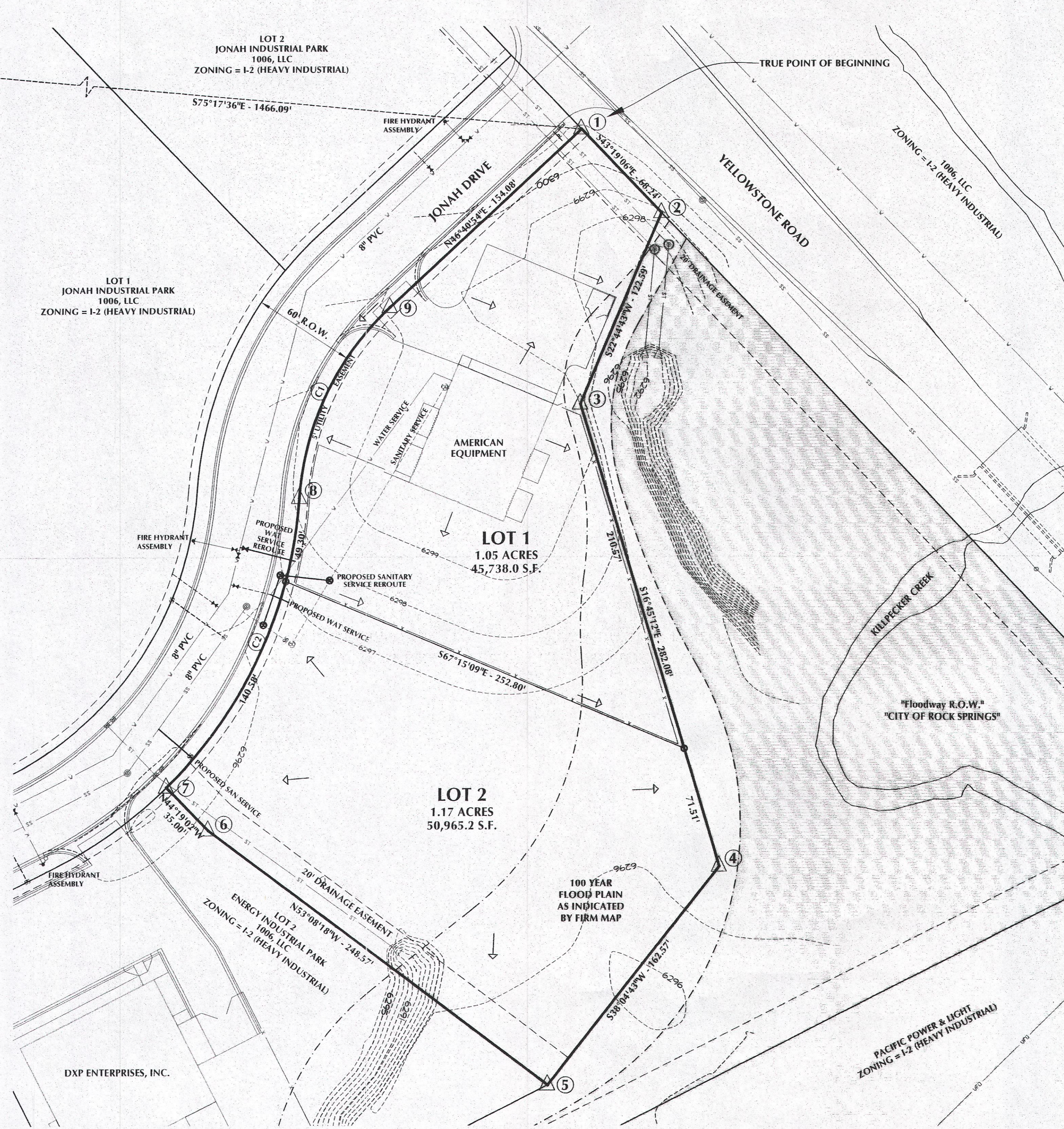
Joan D. Westphalen  
NOTARY PUBLIC



**TOPOGRAPHIC LEGEND**

	EXISTING WATER MAIN W/VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER W/MH
	EXISTING STORM SEWER W/INLET
	EXISTING FENCE
	EXISTING CONTOURS (1' INTERVAL)

**SAND DRAW INDUSTRIAL PARK  
PRELIMINARY/FINAL PLAT**  
(A RESUBDIVISION OF LOT 1 OF ENERGY INDUSTRIAL PARK)  
SECTION 15, T. 19 N., R. 105 W., OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING



- SURVEY CORNER SET LEGEND**
- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x3/8" ALL ALUMINUM PIPE STAMPED "SAND DRAW INDUSTRIAL PARK" MARKER (CORNER # INDICATED ON PLAT) PELS 10052"
  - INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PELS 10052"
  - C1/4 OF SECTION 15 (FOUND BRASS CAP)

**BASIS OF BEARING**  
THE BASIS OF BEARING IS N 02°26'55" W ALONG THE SOUTH CENTER 1/4 LINE OF SECTION 15

**SAND DRAW INDUSTRIAL PARK**

TOTAL ACREAGE (2 LOTS)	2.22 ACRES
LOT 1	1.05 ACRES
LOT 2	1.17 ACRES
ZONING:	I-2 (HEAVY INDUSTRIAL)

- PRELIMINARY/FINAL PLAT LEGEND**
- SUBDIVISION BOUNDARY
  - PROPERTY LINES
  - EASEMENT LINES
  - DRAINAGE ARROW

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	127.12'	170.00'	42°50'32"	N25°15'38"E	124.18'
C2	189.88'	260.00'	41°50'37"	N24°45'40"E	185.69'

**CERTIFICATE OF DEDICATION:**

The Undersigned DOUD LAND COMPANY, LLC, being the owner, proprietor, or party of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as the SAND DRAW INDUSTRIAL PARK (A RESUBDIVISION OF LOT 1 OF ENERGY INDUSTRIAL PARK) is located in Section 15, T. 19 N., R. 105 W. of the 6<sup>th</sup> P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 15,

Thence S 75° 17' 36" E, 1,466.09 feet (TIE) to the most Northerly corner of said subdivision and the Southwesterly Right of Way line of Yellowstone Road, which is also the TRUE POINT OF BEGINNING;

Thence S 43° 19' 06" E along the Southwesterly Right of Way line of Yellowstone Road, 68.24 feet;

Thence S 22° 44' 43" W along the Easterly Boundary Line of said subdivision, 122.59 feet;

Thence S 16° 45' 12" E and continuing along the Easterly Boundary Line of said subdivision, 282.08 feet;

Thence S 38° 04' 43" W and continuing along the Easterly Boundary Line of said subdivision, 162.57 feet;

Thence N 53° 08' 18" W along the Southerly Boundary Line of said subdivision, 248.57 feet;

Thence N 44° 19' 02" W and continuing along the Southerly Boundary Line of said subdivision, 35.00 feet to the Southeastery Right of Way line of Jonah Drive and the beginning of a non-tangent curve to the left, having a radius of 260.00 feet;

Thence along said curve through a central angle of 41° 50' 37", 189.88 feet, said curve having a chord bearing of N 24° 45' 40" E and a chord distance of 185.69 feet to the beginning of a reverse curve to the right having a radius of 170.00 feet;

Thence along said curve through a central angle of 42° 50' 32", 127.12 feet, said curve having a chord bearing of N 25° 15' 38" E and a chord distance of 124.18 feet;

Thence N 46° 40' 54" E and continuing along the Southeastery Right of Way line of Jonah Drive, 154.08 feet to the TRUE POINT OF BEGINNING;

and contains a total area of 2.22 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 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, utility/drainage, public right of ways, 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 7<sup>th</sup> day of January, A.D., 2012, by:

DOUD LAND COMPANY, LLC

Ben Doud  
BEN DOUD, (MANAGER), DOUD LAND COMPANY, LLC

STATE OF WYOMING SS  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, A.D., 2012, by:

Ben Doud  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires:

Joan D. Westphalen  
NOTARY PUBLIC



**CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK**

This plat was filed for record in the Office of the Clerk and Recorder at 9:00 o'clock, AM, February 14, A.D., 2012, and is duly recorded in Book of Plats, No. 547

Donna Wardell  
COUNTY CLERK  
DEPUTY



- NOTES:**
- MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS 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.
  - FIRE FLOW FOR THIS SUBDIVISION AND SURROUNDING AREA IS LIMITED TO 2500 GPM. SITE DEVELOPMENT AND DESIGN OF EACH LOT IS TO BE SUCH THAT THE REQUIRED FIRE FLOW IS NOT IN EXCESS OF 2500 GPM.
  - THIS SUBDIVISION IS LOCATED WITHIN THE (100) YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED BY FIRM PANEL 2560051 0005 E - REV. JULY 20, 1998.



**OWNER INFORMATION**

DOUD LAND COMPANY, LLC  
25528 GENESEE TRAIL ROAD  
GOLDEN, COLORADO 80401  
PHONE: 1-303-462-3604  
CONTACT: BEN DOUD

**CHOICE ENGINEERING SERVICES**

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

Date of preparation: Dec. 19, 2011