

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, ENERGY 307, LLC, a Wyoming limited liability company, being sole owner(s) of the land shown on this plat, does hereby certify:

That the foregoing plat designated as the E307 INDUSTRIAL PARK SUBDIVISION (A REPLAT OF LOT 1 OF THE RONICK SUBDIVISION), is Located in the NE Quarter, Section 12, Resurvey Township 18 North, Range 106 West, and in the NW Quarter, Section 7, Resurvey Township 18 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

Lot 1 of the Ronick Subdivision, as shown on the official plat thereof, being recorded in the Office of the Sweetwater County Clerk on Pages 540 and 540A in the Book of Plats, the retracement of said Lot boundaries being described by metes and bounds as follows:

A parcel of land situate in the Southeast Quarter of the Northeast Quarter of Section 12 (SENE12), Resurvey Township 18 North, Range 106 West and in the Southwest Quarter of the Northwest Quarter of Section 7 (SWNW7), Resurvey Township 18 North, Range 105 West of the 6th P.M., Sweetwater County, Wyoming, the boundaries of said Lot 1 and said parcel being more particularly described as follows:

Beginning at the Quarter Corner common to said Section 12 and said Section 7;
Thence South 89°51'40" West on the center section line of said Section 12 for a distance of 873.92 feet to the southeasterly right-of-way boundary of Purple Sage Road (Old US Highway 30);
Thence North 63°17'31" East on said right-of-way boundary for a distance of 973.73 feet to the section line common to said Section 12 and said Section 7;
Thence South 00°32'10" East on said section line and on said right-of-way boundary for a distance of 12.95 feet;
Thence North 63°00'39" East on said right-of-way boundary for a distance of 21.51 feet;
Thence South 23°44'29" East for a distance of 300.62 feet;
Thence North 53°10'03" East for a distance of 338.17 feet to the southwesterly right-of-way boundary of US Highway 191;
Thence South 28°17'22" East on said US 191 right-of-way boundary for a distance of 303.36 feet to the northwesterly right-of-way boundary of the Union Pacific Railroad mainline;
Thence South 45°33'22" West on said railroad right-of-way boundary for a distance of 128.18 feet to the center section line of said Section 7;
Thence South 89°37'34" West on the center section line of said Section 7 for a distance of 459.18 feet to the point of beginning.

Said parcel having an area of 330,773 Square Feet or 7.594 Acres, more or less.

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 utility easements, and

That the undersigned owner(s) of the land shown and described on this plat does/do hereby dedicate to the public use all streets, alleys, easements, and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use.

Executed this 15 day of JANUARY, 20 22, by:

Energy 307, LLC, a Wyoming limited liability company

Daniel McGlade, Manager and Member

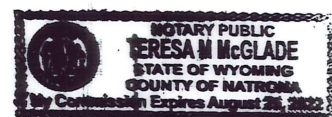
STATE OF WYOMING }
NATRONA COUNTY } SS

The foregoing instrument was acknowledged before me this 25th day of

JANUARY, 20 22

by Daniel McGlade, as a free and voluntary act and deed.

Witness my hand and official seal.



(Notary Public)

My commission expires: August 25, 2022

STATEMENT OF SURVEYOR

I, Kent Felderman, do hereby certify that I am a land surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the E307 INDUSTRIAL PARK SUBDIVISION (REPLAT OF LOT 1 OF THE RONICK 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 Sweetwater County regulations governing the subdivision of land.

Kent Felderman
Professional Land Surveyor
Wyoming Registration No. 6147



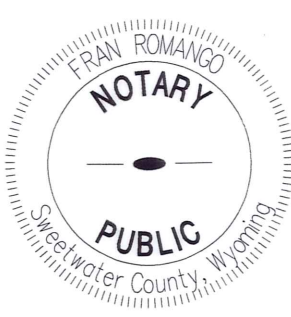
STATE OF WYOMING }
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 20th day of JANUARY

20 22, by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

Sean Romango
(Notary Public)

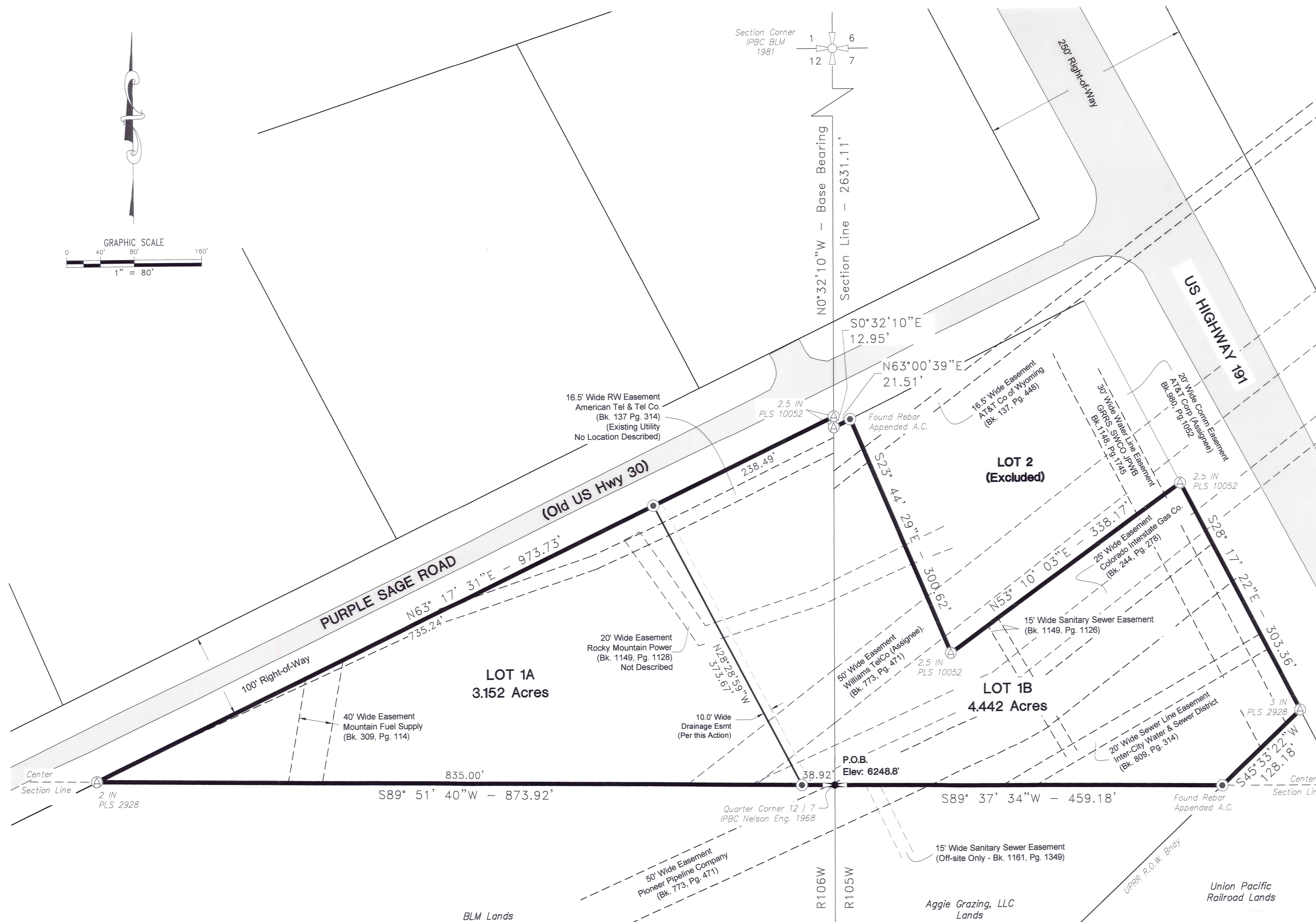


My commission expires: 10-10-2027

E307 INDUSTRIAL PARK SUBDIVISION

A Replat of Lot 1 in the Ronick Subdivision

Situate in the SENE, Section 12, Resurvey Township 18 North, Range 106 West
And in the SWNW, Section 7, Resurvey Township 18 North, Range 105 West
6th P.M., Sweetwater County, Wyoming



REPLAT STATEMENTS

THIS IS A REPLAT OF LOT 1 OF THE RONICK SUBDIVISION AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 540 & 540A IN THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

ADDITIONAL EASEMENTS NOT SHOWN

- Southern Wyoming Utilities Co.
Book 127, Page 129
All Right, Title and Interest in Water Lines
In Section 7-18-105
(No easement width or location specified)
- Pacific Power & Light Co.
Book 281, Page 70
A strip of ground... for Water Mains and Works
In Section 7-18-105
("sufficient width" - No location provided)

LEGEND

- Aluminum Cap Monument Recovered This Survey
Details As Noted
- 2-1/2 IN Aluminum Cap Monument Set This Survey
PLS 6147

SURVEY NOTES

All bearings and distances shown hereon are based on measurements observed this survey, referred to the east section line of Section 12 - North 0°32'10" West (per Ronick Subdivision record) between found monuments at the east quarter corner and the northeast section corner thereof.

In effort to avoid compounding anomalies in geometry and reporting contained on the official plat for the Ronick Subdivision, the boundary annotations and legal description shown hereon constitute a RETRACEMENT of the original Lot 1 perimeter, between corners found and set during the prior survey for said subdivision, all of which were recovered during the course of this survey. Bounds calls within the legal description hereon are those that were included in the deed conveyance to the original subdivider (Book 832, Pages 199 thru 201), thereby controlling the boundaries on this and the original subdivision plat.

GENERAL NOTES

- This subdivision contains 2 industrial lots and includes a total of 7.594 acres.
- This property is zoned County I-1, Light Industrial.
- Individual lot owners are required to submit a Drainage Plan at the time of Application for a Construction/Use Permit for the primary residential permitted use. This Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
- NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
- SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."
- Maintenance and upkeep of drainage easements outside of public rights-of-way 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.
- West Side Water and Sewer District will supply sanitary sewer service for the subdivision.
- City of Rock Springs Municipal Utility will supply the water for the subdivision.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- Section 5.E.3.B.IV of the Sweetwater County Subdivision Regulations, regarding utility installations on Lot 1-A has been waived by: VARIANCE RESOLUTION 22-02-ZO-01 DATED FEBRUARY 15, 2022.

APPROVAL - LAND USE DEPARTMENT

This plat approved by the Land Use Director of Sweetwater County, Wyoming.

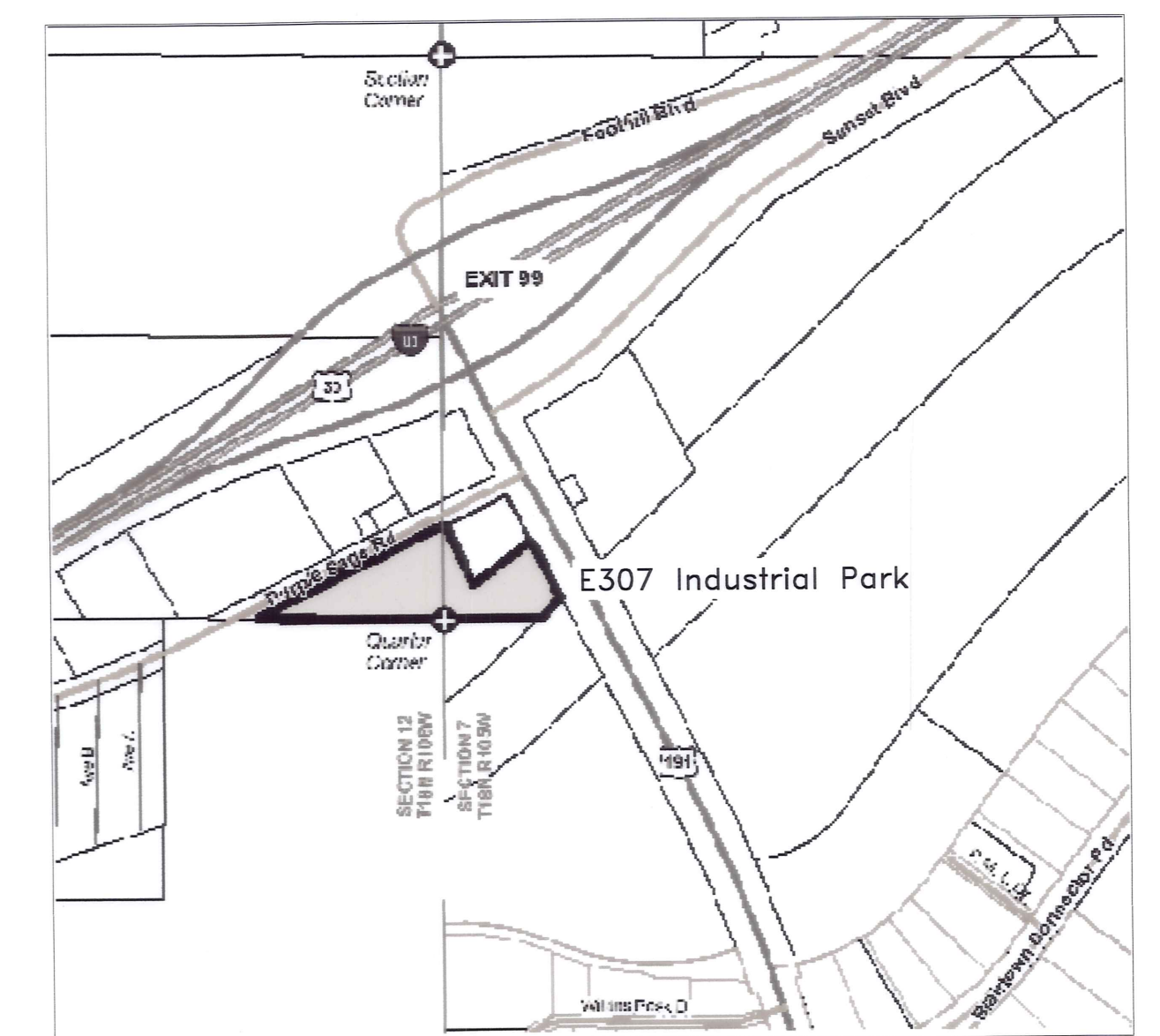
this 15 day of February, A.D., 20 22

Eric R. L.
Sweetwater County Land Use Director

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved this 15 day of February, 20 22, by the County Engineer of Sweetwater County, Wyoming.

Deanne Wardell
County Engineer



VICINITY MAP

No Scale

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 9:46 a'clock, A.M.,

February 15, 20 22, and is duly recorded on Page No. 604 in the Book of Plats.

Optima L. Lane
(Sweetwater County Clerk)

By: *Danna Wardell*
Deputy

LAND OWNER/DEVELOPER

ENERGY 307, LLC
6790 Casper Mountain Road
Casper, Wyoming 82601



RECORDED 2/15/2022 AT 8:46 AM REC# 1889031, BK# PG#
CYNTHIA LANE, CLERK of SWEETWATER COUNTY, WY Page 1 of 1

FEBRUARY 2022