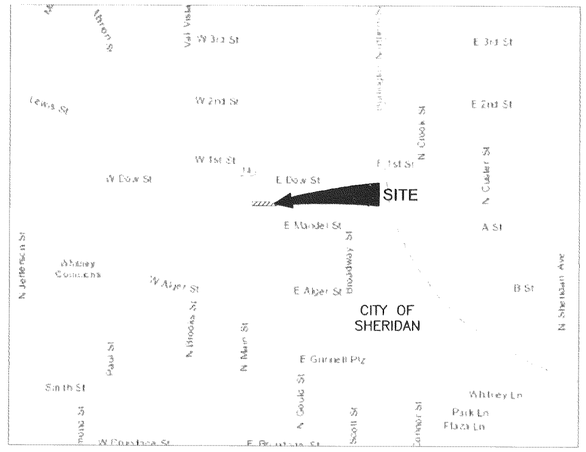
CONDOMINIUM MAP OF

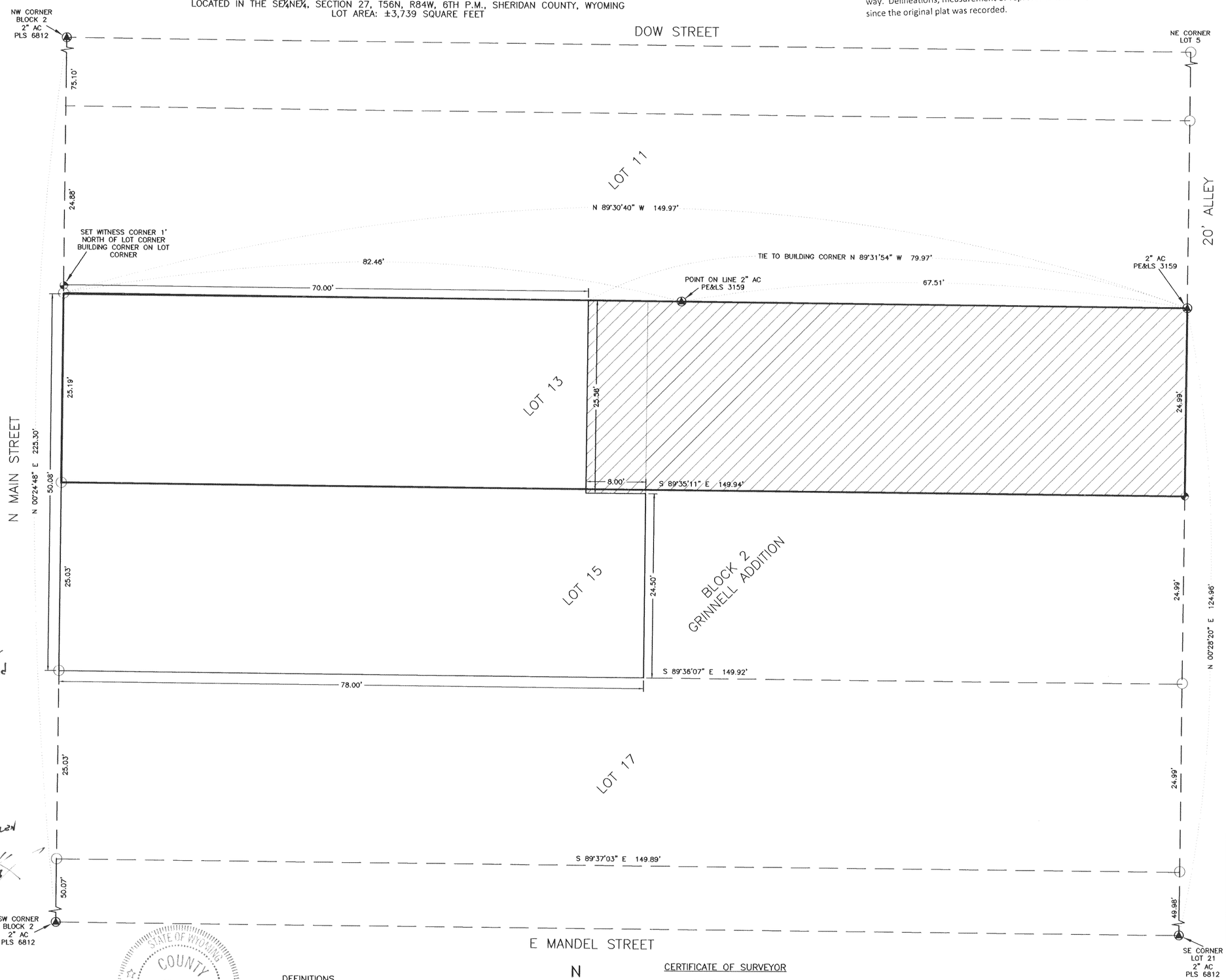
THE LEW DIAMOND LOFTS

BEING A CONDOMINIUM OF LOT 13, BLOCK 2, GRINNELL ADDITION, CITY OF SHERIDAN,
LOCATED IN THE SE¼NE¼, SECTION 27, T56N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
LOT AREA: ±3,739 SQUARE FEET

NOTICE
This plat is an image, or reproduction of the original as is recorded in the **Sheridan County Clerk's Office**. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.



LOCATION MAP
NO TRUE SCALE



CERTIFICATE OF OWNERS:

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY CERTIFY:

THAT THE FOREGOING CONDOMINIUM MAP AND THE DEPICTION OF THE LANDS, BUILDING AND COMMON AREAS AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THAT THE NAME OF THE CONDOMINIUM SHALL BE "THE LEW DIAMOND LOFTS";

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF "THE LEW DIAMOND LOFTS" IN THE CITY OF SHERIDAN AS RECORDED IN BOOK 580, PAGE 760 IN THE SHERIDAN COUNTY CLERK AND RECORDS OFFICE IN SHERIDAN, WYOMING, TO BE RECORDED CONCURRENTLY WITH THIS CONDOMINIUM MAP AND SUBSEQUENT AMENDMENTS HERETO.

THAT OWNERSHIP OF THE CONDOMINIUM UNIT SHOWN ON THIS MAP SHALL CONSIST OF A FEE SIMPLE INTEREST IN AN INDIVIDUAL AIR SPACE UNIT TOGETHER WITH AN UNDIVIDED FEE SIMPLE INTEREST IN THE COMMON ELEMENTS, INCLUDING COMMON AREAS, THE PERCENTAGE OF UNDIVIDED INTEREST IN SAID COMMON AREAS SHALL BE THAT COMPUTED FOR EACH UNIT IN SAID DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS. OWNERSHIP OF A CONDOMINIUM SHALL INCLUDE APPURTENANT MEMBERSHIPS IN "THE LEW DIAMOND LOFTS" ASSOCIATION.

THAT THE COMMON AREA, BEING THAT PORTION OF THIS CONDOMINIUM LYING OUTSIDE OF THE BUILDING FOOTPRINT, AS SHOWN HEREON, AND BEING A PORTION OF THE GENERAL COMMON ELEMENTS OF THIS SUBDIVISION IS HEREBY DEDICATED TO THE USE AND ENJOYMENT OF THE OWNERS OF UNITS WITHIN THIS CONDOMINIUM;

THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED;

THAT THIS CONDOMINIUM IS SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF SIGHT OR OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS 22 DAY OF May, 2019.

JAMIE DIAMOND (LEWDIAMOND LLC)

CASSIE DIAMOND (LEWDIAMOND LLC)

GREG A. VON KROSIGK - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES OCTOBER 29, 2019

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jamie Diamond and Cassie Diamond FOR Lew Diamond LLC THIS 22nd DAY OF May, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/19.
Greg Von Krosigk, NOTARY

ANDY LEWALLEN (LEWDIAMOND LLC)

LINDA LEWALLEN (LEWDIAMOND LLC)

GREG A. VON KROSIGK - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES OCTOBER 29, 2019

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Andy Lewallen and Linda Lewallen FOR Lew Diamond LLC THIS 22nd DAY OF May, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/19
Greg Von Krosigk, NOTARY

THE UNDERSIGNED FIRST FEDERAL BANK AND TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 961 OF MORTGAGES, AT PAGE 653, AND ALSO IN BOOK 961 OF MORTGAGES, AT PAGE 662. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

D. Dearcorn SVP, Commercial Lending
(FIRST FEDERAL BANK AND TRUST)

A MUNGER - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires April 10, 2023

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DJ Dearcorn FOR First Federal Bank & Trust THIS 22 DAY OF May, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4/10/2023

NOTARY PUBLIC

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 4:20 O'CLOCK PM THIS 28 DAY OF May, 2019, AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 30
INSTRUMENT NO. 2019-750159, FEE 75.00.

Eda Schenk Thompson
COUNTY CLERK

STATE OF WYOMING COUNTY OF SHERIDAN SEAL

DEFINITIONS

THE FOLLOWING TERMINOLOGY IS IN ACCORDANCE WITH THE CONDOMINIUM OWNERSHIP ACT, WYOMING STATUES, 1977, AS AMENDED, SECTION 34-20-101 THROUGH 34-20-104.

A) "UNITS"- MEANS AN INDIVIDUAL AIR SPACE UNIT TOGETHER WITH THE INTEREST IN COMMON ELEMENTS APPURTENANT TO SUCH UNIT, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF PROSPER BUILDING FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.

B) "GENERAL COMMON ELEMENT" - MEANS THE AREA DESCRIBED IN THAT DECLARATION OF CONDOMINIUM OF PROSPER BUILDING FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.

C) "LIMITED COMMON ELEMENT" - MEANS THE AREA DESCRIBED IN THAT DECLARATION OF CONDOMINIUM OF PROSPER BUILDING FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.

N

SCALE: 1"=10'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE DESCRIBED HEREON FOR CONDOMINIUM OWNERSHIP TO BE KNOWN AS "THE LEW DIAMOND LOFTS".

THAT TO THE BEST OF MY KNOWLEDGE, IT IS AN ACCURATE REPRESENTATION OF ALL DIMENSIONS AND AREAS SHOWN; THAT THIS SUBDIVISION IS IDENTICAL WITH AND DESCRIBED TO:

LOT 13 OF BLOCK 2 OF THE GRINNELL PLAZA ADDITION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT CONTAINS 3,739 SQUARE FEET, MORE OR LESS.

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 5/22/19
WYOMING

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- SET 1-1/2" AC-LS 14250
- AC ALUMINUM CAP
- GENERAL COMMON ELEMENT

Cannon Consulting LLC
Making every shot count

THE LEW DIAMOND LOFTS
SITE LAYOUT

PREPARED BY CANNON CONSULTING LLC/ (307)752-0109

#30

page 1 of 5