

FINAL PLAT
OF THE
OUTLAW GARAGES CONDOMINIUMS, PHASE 2

TO THE
CITY OF SHERIDAN, WYOMING

A CONDOMINIUM MAP OF A TRACT OF LAND LOCATED IN NW1/4NW1/4
SECTION 1 TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN
SHERIDAN COUNTY

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 5369
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 2" ALUMINUM CAP PER PLS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY/DEED LINE
- SECTION LINE
- CONDOMINIUM LINE

CERTIFICATE OF DEDICATION:

THAT THE FOREGOING PLAT DESIGNATED AS **OUTLAW GARAGES CONDOMINIUMS, PHASE 2** BEING A
PORTION OF THE NW1/4NW1/4 OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY,
WYOMING; SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER
PLS 2615); THENCE S13°50'11"E, 967.30 FEET TO THE POINT OF BEGINNING OF SAID TRACT, BEING THE
NORTHWEST CORNER OF OUTLAW GARAGES CONDOMINIUMS, PHASE 1 (RE-MONUMENTED WITH A 2" ALUMINUM CAP
PER PLS 5369); THENCE N00°45'39"E, 260.87 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN
BOOK 534 OF DEEDS, PAGE 254 TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S89°14'31"E, 199.95 FEET TO A
2" ALUMINUM CAP PER PLS 5369 LYING ON THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 534 OF DEEDS,
PAGE 254; THENCE S00°46'52"W, 261.08 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID
OUTLAW GARAGE CONDOMINIUMS, PHASE 1 (RE-MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5369); THENCE
N89°11'13"W, 199.85 FEET ALONG THE NORTH LINE OF SAID OUTLAW GARAGE CONDOMINIUMS, PHASE 1 TO THE
POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.20 ACRES OF LAND, MORE OR LESS.

BEING A PART OF:

A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4, OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID SECTION
1, N89°47'29"E A DISTANCE OF 243.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID
NORTH LINE OF SECTION 1, N89°47'29"E A DISTANCE OF 200.03 FEET; THENCE S00°45'09"W A DISTANCE OF
250.00 FEET; THENCE N89°14'51"W A DISTANCE OF 20.00 FEET; THENCE S00°38'04"W A DISTANCE OF 100.00 FEET;
THENCE S89°14'51"E A DISTANCE OF 20.00 FEET; THENCE S00°47'06"W A DISTANCE OF 987.56 FEET, TO A POINT
ON A CURVE ON THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY 14/BURNDAGE LANE; THENCE ALONG SAID
RIGHT-OF-WAY THROUGH A CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 08°52'50", RADIUS OF
1323.31 FEET, LENGTH OF 205.11 FEET AND CHORD OF N16°14'47"W, A DISTANCE OF 204.90 FEET; THENCE
N00°45'09"E, A DISTANCE OF 1288.34 FEET, TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.97 ACRES MOR
OR LESS.

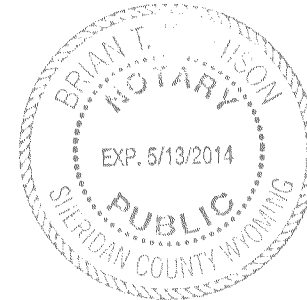
CERTIFICATE OF OWNER

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE
UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 1.20 ACRES MORE OR LESS; HAVE BY THESE
PRESENTS LAID OUT AND SURVEYED AS THE **OUTLAW GARAGES CONDOMINIUMS, PHASE 2**,
AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER ALL ROADS
AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR
THE INSTALLATION AND MAINTENANCE OF ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE
FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL
HOMESTEAD RIGHTS.

EXECUTED THIS 17 DAY OF May, 2013.

BY: Paul Sorenson
J2 INCORPORATED
DAVE SORENSON, PRESIDENT

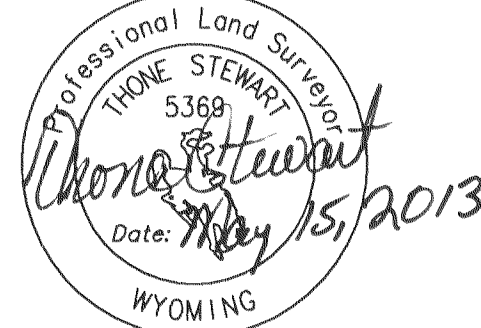
STATE OF WYOMING } SS
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 17 DAY OF May, 2013, BY J2 INCORPORATED,
DAVE SORENSON, PRESIDENT.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 5-13-14



SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS
COUNTY OF SHERIDAN

I, THOMAS STEWART 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 PLAT OF **OUTLAW GARAGES CONDOMINIUMS, PHASE 2** AS LAID
OUT, PLATTED, DEDICATED AND SHOWN HEREON; THAT THIS PLAT WAS MADE FROM AN
ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT
SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS OF
SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING
THE SUBDIVISION OF LAND.



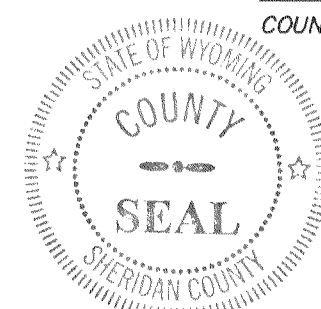
CERTIFICATE OF RECORDER

STATE OF WYOMING :SS
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:50 O'CLOCK A.M.,
THIS 17 DAY OF May, 2013, AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 19
FOR \$ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2013-104147



FINAL PLAT
OF THE
**OUTLAW GARAGES
CONDOMINIUMS, PHASE 2**

TO THE
CITY OF SHERIDAN, WYOMING

A CONDOMINIUM MAP OF A TRACT OF LAND LOCATED IN
NW1/4NW1/4 SECTION 1 TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH
PRINCIPAL MERIDIAN SHERIDAN COUNTY



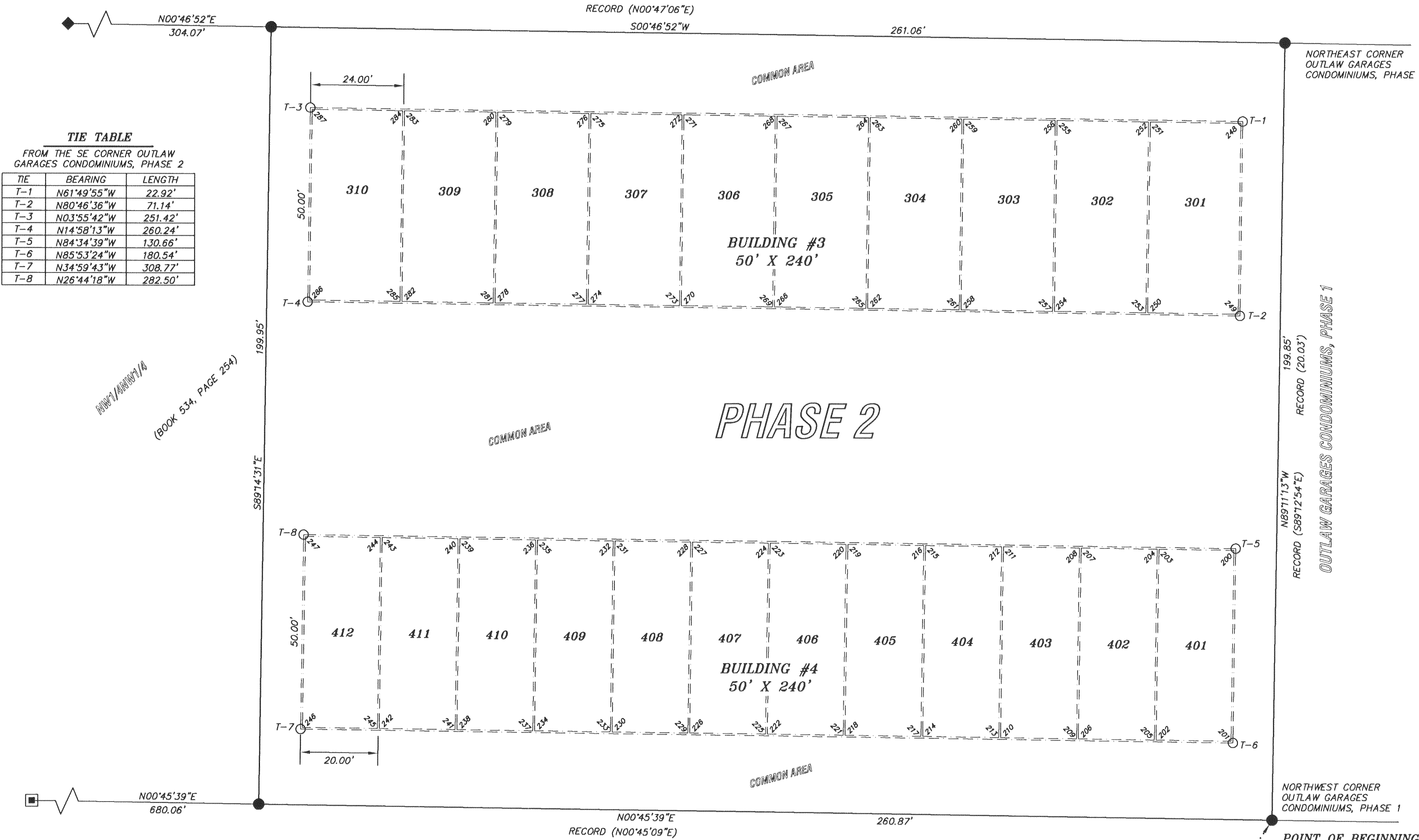
RESTFELDT
SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-3000

CLIENT: J2 INCORPORATED

JN-2013-030
DF-2013-030-PP
PF-2013-030
MAY 15, 2013

TIE TABLE
FROM THE SE CORNER OUTLAW
GARAGES CONDOMINIUMS, PHASE 2

| TIE | BEARING | LENGTH |
|-----|-------------|---------|
| T-1 | N81°42'55"W | 22.92' |
| T-2 | N80°46'36"W | 71.14' |
| T-3 | N03°55'42"W | 251.42' |
| T-4 | N14°58'13"W | 260.24' |
| T-5 | N84°34'39"W | 130.66' |
| T-6 | N85°32'24"W | 180.54' |
| T-7 | N34°59'43"W | 308.77' |
| T-8 | N26°44'18"W | 282.50' |



| POINT | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|-------|------------|------------|-----------|--------------|
| 200 | 1886620.66 | 1417085.56 | 3862.00 | SPACE CORNER |
| 201 | 1886621.24 | 1417036.47 | 3862.00 | SPACE CORNER |
| 202 | 1886620.56 | 1417036.72 | 3862.00 | SPACE CORNER |
| 203 | 1886639.97 | 1417085.80 | 3862.00 | SPACE CORNER |
| 204 | 1886640.43 | 1417085.80 | 3862.00 | SPACE CORNER |
| 205 | 1886641.08 | 1417036.72 | 3862.00 | SPACE CORNER |
| 206 | 1886650.56 | 1417036.97 | 3862.00 | SPACE CORNER |
| 207 | 1886659.97 | 1417086.05 | 3862.00 | SPACE CORNER |
| 208 | 1886660.42 | 1417086.05 | 3862.00 | SPACE CORNER |
| 209 | 1886661.02 | 1417036.97 | 3862.00 | SPACE CORNER |
| 210 | 1886680.56 | 1417037.22 | 3862.00 | SPACE CORNER |
| 211 | 1886679.96 | 1417086.29 | 3862.00 | SPACE CORNER |
| 212 | 1886680.42 | 1417086.30 | 3862.00 | SPACE CORNER |
| 213 | 1886681.02 | 1417037.22 | 3862.00 | SPACE CORNER |
| 214 | 1886700.56 | 1417037.46 | 3862.00 | SPACE CORNER |
| 215 | 1886699.96 | 1417086.54 | 3862.00 | SPACE CORNER |
| 216 | 1886700.41 | 1417086.55 | 3862.00 | SPACE CORNER |
| 217 | 1886701.02 | 1417037.47 | 3862.00 | SPACE CORNER |
| 218 | 1886720.56 | 1417037.71 | 3862.00 | SPACE CORNER |
| 219 | 1886719.95 | 1417086.79 | 3862.00 | SPACE CORNER |
| 220 | 1886720.41 | 1417086.80 | 3862.00 | SPACE CORNER |
| 221 | 1886721.02 | 1417037.72 | 3862.00 | SPACE CORNER |
| 222 | 1886740.56 | 1417037.96 | 3862.00 | SPACE CORNER |
| 223 | 1886739.95 | 1417087.04 | 3862.00 | SPACE CORNER |
| 224 | 1886740.41 | 1417087.04 | 3862.00 | SPACE CORNER |
| 225 | 1886741.02 | 1417037.97 | 3862.00 | SPACE CORNER |
| 226 | 1886750.56 | 1417038.21 | 3862.00 | SPACE CORNER |
| 227 | 1886759.94 | 1417087.29 | 3862.00 | SPACE CORNER |
| 228 | 1886760.40 | 1417087.29 | 3862.00 | SPACE CORNER |
| 229 | 1886761.02 | 1417038.22 | 3862.00 | SPACE CORNER |
| 230 | 1886780.56 | 1417038.46 | 3862.00 | SPACE CORNER |
| 231 | 1886779.94 | 1417087.54 | 3862.00 | SPACE CORNER |
| 232 | 1886780.42 | 1417087.54 | 3862.00 | SPACE CORNER |
| 233 | 1886781.02 | 1417038.47 | 3862.00 | SPACE CORNER |
| 234 | 1886800.56 | 1417038.71 | 3862.00 | SPACE CORNER |
| 235 | 1886799.93 | 1417087.78 | 3862.00 | SPACE CORNER |
| 236 | 1886800.39 | 1417087.79 | 3862.00 | SPACE CORNER |
| 237 | 1886801.02 | 1417038.72 | 3862.00 | SPACE CORNER |
| 238 | 1886820.56 | 1417038.96 | 3862.00 | SPACE CORNER |
| 239 | 1886819.93 | 1417088.99 | 3862.00 | SPACE CORNER |
| 240 | 1886820.39 | 1417088.96 | 3862.00 | SPACE CORNER |
| 241 | 1886821.02 | 1417038.97 | 3862.00 | SPACE CORNER |
| 242 | 1886840.56 | 1417039.21 | 3862.00 | SPACE CORNER |
| 243 | 1886839.92 | 1417088.28 | 3862.00 | SPACE CORNER |
| 244 | 1886840.38 | 1417088.29 | 3862.00 | SPACE CORNER |

| POINT | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|-------|------------|------------|-----------|--------------|
| 245 | 1886841.02 | 1417039.22 | 3862.00 | SPACE CORNER |
| 246 | 1886860.33 | 1417039.46 | 3862.00 | SPACE CORNER |
| 247 | 1886859.69 | 1417088.53 | 3862.00 | SPACE CORNER |
| 248 | 1886619.14 | 1417195.43 | 3863.10 | SPACE CORNER |
| 249 | 1886619.71 | 1417146.33 | 3863.10 | SPACE CORNER |
| 250 | 1886643.02 | 1417146.62 | 3863.10 | SPACE CORNER |
| 251 | 1886642.45 | 1417195.72 | 3863.10 | SPACE CORNER |
| 252 | 1886642.91 | 1417195.72 | 3863.10 | SPACE CORNER |
| 253 | 1886643.48 | 1417146.63 | 3863.10 | SPACE CORNER |
| 254 | 1886667.02 | 1417146.92 | 3863.10 | SPACE CORNER |
| 255 | 1886666.45 | 1417196.02 | 3863.10 | SPACE CORNER |
| 256 | 1886666.91 | 1417196.02 | 3863.10 | SPACE CORNER |
| 257 | 1886667.48 | 1417146.93 | 3863.10 | SPACE CORNER |
| 258 | 1886691.02 | 1417147.22 | 3863.10 | SPACE CORNER |
| 259 | 1886690.45 | 1417196.32 | 3863.10 | SPACE CORNER |
| 260 | 1886690.91 | 1417196.32 | 3863.10 | SPACE CORNER |
| 261 | 1886691.48 | 1417147.23 | 3863.10 | SPACE CORNER |
| 262 | 1886715.03 | 1417147.52 | 3863.10 | SPACE CORNER |
| 263 | 1886714.45 | 1417196.61 | 3863.10 | SPACE CORNER |
| 264 | 1886714.91 | 1417196.62 | 3863.10 | SPACE CORNER |
| 265 | 1886715.48 | 1417147.53 | 3863.10 | SPACE CORNER |
| 266 | 1886739.03 | 1417147.82 | 3863.10 | SPACE CORNER |
| 267 | 1886738.45 | 1417196.91 | 3863.10 | SPACE CORNER |
| 268 | 1886738.91 | 1417196.92 | 3863.10 | SPACE CORNER |
| 269 | 1886739.48 | 1417147.83 | 3863.10 | SPACE CORNER |
| 270 | 1886763.03 | 1417148.12 | 3863.10 | SPACE CORNER |
| 271 | 1886762.45 | 1417148.11 | 3863.10 | SPACE CORNER |
| 272 | 1886762.91 | 1417197.22 | 3863.10 | SPACE CORNER |
| 273 | 1886763.49 | 1417148.13 | 3863.10 | SPACE CORNER |
| 274 | 1886767.02 | 1417148.42 | 3863.10 | SPACE CORNER |
| 275 | 1886766.45 | 1417197.51 | 3863.10 | SPACE CORNER |
| 276 | 1886786.91 | 1417197.51 | 3863.10 | SPACE CORNER |
| 277 | 1886787.49 | 1417148.43 | 3863.10 | SPACE CORNER |
| 278 | 1886811.03 | 1417148.72 | 3863.10 | SPACE CORNER |
| 279 | 1886810.45 | 1417197.81 | 3863.10 | SPACE CORNER |
| 280 | 1886810.91 | 1417197.81 | 3863.10 | SPACE CORNER |
| 281 | 1886811.49 | 1417148.73 | 3863.10 | SPACE CORNER |
| 282 | 1886835.03 | 1417149.02 | 3863.10 | SPACE CORNER |
| 283 | 1886834.46 | 1417198.11 | 3863.10 | SPACE CORNER |
| 284 | 1886834.91 | 1417149.11 | 3863.10 | SPACE CORNER |
| 285 | 1886835.49 | 1417149.03 | 3863.10 | SPACE CORNER |
| 286 | 1886858.80 | 1417149.32 | 3863.10 | SPACE CORNER |
| 287 | 1886858.23 | 1417198.40 | 3863.10 | SPACE CORNER |

NOTE: ELEVATION IN THE ABOVE COORDINATE LIST REPRESENTS THE FINISHED FLOOR OF
BUILDINGS 3 AND 4. ADD 16' TO FINISHED FLOOR TO OBTAIN DESIGN CEILING ELEVATION.

NOTES:

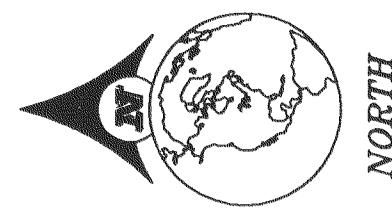
POINTS 200-287 AS SHOWN ON THIS PLAT ARE INTENDED TO DESCRIBE THE
SPACE(S) INTERIOR TO THE UNITS (EXCLUDING ALL EXTERIOR/STRUCTURAL
WALLS, INCLUDING DRYWALL/INTERIOR WALLS). IN THE EVENT OF THE
DISCREPANCY IN THESE LOCATIONS THE PHYSICAL LOCATIONS OF THE EXISTING
WALL SHALL SUPERSEDE.

REFERENCE POINTS SHOWN ARE INTENDED TO DESCRIBE TOP OF THE
SUB-FLOOR (TOP OF CONCRETE) AND SPACE(S) ARE INTENDED TO EXTEND TO
THE BOTTOM OF THE ROOF SYSTEM; IN THE EVENT OF ANY DISCREPANCY IN
THESE LOCATIONS THE PHYSICAL LOCATIONS OF THE EXISTING
FLOORS/CEILINGS/ROOFS SHALL SUPERSEDE.

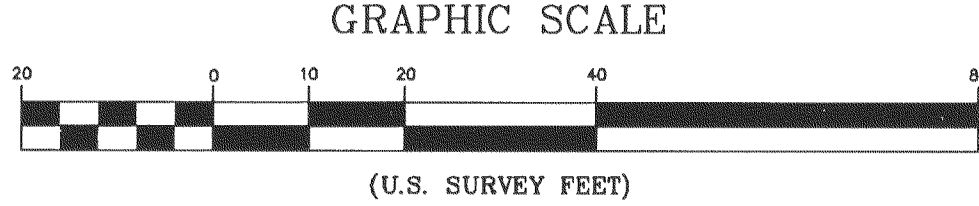
J2 INC. RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AN EASEMENT
ALONG, UPON, UNDER AND ACROSS THE COMMON AREA OF OUTLAW GARAGES
CONDOMINIUMS, PHASE 1 AND 2, FOR INGRESS EGRESS AND ACCESS FOR AND
TO THAT PORTION OF THE ABOVE DESCRIBED ±5.97 ACRES NOT SUBJECT TO
OR SET OUT ON THE PLAT OF OUTLAW GARAGES CONDOMINIUMS, PHASE 1 AND
2 FOR VEHICLE AND UTILITY ACCESS FROM BRUNDAGE LANE/U.S. HIGHWAY 14
TO THE PORTIONS OF THE 5.97 ACRES RESERVED BY J2, INC.

VERTICAL DATUM USED FOR THIS MAP IS 3863.10 FEET RECORD FINISHED
FLOOR FOR BUILDING #1, PHASE 1.

THIS PLAT TO BE CONSIDERED TOGETHER WITH THE PLAT OF OUTLAW
GARAGES CONDOMINIUMS, PHASE 1 AS FILED AND RECORDED IN THE OFFICE
OF THE CLERK AND RECORDER FOR SHERIDAN COUNTY, WYOMING ON OCTOBER
10, 2008 AT CONDOMINIUM DRAWER 1, PAGE 11, AND THE FIRST AMENDED
DECLARATION OF OUTLAW GARAGES CONDOMINIUMS RECORDED IN THE
OFFICE OF THE CLERK AND RECORDER FOR SHERIDAN COUNTY WYOMING ON
MAY 17th, 2013 IN BOOK 540 OF DEEDS, PAGE 574



SCALE: 1"=20'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE-TO-SURFACE FEET



DATUM:
COMBINED SCALE FACTOR: 1.000235
DIVIDE SURFACE COORDINATES BY THE COMBINED SCALE FACTOR
TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES