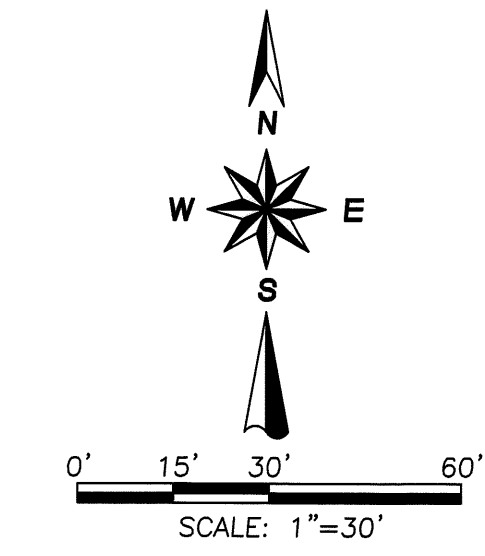


FINAL PLAT

NORTH SIDE STATE BANK COMMERCIAL SUBDIVISION

601 NORTH FRONT STREET, ROCK SPRINGS, WYOMING
 A RE-SUBDIVISION OF LOTS 6 - 12, BLOCK 2, ROCK SPRINGS ORIGINAL PLAT, LOTS 1 - 5 WITH ORIGINAL ALLEY, BLOCK 10, ROCK SPRINGS NORTH ADDITION AND PORTIONS OF THE FORMERLY PLATTED CREEK CHANNEL
 LOCATED IN SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35,
 RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH P.M., SWEETWATER COUNTY, WYOMING



- LEGEND**
- SET BRASS TABLE
 - FLUSH WITH CONCRETE
 - ⊙ SET 2" ALUMINUM CAP STAMPED LS 9397
 - ⊕ FOUND "X" CHISELED IN CONCRETE
 - ◆ QUARTER CORNER FOUND
 - ◇ SECTION CORNER NOT FOUND

NORTH 1/4 CORNER
 SECTION 35, T19N, R105W, 6th PM
 FOUND NAIL AND WASHER
 STAMPED LS2924

ZONING
 B-3 CENTRAL BUSINESS

FLOOD PLAIN
 A PORTION OF THIS SUBDIVISION IS LOCATED IN THE ONE HUNDRED YEAR FLOOD PLAIN AND 100 YEAR FLOODWAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (NOTED AS "ZONE X AND ZONE AE" ON PANEL 560051 0005 E, DATED JULY 20, 1998 AND REVISED FEBRUARY 11, 2013)

- NOTE:**
- 1.) THIS SUBDIVISION OR A PORTION THEREOF IS LOCATED OVER KNOWN MINED AREAS LABELED AS "MITIGATED LOW" ON THE CITY WIDE MINE SUBSIDENCE RISK MAP.
 - 2.) 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 REGARDING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.
 - 3.) MAINTENANCE AND REPAIRS OF PUBLIC PARKING AREA AND RETAINING WALL WITHIN THE DESIGNATED EASEMENT SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE CITY OF ROCK SPRING.
 - 4.) "X" CHISELED IN CONCRETE WAS NOT FOUND ON RECORD BUT WAS ACCEPTED AS FOUND EVIDENCE AS REQUESTED BY KENT FELDERMAN, ROCK SPRINGS CITY SURVEYOR.

- REFERENCES**
- ORIGINAL ROCK SPRINGS WYOMING PLAT DATED NOVEMBER 18, 1881
 NORTH ADDITION TO ROCK SPRINGS WYOMING PLAT DATED NOVEMBER 6, 1891
- DEED - BOOK 1213, PAGE 6567 DEED - BOOK 1213, PAGE 6584
 - DEED - BOOK 1213, PAGE 6568 DEED - BOOK 1213, PAGE 6586
 - DEED - BOOK 1213, PAGE 6569 DEED - BOOK 1199, PAGE 6791
 - DEED - BOOK 1213, PAGE 6571 DEED - BOOK 1220, PAGE 2288
 - DEED - BOOK 1213, PAGE 6573 DEED - BOOK 1136, PAGE 0795
 - DEED - BOOK 1213, PAGE 6575 DEED - BOOK 1213, PAGE 5283
 - DEED - BOOK 1213, PAGE 6576 DEED - BOOK 0101, PAGE 0418
 - DEED - BOOK 1213, PAGE 6578 DEED - BOOK 0819, PAGE 1221
 - DEED - BOOK 1213, PAGE 6580 DEED - BOOK 1125, PAGE 0289
 - DEED - BOOK 1213, PAGE 6582

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 74°01'54" EAST 1089.21 FEET FROM A FOUND NAIL AND WASHER STAMPED LS2924 MARKING THE NORTH QUARTER CORNER OF SECTION 35, T19N, R105W, AND THE SOUTHWEST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF ROCK SPRINGS, A FOUND "X" CHISELED IN CONCRETE.

SURVEY CERTIFICATE
 I, MEL MCQUARRIE, 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 THE NORTH SIDE STATE BANK COMMERCIAL SUBDIVISION AS LAD 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).

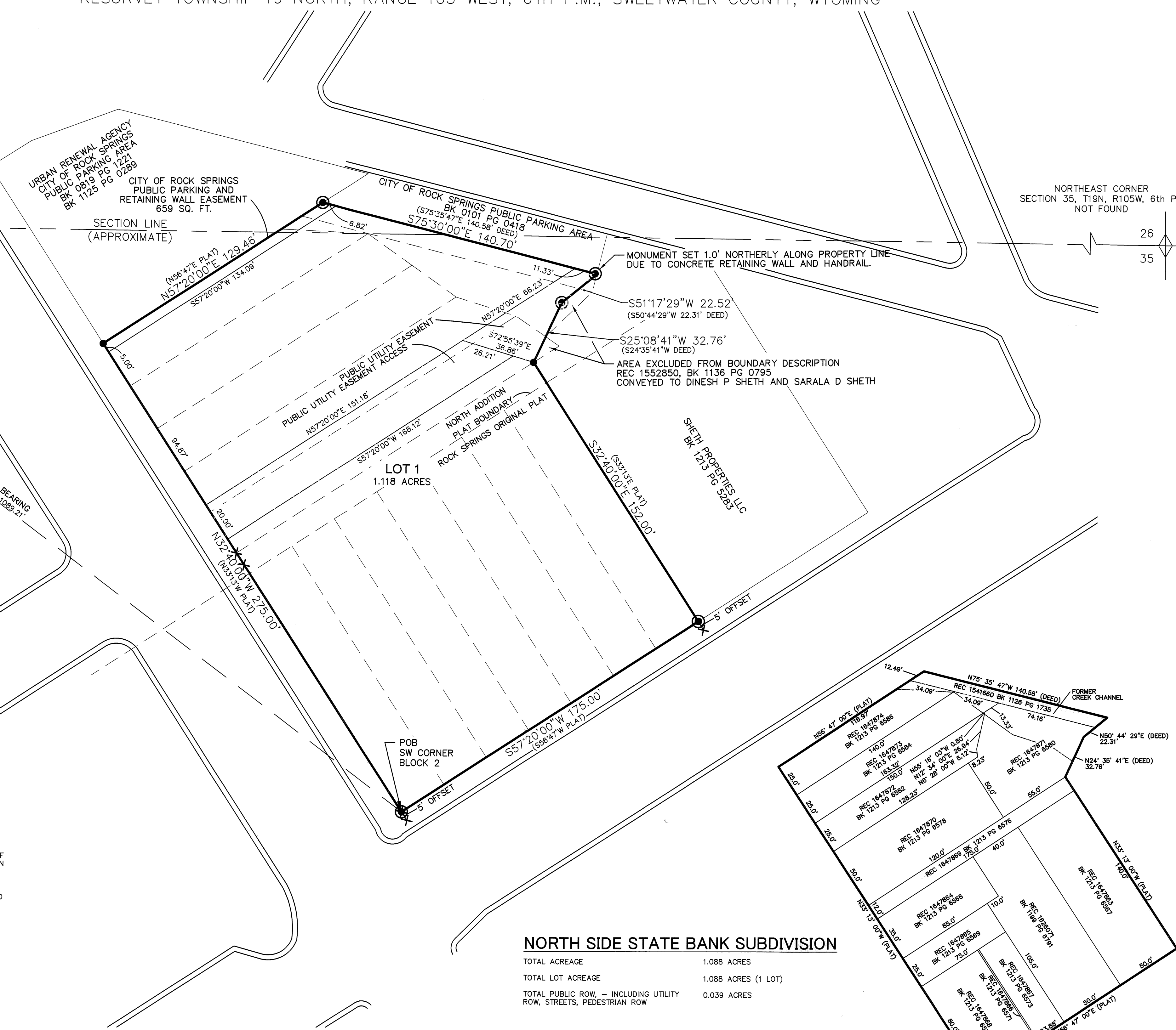
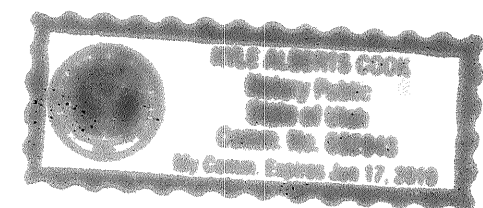
Mel McQuarrie
 MEL MCQUARRIE
 PROFESSIONAL LAND SURVEYOR
 WYOMING REGISTRATION NO. 9397

STATE OF UTAH SS
 SALT LAKE COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF JUNE, 2018, BY MEL MCQUARRIE.

AS A FREE AND VOLUNTARY DEED
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES:

[Signature]
 NOTARY PUBLIC



NORTH SIDE STATE BANK SUBDIVISION

TOTAL ACREAGE 1.088 ACRES
 TOTAL LOT ACREAGE 1.088 ACRES (1 LOT)
 TOTAL PUBLIC ROW, - INCLUDING UTILITY ROW, STREETS, PEDESTRIAN ROW 0.039 ACRES

EXISTING LOT/PARCEL DETAIL
 NOT AT SCALE

REVIEW - CITY ENGINEER
 DATA ON THIS PLAT REVIEWED THIS 16th DAY OF July, A.D., 2018.
 BY A LICENSED PROFESSIONAL ENGINEER ON BEHALF OF THE DEPARTMENT OF ENGINEERING AND OPERATIONS OF THE CITY OF ROCK SPRINGS, WYOMING.

[Signature]
 CITY ENGINEER
 LICENSED PROFESSIONAL ENGINEER

APPROVAL - PLANNING AND ZONING COMMISSION
 THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 12th DAY OF June, A.D., 2018.

[Signature]
 CHAIRMAN
[Signature]
 SECRETARY/ACTING SECRETARY

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL
 THIS PLAT IS THE RESUBDIVISION OF A PORTION OF THE ROCK SPRINGS ORIGINAL PLAT AND THE ROCK SPRINGS NORTH ADDITION, AS RECORDED IN THE BOOK OF PLATS, PAGE 37 & 39, OF THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

APPROVED BY THE CITY COUNCIL OF ROCK SPRINGS, WYOMING, THIS 17th DAY OF July, A.D., 2018.

[Signature]
 MAYOR
[Signature]
 ATTEST
 CITY CLERK

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, AM, July 27, 2018, AND IS DULY RECORDED IN BOOK 1213, PAGE NO. 585.

[Signature]
 COUNTY CLERK
[Signature]
 DEPUTY

FA 585

FINAL PLAT
 NORTH SIDE STATE BANK COMMERCIAL SUBDIVISION
 SHEET 1 OF 1

601 NORTH FRONT STREET
 ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

PREPARED BY: **COOK-SANDERS ASSOCIATES INC.**
 331 SOUTH RIO GRANDE AVE. SUITE #120
 SALT LAKE CITY, UT 84101
 (801) 364-4051

PREPARED FOR: **1ST BANK OF EVANSTON**

PROJECT NUMBER: 16-06-146 DRAWN BY: S. HANCOCK
 DATE PRINTED: 6/25/18 CHECKED BY: M. MCQUARRIE

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GLACIER BANK, A MONTANA BANKING CORPORATION, BEING THE OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS NORTH SIDE STATE BANK COMMERCIAL SUBDIVISION, IS LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH P.M., SWEETWATER COUNTY, WYOMING, BEING A RE-SUBDIVISION OF LOTS 6-12, BLOCK 2, ROCK SPRINGS ORIGINAL PLAT, A PORTION OF LOT 1 AND LOTS 2-5 WITH ORIGINAL ALLEY, BLOCK 10, ROCK SPRINGS NORTH ADDITION AND PORTIONS OF THE FORMERLY PLATTED CREEK CHANNEL, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 2 OF THE ORIGINAL ROCK SPRINGS WYOMING PLAT DATED NOVEMBER 18, 1881, A FOUND "X" CHISELED IN CONCRETE, SAID POINT BEING LOCATED SOUTH 74°01'54" EAST 1089.21 FEET FROM A NAIL AND WASHER STAMPED LS2924 MARKING THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN;

RUNNING THENCE NORTH 32°40'00" WEST ALONG THE WEST LINE OF BLOCK 2 OF THE ORIGINAL PLAT AND THE WEST LINE OF BLOCK 10 OF THE NORTH ADDITION AND ALLEY, 275.00 FEET; THENCE NORTH 57°20'00" EAST ALONG THE NORTHERLY LINE OF LOT 5 OF BLOCK 10 OF THE NORTH ADDITION AND A PARCEL CONVEYED TO GLACIER BANK BY DEED RECORDED IN BOOK 1220 PAGE 2288, 129.46 FEET; THENCE SOUTH 75°30'00" EAST ALONG THE EASTERLY LINE OF A PARCEL CONVEYED TO GLACIER BANK BY DEED RECORDED IN BOOK 1220 PAGE 2288, 140.70 FEET; THENCE SOUTH 51°17'29" WEST ALONG THE WESTERLY LINE OF A PARCEL CONVEYED TO DINESH P. SHETH AND SARALA D. SHETH BY DEED RECORDED IN BOOK 1136 PAGE 0795, 22.52 FEET; THENCE SOUTH 25°08'41" WEST ALONG THE WESTERLY LINE OF A PARCEL CONVEYED TO DINESH P. SHETH AND SARALA D. SHETH BY DEED RECORDED IN BOOK 1136 PAGE 0795, 32.76 FEET; THENCE SOUTH 32°40'00" EAST ALONG THE EASTERLY LINE OF LOT 6 OF BLOCK 2 OF THE ORIGINAL PLAT, 152.00 FEET; THENCE SOUTH 57°20'00" WEST 175.00 FEET ALONG THE SOUTH LINE OF BLOCK 2 OF THE ORIGINAL PLAT TO THE POINT OF BEGINNING.

AND CONTAINS AN AREA OF 1.118 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(S) AND PROPRIETOR(S), 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(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) 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.

THE ABOVE DESCRIBED TRACT OF LAND LIES WITHIN THE ORIGINAL PLAT OF ROCK SPRINGS AND THE NORTH ADDITION PLAT TO THE CITY OF ROCK SPRINGS, WYOMING. IT IS OUR DESIRE TO VACATE THE ABOVE DESCRIBED PORTION OF THE ORIGINAL PLATS IN ORDER THAT THE NEW SUBDIVISION MAY BE RECORDED IN ITS PLACE. WE DECLARE THAT THE AFORESAID PORTION OF SAID ORIGINAL PLATS ARE HEREBY VACATED, FROM AND AFTER THE DATE OF EXECUTION HEREOF.

EXECUTED THIS 29th DAY OF June, 2018, BY:

PROPERTY OWNER: GLACIER BANK, A MONTANA BANKING CORPORATION.
[Signature]
 TY NELSON, PRESIDENT

ATTEST
[Signature]

STATE OF Wyoming SS
 Park COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, 2018, BY Ty Nelson & Derek Moore

AS A FREE AND VOLUNTARY DEED
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 10-20-18

[Signature]
 NOTARY PUBLIC

JENNIFER PERRY
 COUNTY OF PARK
 STATE OF WYOMING
 MY COMMISSION EXPIRES OCTOBER 20, 2018

SURVEY NARRATIVE
 COOK-SANDERS ASSOCIATES WAS ASKED BY GLACIER BANK TO CREATE A RESUBDIVISION OF THEIR PROPERTY TO COMBINE THE INDIVIDUAL LOT AND BLOCK PARCEL DESCRIPTIONS INTO A SINGLE OVERALL BOUNDARY.

VICINITY MAP