

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned All West/Wyoming, Inc., a Wyoming Corporation being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the Railroad Avenue Subdivision is a tract of land being comprised of all of Lots 12, 13, 14, and 15 in Block 15 of the Original Town (City) of Green River, as previously laid out, platted, and recorded in the Office of the Sweetwater County Clerk and Recorder, and situate in the Southeast Quarter of the Northeast Quarter, Section 22, Resurvey Township 18 North, Range 107 West of the Sixth Principal Meridian, City of Green River, County of Sweetwater, State of Wyoming, the boundaries of said Tract being more particularly described by metes and bounds as follows:

Beginning at the southernmost corner of said Block 15 that bears South 27°29'47" West, a distance of 1,913.60 feet from the Northeast Section Corner of said Section 22;

Thence North 52°18'57" West on the southwest boundary of said Block 15, for a distance of 120.00 feet to the westernmost corner of said Lot 12;

Thence North 37°41'03" East on the northwest boundary of said Lot 12, for a distance of 140.00 feet to the northernmost corner lying on thereof the southwestern boundary of a platted 20 feet wide alley ;

Thence South 52°18'57" East on the northeast boundaries of said Lot 12, Lot 13, Lot 14, and Lot 15 to the easternmost corner of said Lot 15;

Thence South 37°41'03" West on the southeast boundary of said Lot 15 for a distance of 140.00 feet to the point of beginning.

Said parcel having an area of 16,800.0 Square Feet or 0.386 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 utility easements, and that the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City 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 9th day of October, 2025, by:

Kirk Zerkle
Kirk Zerkle, Chief Operating Officer
All West/Wyoming, Inc., a Wyoming Corporation

STATE OF Utah } SS
COUNTY OF Summit }

The foregoing instrument was acknowledged before me this 9 day of October, 2025, by Kirk Zerkle as a free and voluntary act and deed.

Witness my hand and official seal.

Alisha Lewis
(Notary Public)

My commission expires: May 19, 2029

DECLARATION OF VACATING PREVIOUS PLATTING

THIS SUBDIVISION INCLUDES A REPLAT OF LOTS 12, 13, 14, AND 15 IN BLOCK 15 OF THE ORIGINAL TOWN (CITY) OF GREEN RIVER, WYOMING AS PREVIOUSLY RECORDED IN THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF REVIEW BY CITY ENGINEER

Data on this plat reviewed this 17th day of October, 2025, by the City Engineer of the City of Green River, Wyoming.

Mick Glick
City Engineer

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this 10th day of September, 2025.

Karl Sa
Chairman
Yvonne Olyin
Secretary

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 RAILROAD AVENUE 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 City of Green River regulations governing the subdivision of land.

Kent Felderman
Kent Felderman
Professional Land Surveyor
Wyoming Registration No. 6147



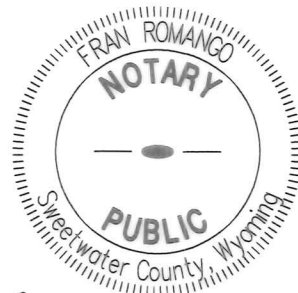
STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 2nd day of SEPT., 2025, by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

Fran Romango
(Notary Public)

My commission expires: 10-10-2027

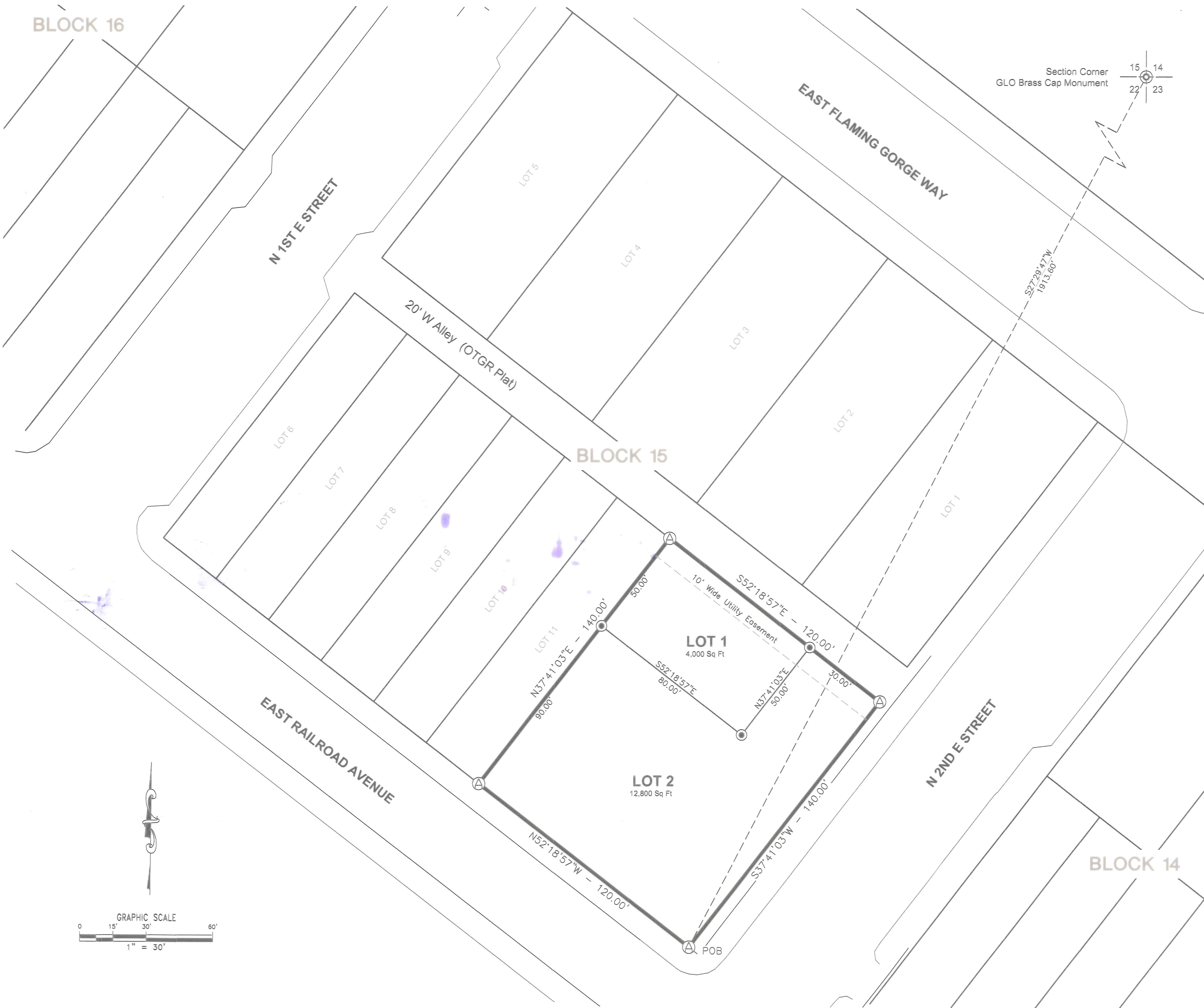


FINAL PLAT
RAILROAD AVENUE SUBDIVISION

A Minor Subdivision being

The Resubdivision of Lots 12 thru 15 of Block 15 in the Original Plat of the Town (City) of Green River, WY

Situate in the Southeast Quarter of the Northeast Quarter - Section 22 Resurvey
Township 18 North, Range 107 West, Sixth Principal Meridian, Sweetwater County, Wyoming



Section Corner
GLO Brass Cap Monument

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY
THE CITY COUNCIL OF THE CITY OF GREEN RIVER

Approved by the City Council of the City of Green River, Wyoming this 7th day of October, 2025.

Steve Runt
Mayor

Jim M
Attest: City Clerk

GENERAL NOTES

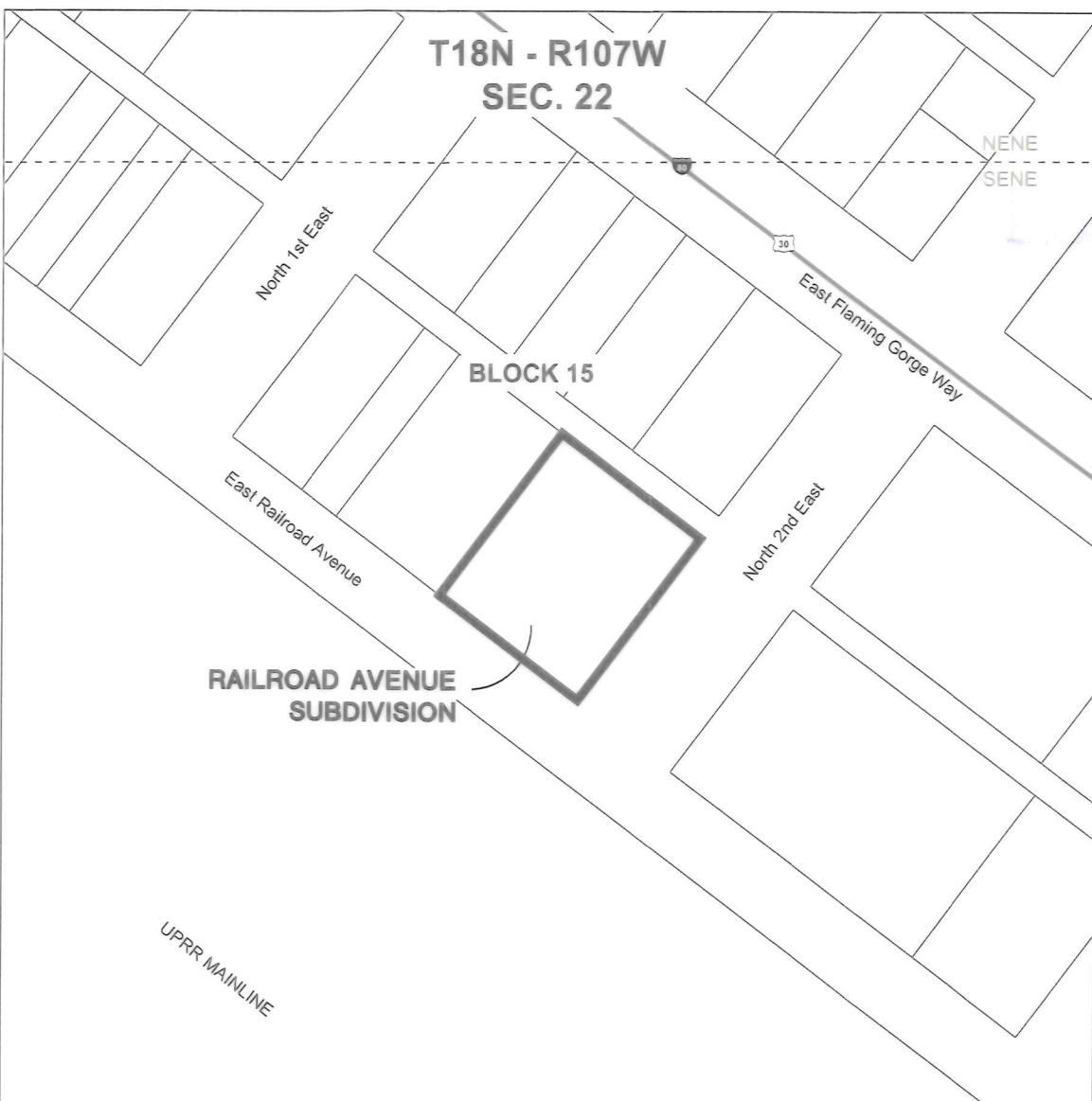
1. This subdivision contains 2 commercial lots and includes a total of 16, 800 square feet or 0.386 acres.
2. These lots are zoned Central Business (B-2) and have an Overlay of Traditional Design Review District.
3. NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
4. NO FLOODPLAIN DESIGNATION EXISTS FOR THE SUBJECT PROPERTY.

MONUMENT LEGEND

- Aluminum Cap Monument Recovered This Survey
JFC - PLS 2928
- Aluminum Cap Monument Set This Survey
JFC - PLS 6147
- Brass Cap PLSS Monument Recovered This Survey
Details As Noted

BASE BEARING

All bearings shown hereon are referred to the State Plane Coordinate System, NAD83 (2011) Datum - Wyoming West Central Zone.



VICINITY MAP

Not to Scale

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 2:22 o'clock, P m., October 28, 2025, and is duly recorded on Page No. 627 in the Book of Plats.

Guthrie Swenson
(Sweetwater County Clerk)

By: Donna Wardell
Deputy

PROPERTY DETAIL

Tax ID: 1807-22-1-20-020-00
Address: 61 N 2ND E ST

DEVELOPER/LAND OWNER

All West/Wyoming, Inc., a Wyoming Corp.
50 W 100 N
Kamas, UT 84036-9738

