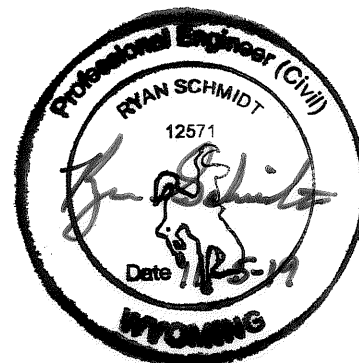


REVIEW - CITY ENGINEER

Data on this plat reviewed this 5th day of November, A.D., 2019 by a Licensed Professional Engineer on behalf of the Department of Engineering/Operations & Public Services of the City of Rock Springs, Wyoming

Ryan Schmidt
RYAN SCHMIDT - CITY ENGINEER
LICENSED PROFESSIONAL ENGINEER



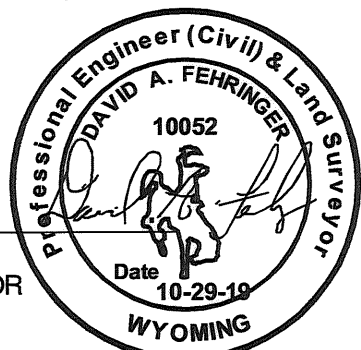
APPROVAL - CITY PLANNER OF ROCK SPRINGS

This Plat Approved by the City Planner for the City of Rock Springs this 5th day of November, A.D., 2019.

Laure Leigh
CITY PLANNER

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, that this plat is a true, correct, and complete Replat of Lots 7 & 8, ENERGY INDUSTRIAL PARK 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 lot 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. FEHRINGER
PROFESSIONAL ENGINEER & LAND SURVEYOR
WYOMING REGISTRATION NUMBER 10052

STATE OF WYOMING
SS
SWEETWATER COUNTY

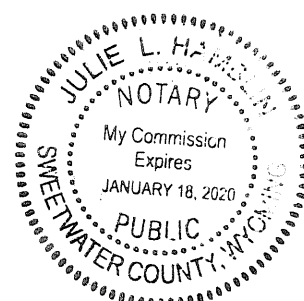
The foregoing instrument was acknowledged before me this 5th day of November

David A. Fehringer

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 1/18/2020



Julie L. Hamblin
NOTARY PUBLIC

MORTGAGEE CONSENT

The undersigned UINBA BANK & ROCK SPRINGS NATIONAL BANK, hereinafter MORTGAGEE(S), holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Sweetwater County Clerk in Book 1205, Page 1995 and Book 1210, Page 5327. MORTGAGEE(S), by signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

Shawn L. Chapman, AVE
for UINBA-BANK

John Ramsey
for ROCK SPRINGS NATIONAL BANK

SURVEY CORNER LEGEND

- PROPERTY BOUNDARY CORNER FOUND
- PROPERTY BOUNDARY CORNER TO BE SET WITH 5/8"x24" REBAR AND ALUMINUM CAP

LEGEND

PROPERTY BOUNDARY LINE
PREVIOUS DEED LINE
EASEMENT LINES

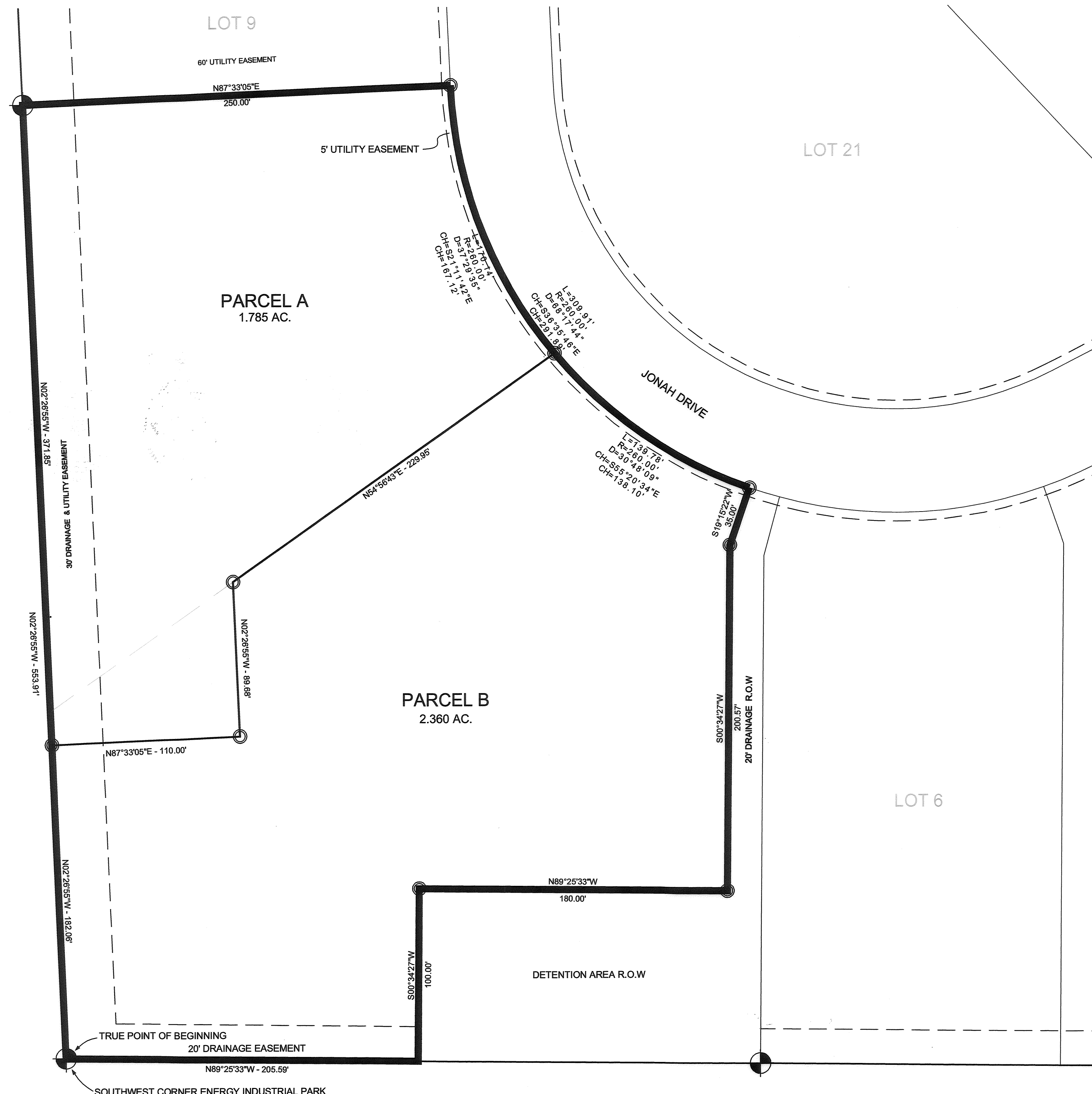
BASIS OF BEARING

THE BASIS OF BEARING IS N 89°25'33" W ALONG
THE SOUTH LINE OF ENERGY INDUSTRIAL PARK

- NOTES:
- ZONING: CURRENT ZONING IS I-2 (HEAVY INDUSTRIAL) PROPOSED ZONING IS I-2 (HEAVY INDUSTRIAL)
 - THIS PROPERTY IS NOT LOCATED IN THE FLOODPLAIN ZONE AS INDICATED BY FIRM PANEL #560051 0005 E - REV. JULY 20, 1998.
 - THIS PROPERTY IS NOT LOCATED IN A MINE SUBSIDENCE AREA. RISK = LOW
 - THIS PROPERTY IS SERVED BY A PUBLIC WATER AND SEWER SYSTEM.
 - 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 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

ENERGY INDUSTRIAL PARK A REPLAT OF LOTS 7 & 8 LOCATED IN SECTION 15 of TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING All earlier plats, or portions thereof, as noted on this Replat are hereby vacated

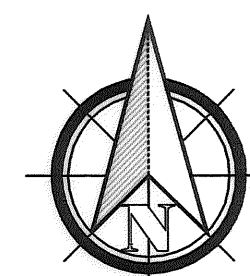


ENERGY INDUSTRIAL PARK A REPLAT OF LOTS 7 & 8 "PARCEL A & PARCEL B"

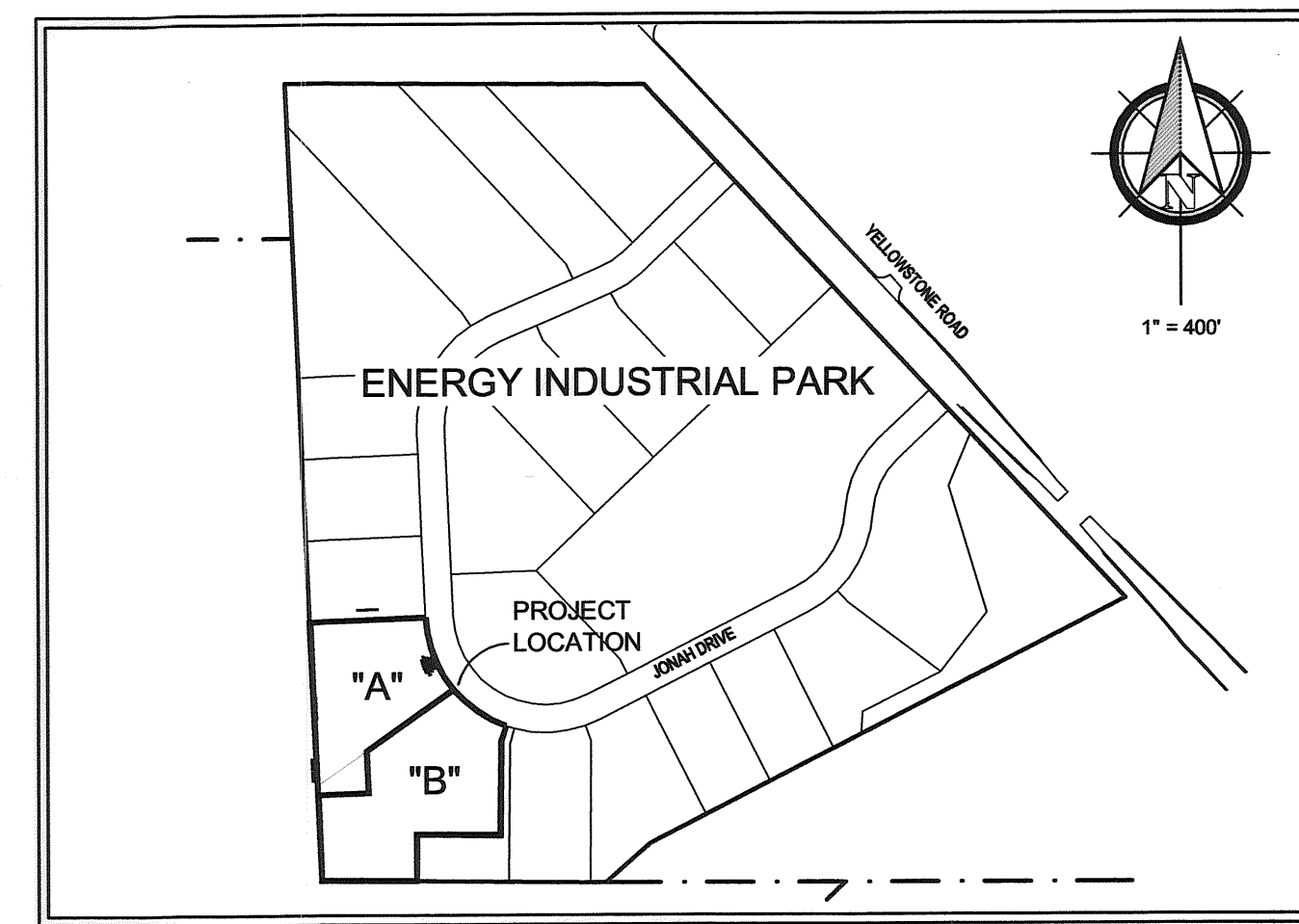
TOTAL ACREAGE	4.145 ACRES
TOTAL LOTS	4.145 ACRES 2 LOTS
PUBLIC R.O.W.	0.00 ACRES

OWNER INFORMATION

1005 LLC
913 MAIN STREET
LOUISVILLE, CO 80027



SCALE: 1" = 40'



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TONY TARUFFELLI - 1005 LLC, BEING THE OWNER(S), PROPRIETOR(S), OR PARTIES OF INTEREST IN THE LAND SHOWN THIS FINAL PLAT, DOES HEREBY CERTIFY:

THAT THE FORGOING REPLAT OF ENERGY INDUSTRIAL PARK, LOTS 7 & 8, A PARCEL LOCATED IN THE E½ OF SECTION 15, T.19N., R.105W, 6TH PM, ROCKS SPRINGS, SWEETWATER COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ENERGY INDUSTRIAL PARK SUBDIVISION, THIS BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 02°26'55" WEST ALONG THE WEST LINE OF SAID ENERGY INDUSTRIAL PARK SUBDIVISION, A DISTANCE OF 553.91 FEET TO THE NORTHWEST CORNER OF PARCEL "A";

THENCE ALONG THE SOUTHERLY LINE OF LOT 9, NORTH 87°33'05" EAST, A DISTANCE OF 250.00 FEET TO THE WESTERLY SIDE 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 68°17'44", 309.91 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 36°35'46" EAST AND A CHORD DISTANCE OF 291.89 FEET;

THENCE SOUTH 19°15'22" WEST, A DISTANCE OF 35.00 FEET TO A POINT;

THENCE SOUTH 00°34'27" WEST, A DISTANCE OF 200.57 FEET TO A POINT;

THENCE NORTH 89°25'33" WEST, A DISTANCE OF 180.00 FEET TO A POINT;

THENCE SOUTH 00°34'27" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID ENERGY INDUSTRIAL PARK;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENERGY INDUSTRIAL PARK, NORTH 89°25'33" WEST, A DISTANCE OF 205.59 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 180,556 SQUARE FEET OR 4.145 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 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 DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNED 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 5th DAY OF November, 2019

BY: Tony Taruffelli
TONY TARUFFELLI - OWNER
1005, LLC

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 5th day of November

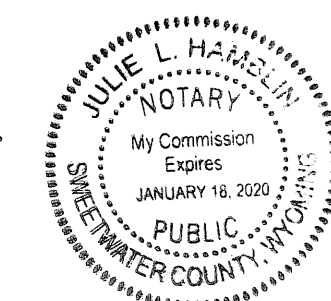
Tony Taruffelli - Owner of 1005, LLC

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 01-18-2020

Julie L. Hamblin
NOTARY PUBLIC



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK:

This plat was filed for record in the Office of the Clerk and Recorder at 10:00 o'clock, AM

November 6, 2019, and is duly recorded in Book Plats, Page No. 592

Donna Wardell
COUNTY CLERK

Donna Wardell
DEPUTY

PREPARED BY:

WHS
ENGINEERING > SURVEYING > PLANNING
DATE OF PREPARATION: 09-03-19
REVISED 10-29-19