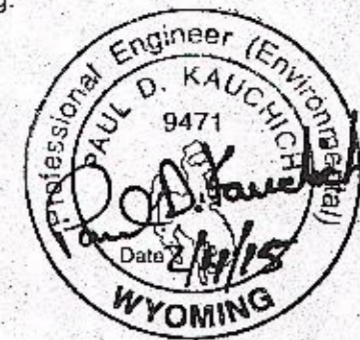


1/21/2015 3:18:36 PM

REVIEW - CITY ENGINEER

Date on this plat reviewed this 4th day of FEBRUARY A.D., 2015 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich, 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 12th day of December A.D., 2014.

Mary Manatos, MARY MANATOS, Chairman

Jennifer Shields, JENNIFER SHIELDS, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 3rd day of February A.D., 2015.

This plat is the resubdivision of Lot 2 of the College View Commercial Park Subdivision as recorded in the Book of Plats, Page 460 of the records of the Sweetwater County Clerk. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.

Carl Demshar, CARL DEMSHAR, Mayor

Lisa M. Taruffelli, LISA M. TARUFFELLI, City Clerk



STATEMENT OF SURVEYOR

I, 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 LEGACY SUBDIVISION as laid out, platted, dedicated, and shown hereon...

Craig A. Shauers, Craig A. Shauers, Professional Land Surveyor, Wyoming Registration No. 2928, dated 1/21/15

STATE OF WYOMING, SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 27th day of JAN., 2015, by:

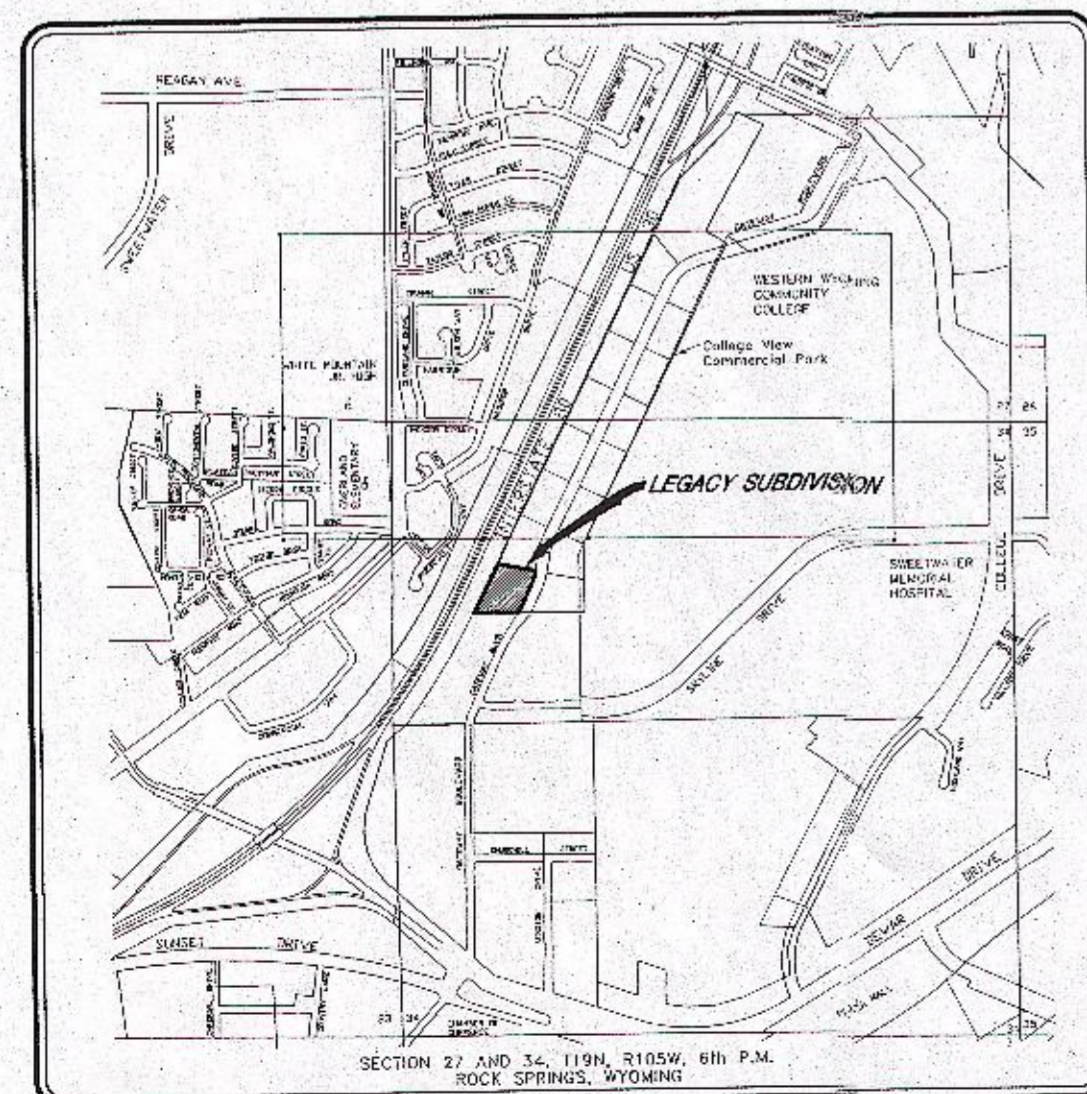
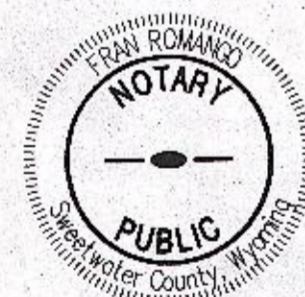
Craig A. Shauers

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-2017

Fran Romango, Notary Public



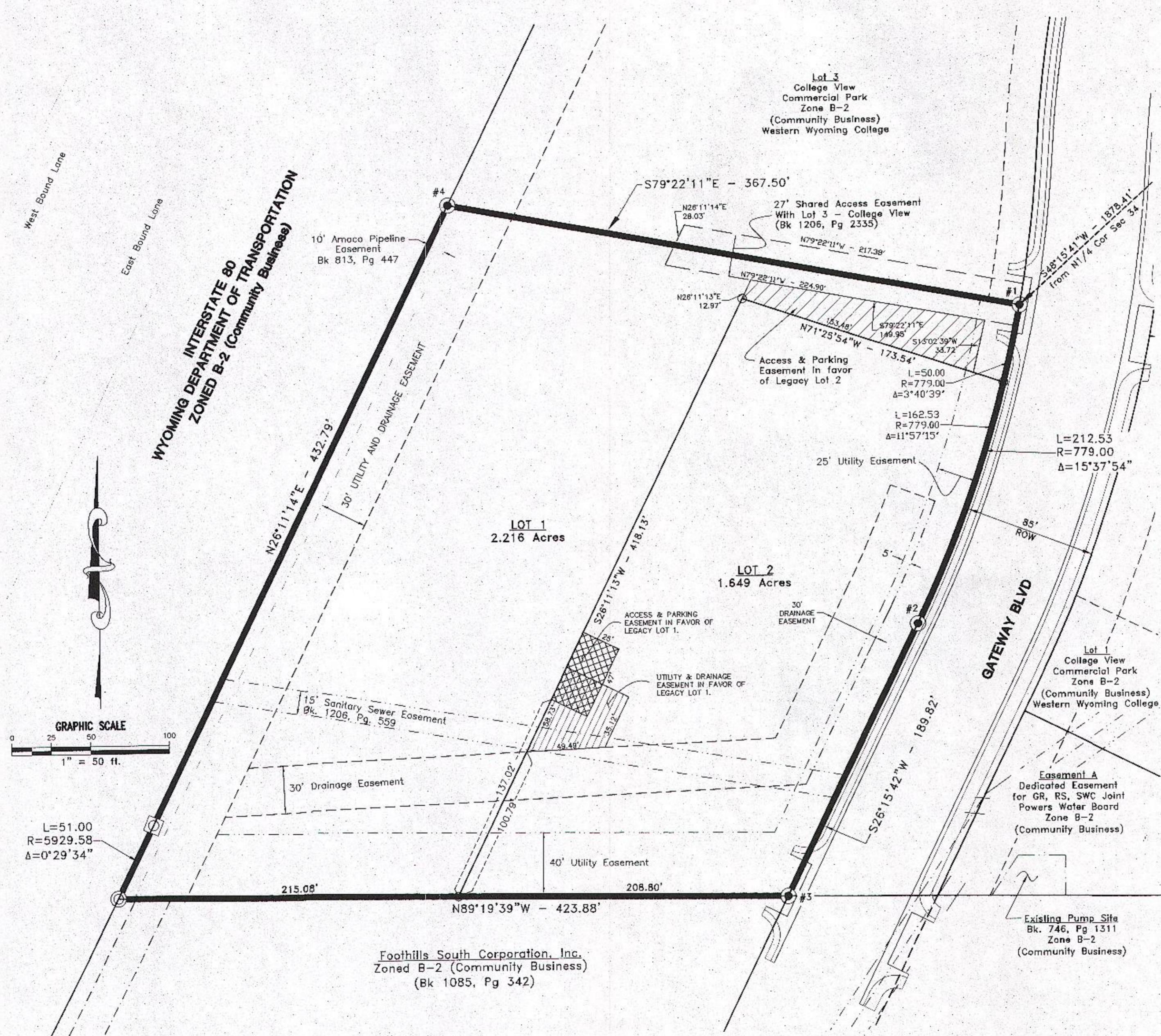
VICINITY MAP, SCALE: 1" = 1000'

LEGACY SUBDIVISION FINAL PLAT

(A RESUBDIVISION OF LOT 2 OF COLLEGE VIEW COMMERCIAL PARK)

SECTION 34

RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



ACCESS EASEMENTS

Rock Springs My Place, LLC hereby grants, for the mutual benefit of Lot 1 and Lot 2, perpetual non-exclusive easements for access on and across all driving aisles and lanes, whenever constructed and wherever located...

Owner also reserves for itself, its successors and assigns, and their customers, business invitees and agents, a perpetual, non-exclusive easement, for the benefit of Lot 1, to use any approach located near the southeast corner of Lot 2 for access to Gateway Boulevard...

BASIS OF BEARING

The Basis of Bearing is N89°17'44"W along the north line of the northwest quarter of Section 34, T19N, R105W.



OWNER/DEVELOPER

ROCK SPRINGS MY PLACE, LLC, 1910 8TH AVENUE, NE, ABERDEEN, SD 57401, Phone: (605) 725-5257

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned ROCK SPRINGS MY PLACE, 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 LEGACY SUBDIVISION (A Resubdivision of Lot 2 of College View Commercial Park) is located in Section 34, 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 a point that bears South 48°15'41" West at a distance of 1878.41 feet from the quarter corner common to said sections 27 and 34, said point being the most easterly corner of Lot 2 of the College View Commercial Park Subdivision as platted and filed in the office of the Sweetwater County Clerk, said point being the beginning of a non-tangent curve, concave westerly, having a radius of 779.00 feet, the center of which bears North 79°22'12" West;

Thence southwesterly along said curve and along the easterly boundary of said Lot 2 through a central angle of 15°37'54" for an arc distance of 212.53 feet;

Thence South 26°15'42" West along the easterly boundary of said Lot 2 for a distance of 189.82 feet to the southeast corner thereof;

Thence North 89°19'39" West along the southerly boundary of said Lot 2 for a distance of 423.88 feet to the most westerly corner thereof, said point being the beginning of a non-tangent curve, concave westerly, having a radius of 5929.58, the center of which bears North 63°19'12" West;

Thence northeasterly along said curve and along the westerly boundary of said Lot 2 through a central angle of 0°29'34" for an arc distance of 51.00 feet;

Thence North 26°11'14" East along the westerly boundary of said Lot 2 for a distance of 432.79 feet to the most northerly corner thereof;

Thence South 79°22'11" East along the northerly boundary of said Lot 2 for a distance of 367.50 feet to the Point of Beginning.

and contains a total area of 3.865 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, blocks, streets and easements, and that the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, alleys, 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 23rd day of January, 2015, by:

ROCK SPRINGS MY PLACE, LLC

RYAN RIVETT, MANAGER

STATE OF South Dakota, COUNTY OF Brown

The foregoing instrument was acknowledged before me this 23rd day of January, 2015, by:

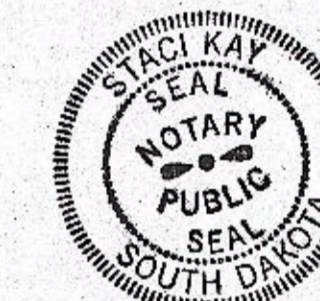
RYAN RIVETT

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 1/21/2016

Notary Public



MORTGAGEE RELEASE

The undersigned Commerce Bank of Wyoming, a branch of NebraskaLand National 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 1207, Page 788. MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, 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.

Commerce Bank of Wyoming, a branch of NebraskaLand National Bank

Gary Watkins, Vice President

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 11:55 o'clock, A.M.,

FEB. 6, 2015, and is duly recorded in the Book of Plats, Page No. 570

Deputy County Clerk

Deputy

MONUMENTS

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "LEGACY SUBDIVISION (CORNER # INDICATED ON PLAT) PLS 2928".
COLLEGE VIEW SUBDIVISION PIPE MONUMENT FOUND
WYDOT RIGHT-OF-WAY MONUMENT FOUND
INDIVIDUAL LOT CORNERS MONUMENTED WITH 2" ALUMINUM CAP ON 5/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928".

NOTE:

- 1. THIS SUBDIVISION INCLUDES A TOTAL OF 2 LOTS AND CONTAINS A TOTAL OF 3.865 ACRES.
2. ZONING: B-2 COMMUNITY BUSINESS.
3. 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.
4. DEVELOPER OF LOT 2 WILL BE REQUIRED TO INSTALL A SANITARY SEWER LATERAL AT THE TIME OF DEVELOPMENT.
5. DEVELOPER OF LOT 2 WILL BE REQUIRED TO INSTALL A WATER SERVICE LINE AT THE TIME OF DEVELOPMENT. WATER SERVICE FOR LOT 2 CAN BE PROVIDED FROM AN EXISTING SUB-OUT LOCATED AT THE SOUTHERN ENTRANCE, SERVED FROM A LOW PRESSURE ZONE. ALTERNATIVELY, WATER SERVICE FROM A HIGH PRESSURE ZONE IS AVAILABLE AT THE NORTHERN ENTRANCE.

JANUARY 2015

