

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, EXPRESS DEVELOPMENT LTD CO, a New Mexico Domestic Limited Liability Company, being sole owner, proprietor, or party of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the MAVERIK ADDITION, is located in Section 5, Resurvey Township 18 North, Range 105 West of the Sixth Principal Meridian, City of Rock Springs, Sweetwater County, Wyoming and is more particularly described as follows:

A parcel of land situate in Federal Lot 6 of Section 5, Resurvey Township 18 North, Range 105 West of the Sixth Principal Meridian, Rock Springs City, Sweetwater County, Wyoming, being identical to the tract of land conveyed to Express Development Ltd. Co. by that Warranty Deed of record in Book 1245, Page 1313 in the Office of the Sweetwater County Clerk and Recorder, and being more particularly described as follows:

Commencing at the northeast section corner of said Section 5;

Thence along the north section line of said Section 5 - North 87°52'30" West for a distance of 1,651.17 feet to the northwest corner of that certain parcel of land conveyed by Union Pacific Land Resources Corporation to Lloyd Banks and Henry Wilcox by special warranty deed dated March 5, 1979, UPLRC Document Audit No. 795-2, said corner being the TRUE POINT OF BEGINNING;

Thence parallel with the east section line of said Section 5 - South 0°51'38" East, for a distance of 748.63 feet (S 0°54'58" E - 754.13' (Record)), to a point on the northerly right-of-way boundary of Interstate Highway I-80;

Thence along said northerly right-of-way boundary, South 64°02'22" West for a distance of 96.10 feet (S 64°02'07" W - 94.20 feet (Record));

Thence continuing along said northerly right-of-way boundary, South 40°09'41" West for a distance of 495.39 feet (S 40°08'50" W - 492.16 feet (Record));

Thence continuing along said northerly right-of-way boundary, South 59°29'09" West for a distance of 702.21 feet;

Thence continuing along said northerly right-of-way boundary, South 64°02'07" West for a distance of 54.21 feet (56.86 feet (Record));

Thence North 00°50'05" West for a distance of 1,589.41 feet (N 0°54'58" W - 1,592.88 feet (Record)) to a point on the north section line of said Section 5;

Thence along the north section line of said Section 5, South 87°52'30" East for a distance of 1,072.24 feet to the POINT OF BEGINNING.

That said parcel contains an area of 29.941 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, and other lands within the boundary lines of the plat as indicated and not already 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 29th day of March, 2023, by Howard E. McCall.

Signature of Howard E. McCall, Executive Officer of Express Development, LTD Co.

STATE OF New Mexico }
COUNTY OF Bernalillo } SS

The foregoing instrument was acknowledged before me this 29 day of March, 2023, by Howard E. McCall as a free and voluntary act and deed.

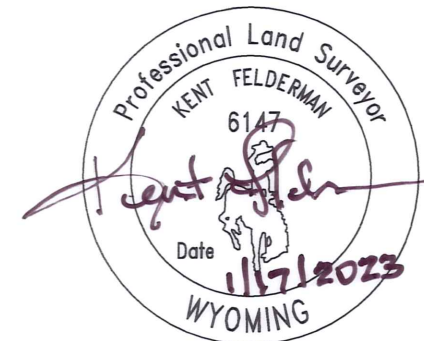
Notary Public signature and seal for Andrew Aragon.

STATE OF NEW MEXICO NOTARY PUBLIC Andrew Aragon Commission No. 1135616 September 26, 2025 My commission expires: 9-29-2025

STATEMENT OF SURVEYOR

I, Kent Felderman, 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 MAVERIK ADDITION 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 City of Rock Springs' regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

Kent Felderman Professional Land Surveyor Wyoming Registration No. 6147

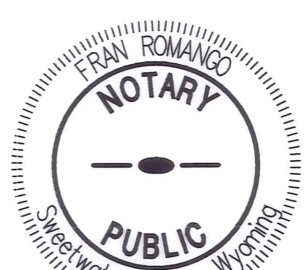


STATE OF WYOMING }
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 17th day of JANUARY, 2023, by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

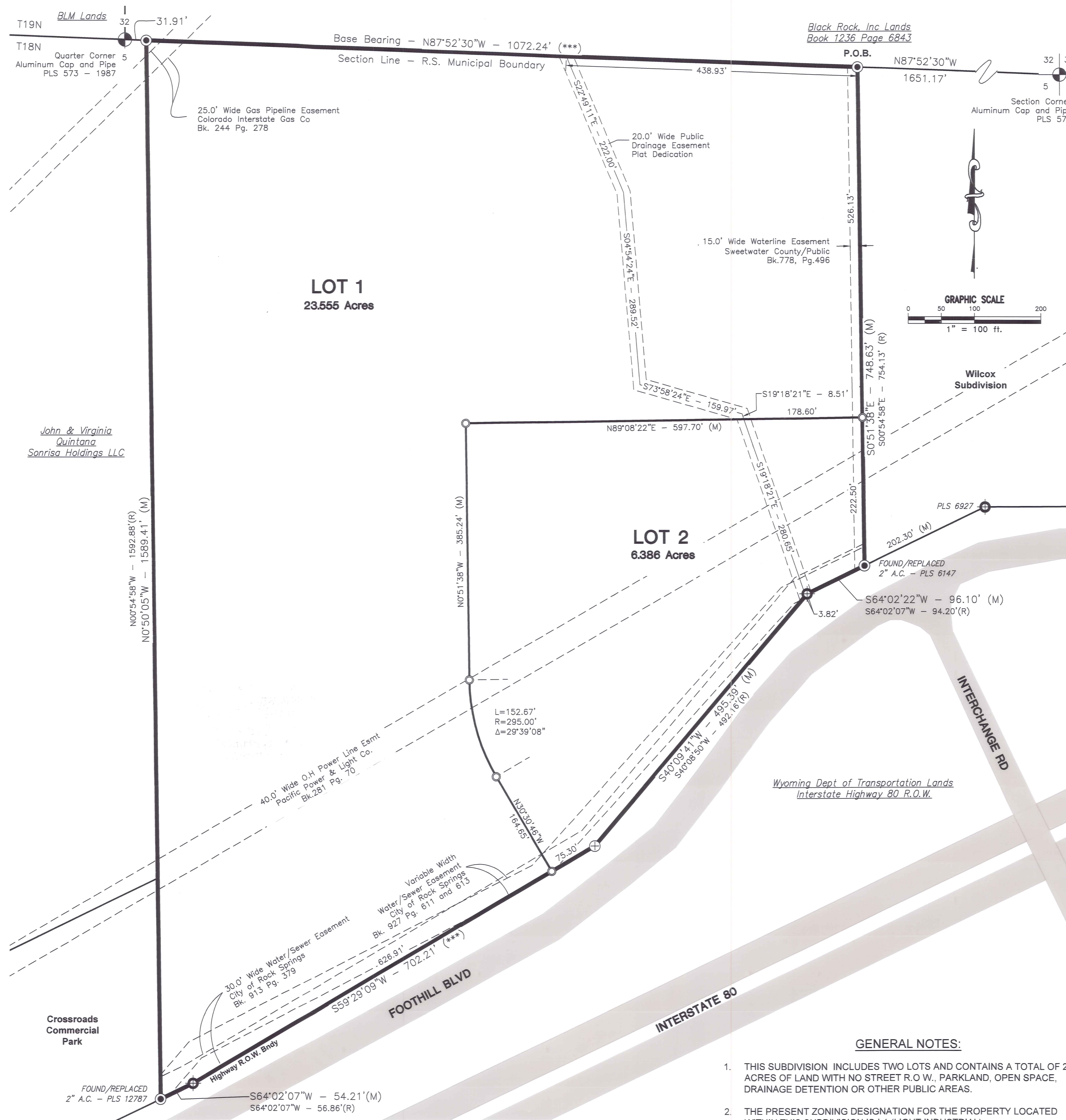
Signature of Fran Romango, Notary Public.



My commission expires: 10-10-2027

FINAL PLAT for MAVERIK ADDITION

A Commercial Subdivision In the City of Rock Springs Situate In the Northeast Quarter - Section 5, Resurvey Township 18 North, Range 105 West, 6th P.M, Sweetwater County, Wyoming.



SURVEY NOTES

Retracement of the boundaries described in the warranty deed for the subject property (Bk.1245,Pg.1313), revealed a number of notable inconsistencies of cited courses in relation to the corresponding bounds calls. In order to accurately represent the results of this survey while maintaining continuity to said deed and the adjoining senior properties, both Record and the Measured values are shown hereon, being denoted as follows:

- (M) Indicates courses Measured during this retracement survey.
(R) Indicates courses reported in the warranty deed of Record for the subject property (1245/1313).
(***) Indicates courses where measured and record values are considered identical.

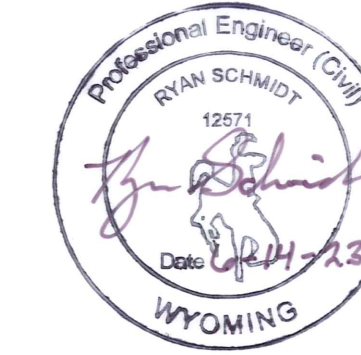
All bearings reported hereon are referred to the north section line of Section 5 - North 87°52'30" West between found monuments at the Northeast Section Corner and the North Quarter Corner thereof as referenced in said warranty deed.

GENERAL NOTES:

- 1. THIS SUBDIVISION INCLUDES TWO LOTS AND CONTAINS A TOTAL OF 29.941 ACRES OF LAND WITH NO STREET R.O.W., PARKLAND, OPEN SPACE, DRAINAGE DETENTION OR OTHER PUBLIC AREAS.
2. THE PRESENT ZONING DESIGNATION FOR THE PROPERTY LOCATED WITHIN THIS SUBDIVISION IS I-1 (LIGHT INDUSTRIAL).
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. NO PUBLIC WATER SERVICE IS INSTALLED TO LOTS 1 AND 2 AT THIS TIME.
5. NO PUBLIC SEWER SERVICE IS INSTALLED TO LOTS 1 AND 2 AT THIS TIME.
6. MAINTENANCE AND UPKEEP OF PUBLIC DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. FENCES, WALLS OR FOOTINGS THAT WOULD IMPEDE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND RE-GRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

Certificate of Review - Department of Engineering/Operations & Public Services

Data on this plat reviewed this 14th day of June, A.D., 2023, by a Licensed Professional Engineer on behalf of the Department of Engineering/Operations & Public Services of the City of Rock Springs, Wyoming.



Signature of Ryan Schmidt, City Engineer, Licensed Professional Engineer.

Certificate of Acceptance - City of Rock Springs Planning & Zoning Commission

This plat approved by the City of Rock Springs Planning and Zoning Commission this 11th day of January, A.D., 2023.

Signature of Chairman.

Signature of Secretary.

Certificate of Acceptance and Approval - City Council of the City of Rock Springs

Approved by the City Council of the City of Rock Springs, Wyoming this 20th day of June, A.D., 2023.

Signature of Mayor.

Signature of City Clerk.

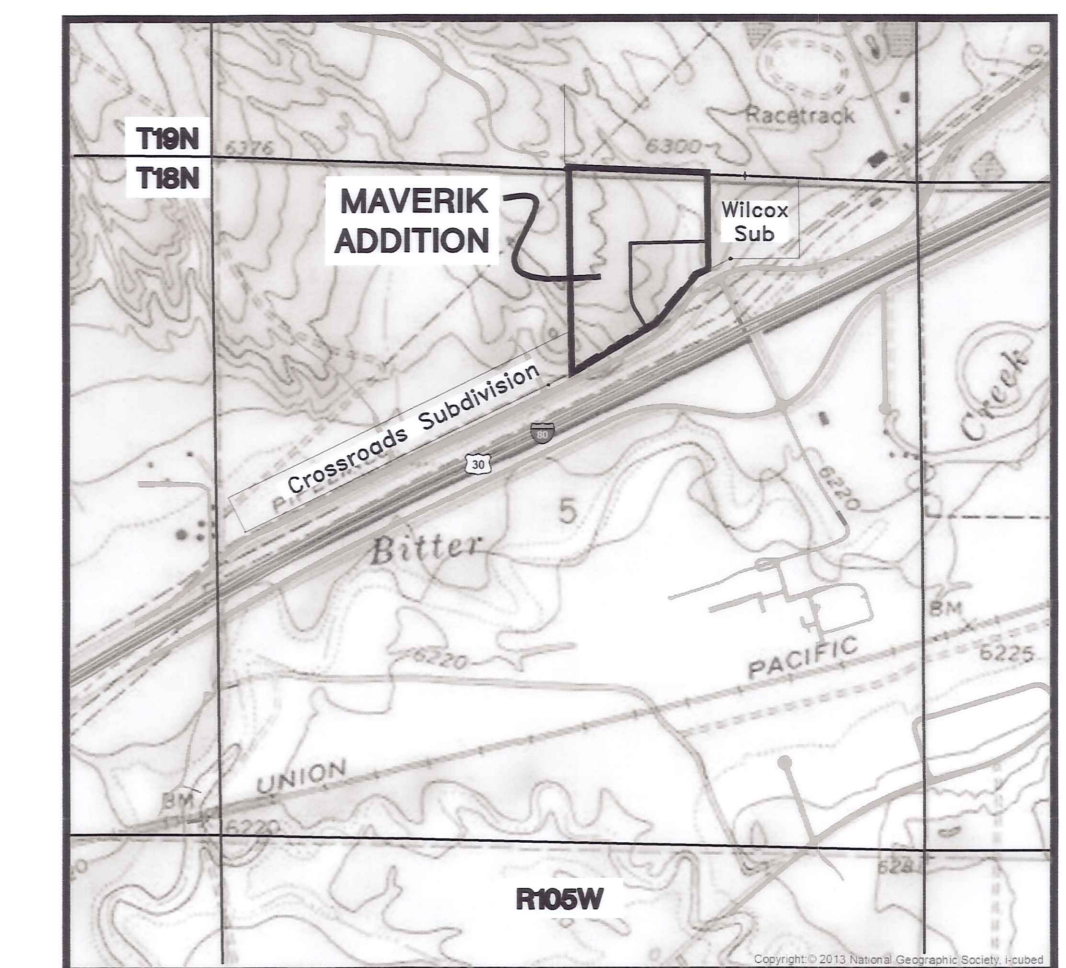
SURVEY MONUMENT LEGEND

- 3-1/4" ALUMINUM CAP AND PIPE STAMPED "MAVERIK ADDN - JFC - PLS 6147" SET THIS SURVEY
FOUND 3 IN BRASS CAP SET IN CONCRETE WYDOT HIGHWAY R.O.W. MARKER
FOUND 3-1/4 IN ALUMINUM CAP AND PIPE STAMPED "JFC - PLS 6927"
2 IN. ALUMINUM CAP LOT CORNER STAMPED "JFC - PLS 6147" SET THIS SURVEY

Note: All interior Lot Corners are to be set upon completion of overlot grading.

EASEMENTS NOT MAPPED

50' Wide for Communication Cables Pioneer Pipeline Co.//Assigns Book 771, Page 1549 and 1551 NO DESCRIPTION



Vicinity Map SCALE: 1" = 1500' Contour Interval = 20'

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 8:00 o'clock, A.M., June 22, 2023, and is duly recorded on Page No. 1016 in the Book of Plats.

Signature of Donna Wardell, Deputy Clerk.

LAND OWNER/DEVELOPER EXPRESS DEVELOPMENT, LTD CO A New Mexico Limited Liability Company 1524 Eubank NE, Suite 5 Albuquerque, New Mexico 87112 (505) 296-0979

