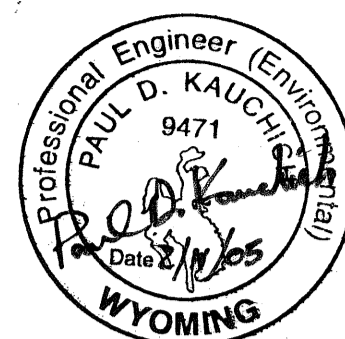


REVIEW - CITY ENGINEER

Data on this plat reviewed this 11th day of February, A.D., 2005 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich
PAUL KAUCHICH - CITY ENGINEER
Licensed Professional Engineer



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 12th day of January, A.D., 2005.

Rose M. Mosbey
ROSE M. MOSBEY, Chairman

Laura Randall
Attest:
LAURA RANDALL, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 12th day of January, A.D., 2005.

Timothy A. Kaumb
TIMOTHY A. KAUMB, Mayor

Colleen Peterson
ATTEST:
COLLEEN PETERSON, City Clerk

STATEMENT OF SURVEYOR

I, Gene K. Kent 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 VICTORY SUBDIVISION, PHASE 1 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).

Gene K. Kent
Gene K. Kent
Professional Land Surveyor
Wyoming Registration No. 5146
Date: 2/9/05
WYOMING

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 9th day of FEB., 2005, by:

Gene K. Kent

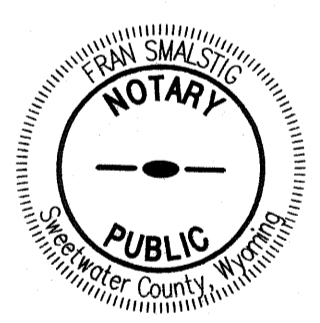
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-05

Fran Smalaty

Notary Public

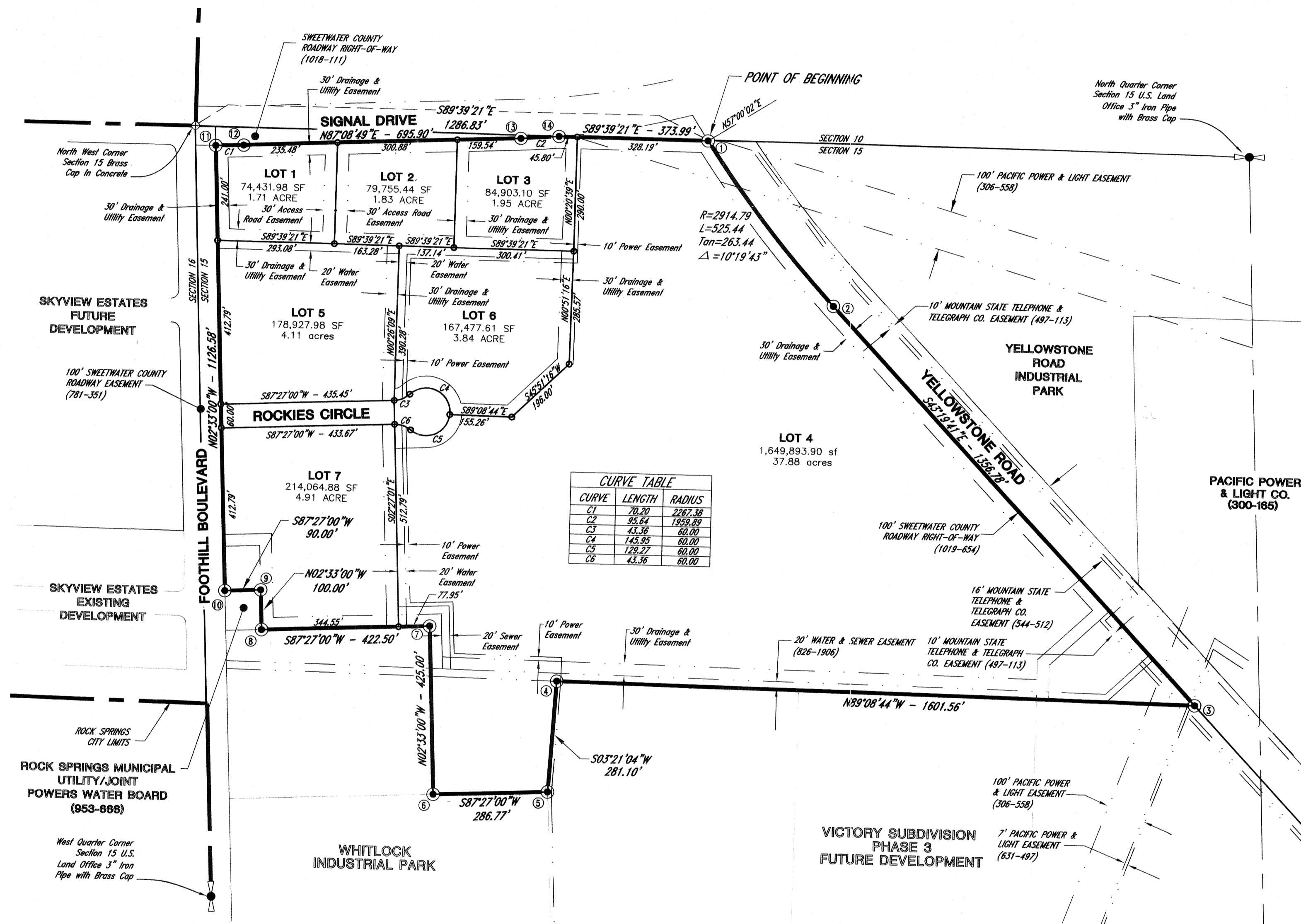


FINAL PLAT

FOR

VICTORY SUBDIVISION, PHASE 1

SECTION 15, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Doud Land Company, LLC, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the VICTORY SUBDIVISION, PHASE 1 is located in the Northwest Quarter (NW 1/4) of Section 15, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

Commencing at the Northwest corner of said Section 15; thence South 84°34'21" East along the North line thereof for a distance of 1266.83 feet to a point on the Southwesterly boundary of the North line Sweetwater County Right-of-Way known as Yellowstone Road as recorded in Book 1018, Page 104, in the Office of Clerk and Recorder for Sweetwater County, Wyoming, said point being the TRUE POINT OF BEGINNING, and also being the beginning of a curve to the left, of which the radius point lies North 57°00'02" East a radial distance of 2,914.74 feet; thence southeasterly along the Southwesterly boundary of said Yellowstone Road Right-of-Way and along the arc, through a central angle of 10°14'49", for a distance of 525.44 feet;

Thence South 43°14'41" East continuing along the Southwesterly boundary of said Yellowstone Road Right-of-Way for a distance of 1,856.78 feet;

Thence North 84°08'44" West for a distance of 1,601.56 feet;

Thence South 03°21'04" West for a distance of 281.10 feet to the Northeast corner of the Whitlock Industrial Park subdivision to the City of Rock Springs as recorded in the Office of Clerk and Recorder for Sweetwater County, Wyoming;

Thence along the boundary of said Whitlock Industrial Park subdivision, the following (3) courses:

Thence South 87°27'00" West for a distance of 286.77 feet;

Thence North 02°33'00" West for a distance of 425.00 feet;

Thence South 87°27'00" West for a distance of 422.50 feet to the Southeast corner of the Wyoming Joint Powers Water Board tract as recorded in Book 453, Page 666, in the Office of Clerk and Recorder for Sweetwater County, Wyoming;

Thence along the boundary of said Wyoming Joint Powers Water Board tract, the following (2) courses:

Thence North 02°33'00" West for a distance of 100.00 feet;

Thence South 87°27'00" West for a distance of 40.00 feet to said East Right-of-Way line of Foothill Boulevard;

Thence North 02°33'00" West along said East Right-of-Way line for a distance of 1,126.56 feet to a point on the Southern boundary of the Sweetwater County Right-of-Way known as Signal Drive as recorded in Book 1018, Page 111, in the Office of Clerk and Recorder for Sweetwater County, Wyoming, said point also being the point of curve of a non tangent curve to the left, of which the radius point lies North 01°04'44" West, a radial distance of 2,267.58 feet; thence easterly along the Southern boundary of said Signal Drive Right-of-Way and the arc, through a central angle of 01°46'26", a distance of 10.20 feet;

Thence North 87°08'44" East continuing along said Signal Drive Right-of-Way for a distance of 645.40 feet to a point of curve to the left having a radius of 1,439.84 feet and a central angle of 02°47'45"; thence easterly along the Southern boundary of said Signal Drive Right-of-Way and the arc a distance of 45.64 feet to a point on the North line of said Section 15;

Thence South 84°34'21" East along the North line of said Section 15 for a distance of 373.99 feet to the POINT OF BEGINNING.

and contains a total area of 57.12 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 owners and proprietors, and that this 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 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.

Executed this 9th day of Feb., 2005, by:

Doud Land Company, LLC

Ben R. Doud

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 9th day of FEB., 2005, by:

Ben R. Doud

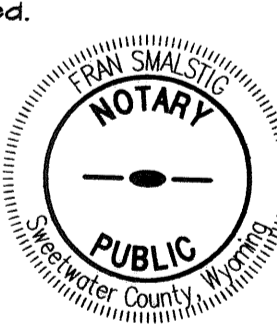
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-05

Fran Smalaty

Notary Public

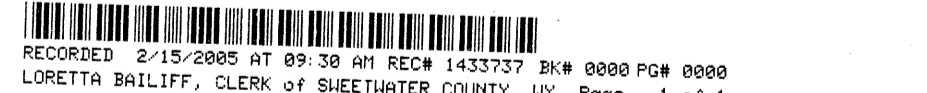


CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 9:30 o'clock, A.M., February 15, 2005, and is duly recorded in Book PLAT, Page No. 440

Debra Doud
County Clerk

Rose M. Mosbey
Deputy



NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 7 LOTS AND CONTAINS A TOTAL OF 57.12 ACRES.

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 REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

BASIS OF BEARING

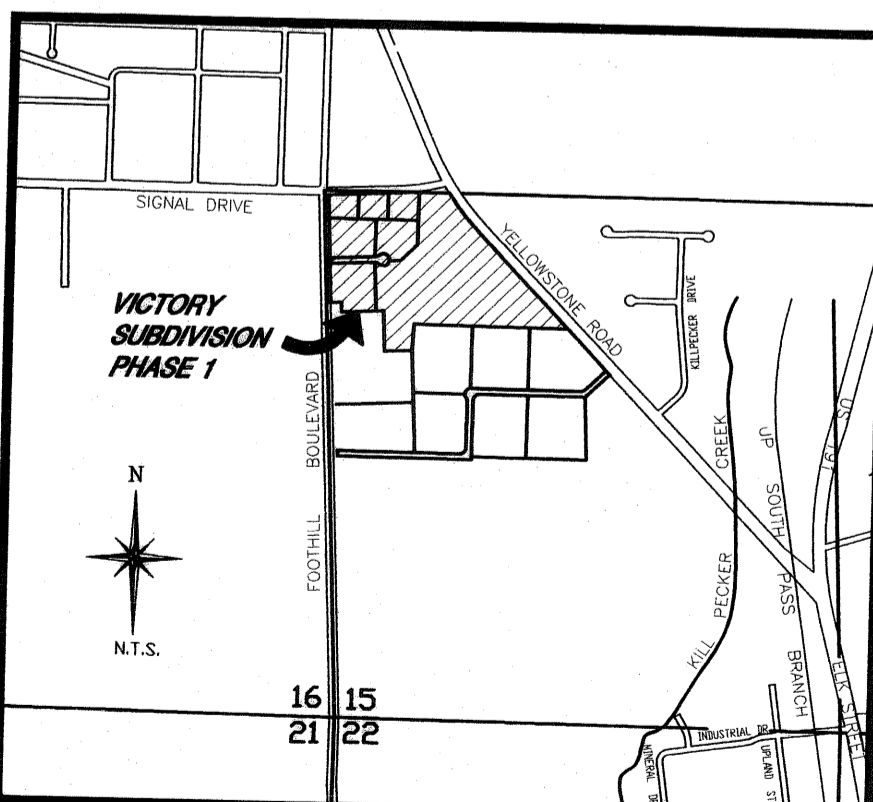
THE BASIS OF BEARING IS N02°33'00"W FROM THE WEST 1/4 CORNER TO THE NORTHWEST CORNER OF SECTION 15, T19N, R105W

DEVELOPER

DOUD BJS
780 Simms Street, Suite 104
Golden, Colorado 80401
Phone: (303) 462-3604
Contact: Ben R. Doud

LEGEND

- 3-1/4" BERTHSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "VICTORY 1 BOUNDARY MARKER (CORNER # INDICATED ON PLAT) PLS 5146".
- INDICATES 2" ALUMINUM CAP WITH 5/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 5146".



VICINITY MAP

SCALE: 1"=200'

