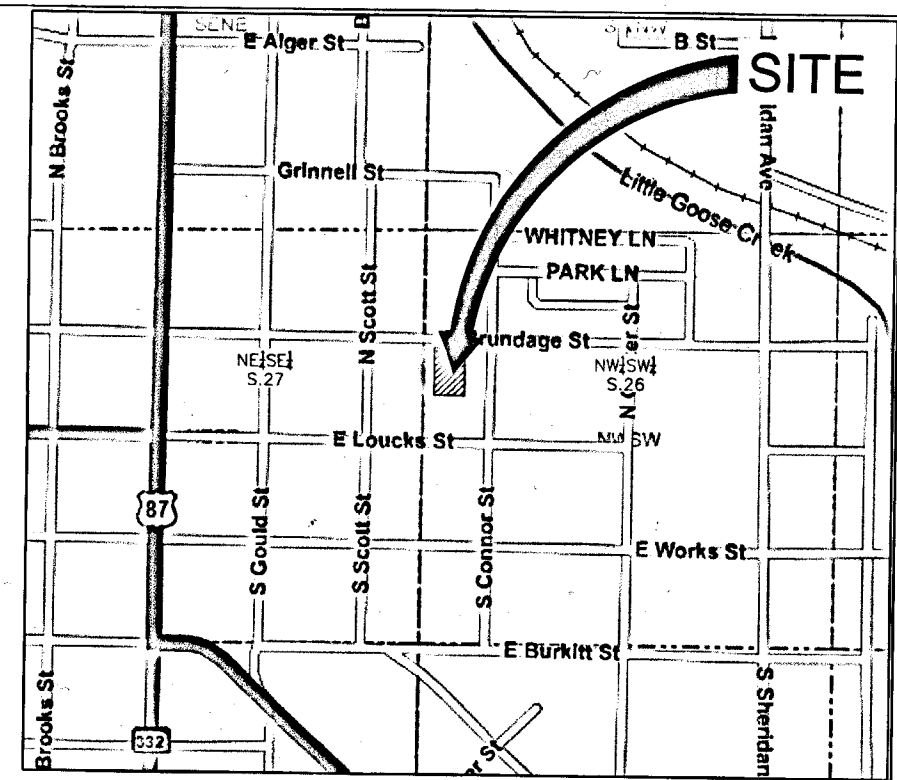


LANDMARK BUILDING CONDOMINIUM

LOCATED IN LOTS 4, 5, 6, OF PALMER'S ADDITION TO THE TOWN (NOW THE CITY OF SHERIDAN), BLOCK 21, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SHERIDAN, SHERIDAN COUNTY, WYOMING
LOTS 5-8 COMBINED AREA ±.23 ACRES (±10228 SQUARE FEET)



LOCATION MAP
NO TRUE SCALE

LEGEND

- FOUND 2" AC-PE&LS 3864
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- ⊕ FOUND 1.5" AC-LS 2815
- ▨ LIMITED COMMON ELEMENT (ALL AREA OF LOTS 4-6 OUTSIDE BUILDING FOOTPRINT) EXCEPTING AREA LABELED "FOR FUTURE DEVELOPMENT"
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- ▨ UTILITIES EASEMENT
- INTERIOR LOT LINES



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

DEFINITIONS

THE FOLLOWING TERMINOLOGY IS IN ACCORDANCE WITH THE CONDOMINIUM OWNERSHIP ACT, WYOMING STATUTES, 1977, AS AMENDED, SECTION 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 LANDMARK BUILDING CONDOMINIUM 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 LANDMARK BUILDING CONDOMINIUM 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 FILED LANDMARK BUILDING CONDOMINIUM OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.
- D) THIS PLAT IS INTENDED TO DESCRIBE THE INTERIOR SPACES TO THE UNITS (EXCLUDING ALL EXTERIOR WALLS, ROOF, INSULATION AND STRUCTURAL FRAMING; AND INCLUDING THE DRYWALL AND INTERIOR WALLS EXCEPT FIREWALLS); IN THE EVENT OF ANY DISCREPANCY IN THESE LOCATIONS THE PHYSICAL LOCATIONS OF THESE WILL SUPERSEDE.

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 "LANDMARK BUILDING CONDOMINIUM";

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF "LANDMARK BUILDING CONDOMINIUM" IN THE CITY OF SHERIDAN AS RECORDED IN BOOK PAGE 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 "LANDMARK BUILDING CONDOMINIUM" 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 EASEMENTS SHOWN HEREON BE DEDICATED TO MONTANA DAKOTA UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

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 SIGN OR OF RECORD INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS 6th DAY OF June, 2024

GREG VON KROSIGK
(LANDMARK 228, LLC) MEMBER

NIC BATESON
(LANDMARK 228, LLC) MEMBER

THE UNDERSIGNED FIRST BANK OF WYOMING, 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 FILED AS DOCUMENT NUMBER 2022-782989, 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.

John Dick
(FIRST BANK OF WYOMING)

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY John Dick FOR First Bank of Wyoming THIS 6 DAY OF June, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/4/2027

Brenna Storey
NOTARY PUBLIC

BRENNA STOREY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 160329
MY COMMISSION EXPIRES: 11/04/2027

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER AT 11:24 O'CLOCK

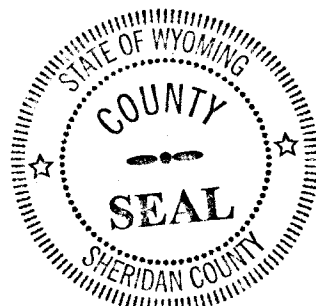
THIS 7 DAY OF June, 2024,
AND IS DULY RECORDED IN DRAWER 1 PLAT NO. 51
INSTRUMENT NO. 2024-792397 FEE 22.00

Eda Schunk Thompson
COUNTY CLERK

#51
1 of 4

Cannon Consulting LLC
Making every shot count

NOTICE:
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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.



STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Greg Von Krosigk FOR Landmark 228, LLC THIS 6 DAY OF June, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-1-2029

SUSAN LANKA
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 99130
MY COMMISSION EXPIRES: 10/01/2029

STATE OF WYOMING)
COUNTY OF SHERIDAN)

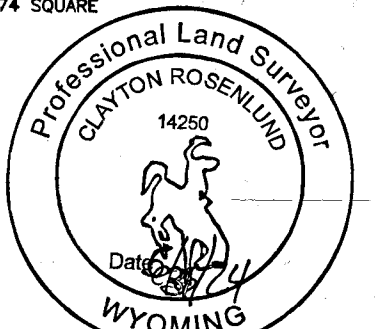
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nic Bateson FOR Landmark 228, LLC THIS 6 DAY OF June, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-1-2029

SUSAN LANKA
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 99130
MY COMMISSION EXPIRES: 10/01/2029

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE DESCRIBED HEREON FOR CONDOMINIUM OWNERSHIP TO BE KNOWN AS "LANDMARK BUILDING CONDOMINIUM". THAT TO THE BEST OF MY KNOWLEDGE, IT IS AN ACCURATE REPRESENTATION OF ALL DIMENSIONS AND AREAS SHOWN; THAT THIS CONDOMINIUM IS IDENTICAL WITH AND DESCRIBED AS PALMER ADDITION BLOCK 21, LOTS 4, 5, & 6 LANDMARK BUILDING CONDOMINIUM IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT CONTAINS ±.23 ACRES, ±9274 SQUARE FEET.

Clayton Rosenblund
CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



#51
2044

1ST FLOOR

TIE: N 89°34'54" W 47.59'

NW CORNER LOT 8 2" AC PLS 6812

TIE: S 89°49'49" W 100.98'

NE CORNER LOT 1 2" AC PLS 6812

TIE: N 89°34'54" W 47.59'

NW CORNER LOT 8 2" AC PLS 6812

TIE: S 89°49'49" W 100.98'

NE CORNER LOT 1 2" AC PLS 6812

UNIT 1

LIMITED COMMON ELEMENT (25 FEET WIDE)

PROPOSED ELEVATOR SHAFT & STAIRWELL

10 PARKING SPACES

SW CORNER LOT 8 2" AC PLS 6812

2ND FLOOR

UNIT 2

LIMITED COMMON ELEMENT (25 FEET WIDE)

PROPOSED ELEVATOR SHAFT & STAIRWELL

10 PARKING SPACES

SW CORNER LOT 8 2" AC PLS 6812

DEFINITIONS

THE FOLLOWING ARE THE DEFINITIONS OF THE SYMBOLS USED ON THESE PLANS:

A) "UNITS" WITH THE SUCH UNIT CONDOMINIUM RECORD WILL ILLUSTRATE

B) "GENERAL" IN THAT D CONDOMINIUM CLERK'S OFFICE

C) "LIMITED" IN THAT D CONDOMINIUM CLERK'S OFFICE

NOTES

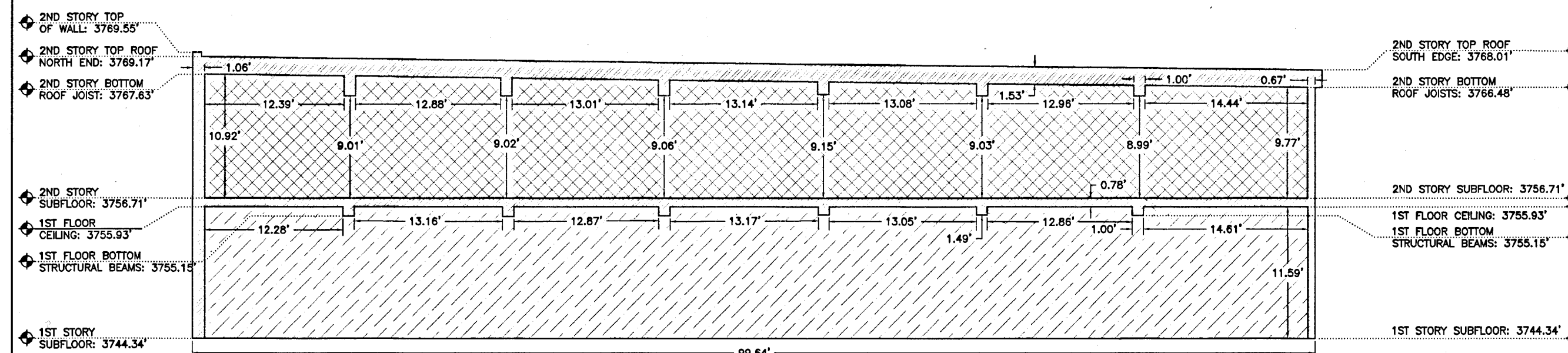
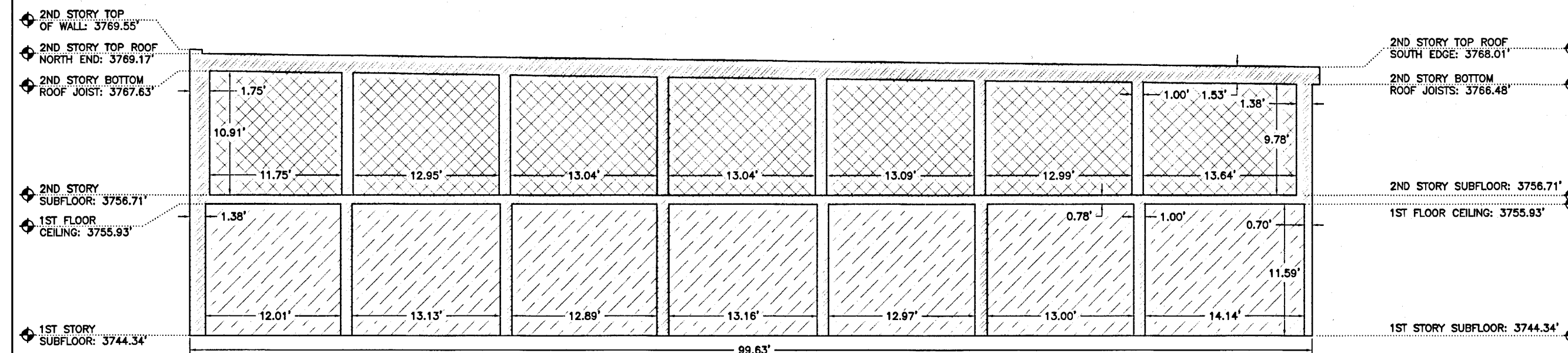
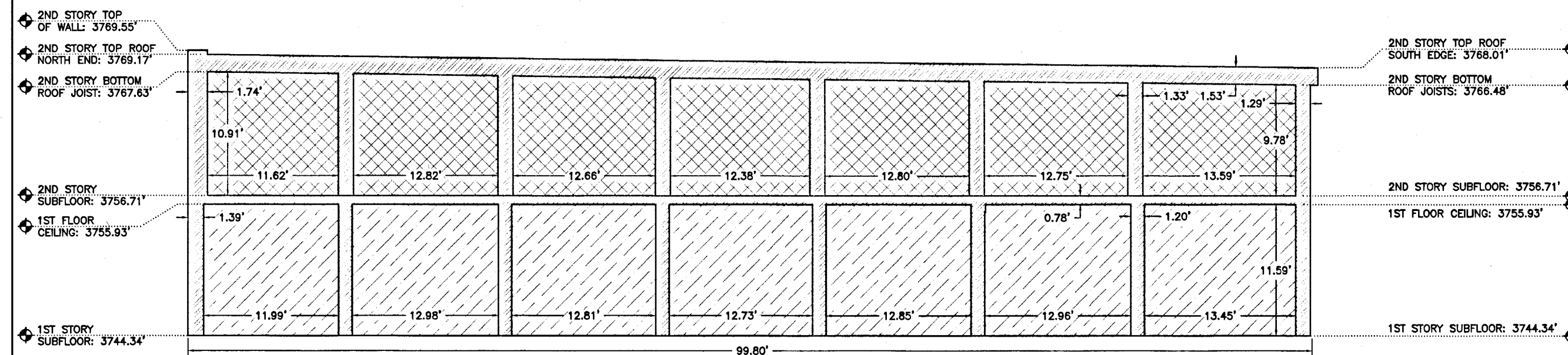
1. A true and correct copy of this set of plans, as shown, shall be submitted to the County Clerk's Office for recording.

2. The original as is recorded in the County Clerk's Office shall be a certified, complete or correct copy of the original as recorded in the County Clerk's Office.

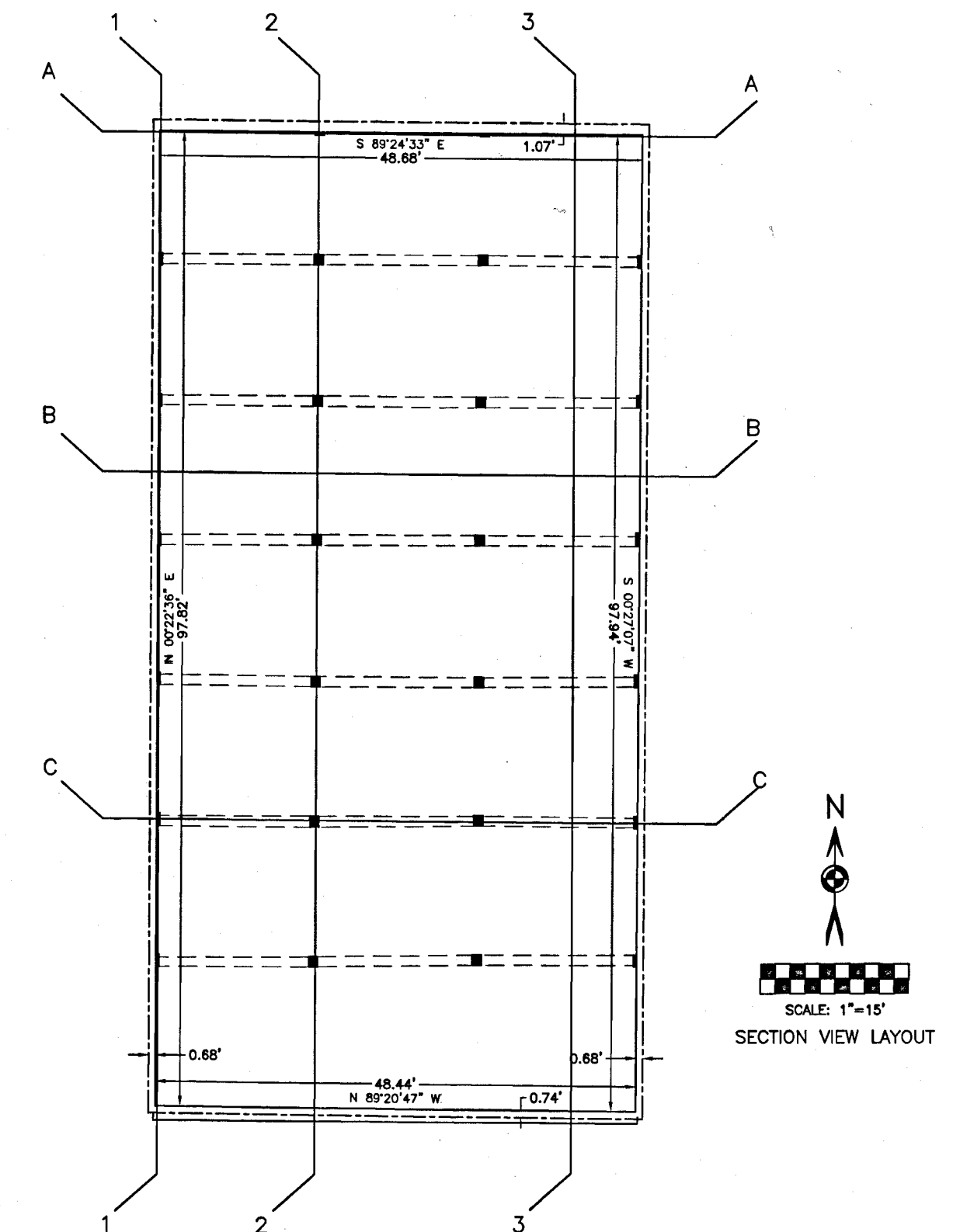
3 of 4
#51

CONDOMINIUM MAP OF
LANDMARK BUILDING CONDOMINIUM

LOCATED IN LOTS 4, 5, 6, AND THE SOUTH 20' OF LOTS 7, & 8 OF BLOCK 21 PALMER'S ADDITION TO THE TOWN (NOW THE CITY OF SHERIDAN), BLOCK 21, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF SHERIDAN, SHERIDAN COUNTY, WYOMING
±.23 ACRES (±10228 SQUARE FEET)



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DEFINITIONS

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

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

LEGEND

- FOUND 2" AC—PLS 6812
- CALCULATED CORNER
- ⊕ SET 1.5" AC—LS 14250
- AC ALUMINUM CAP
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- LIMITED COMMON ELEMENT
- UNIT 1
- UNIT 2
- ⊕ ELEVATION NAVD 88

NOTES

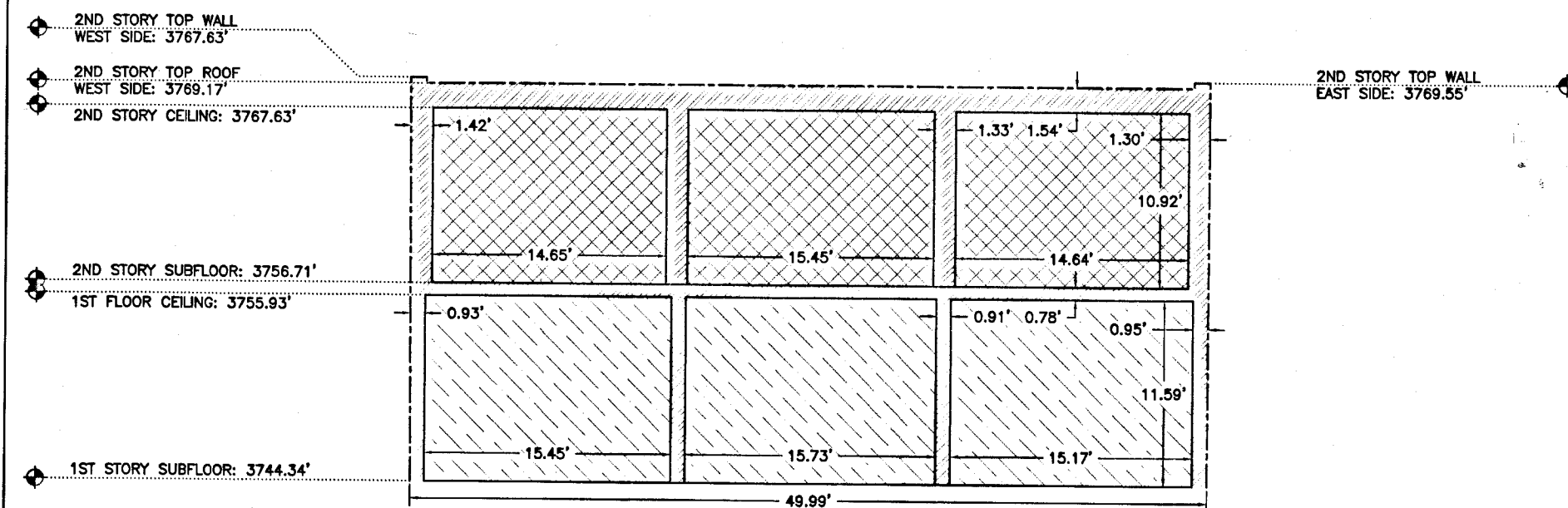
UNIT 1 (FIRST FLOOR) ± 54746 CUBIC FT
UNIT 2 (SECOND FLOOR) ± 48628 CUBIC FT



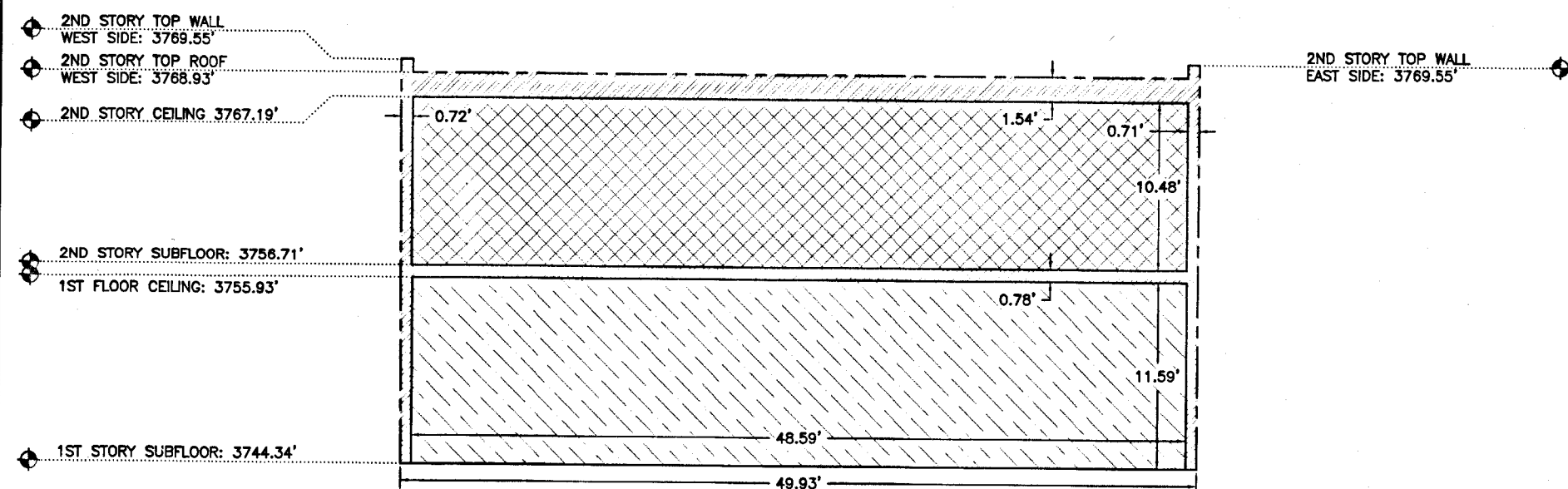
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CONDOMINIUM MAP OF
LANDMARK BUILDING CONDOMINIUM

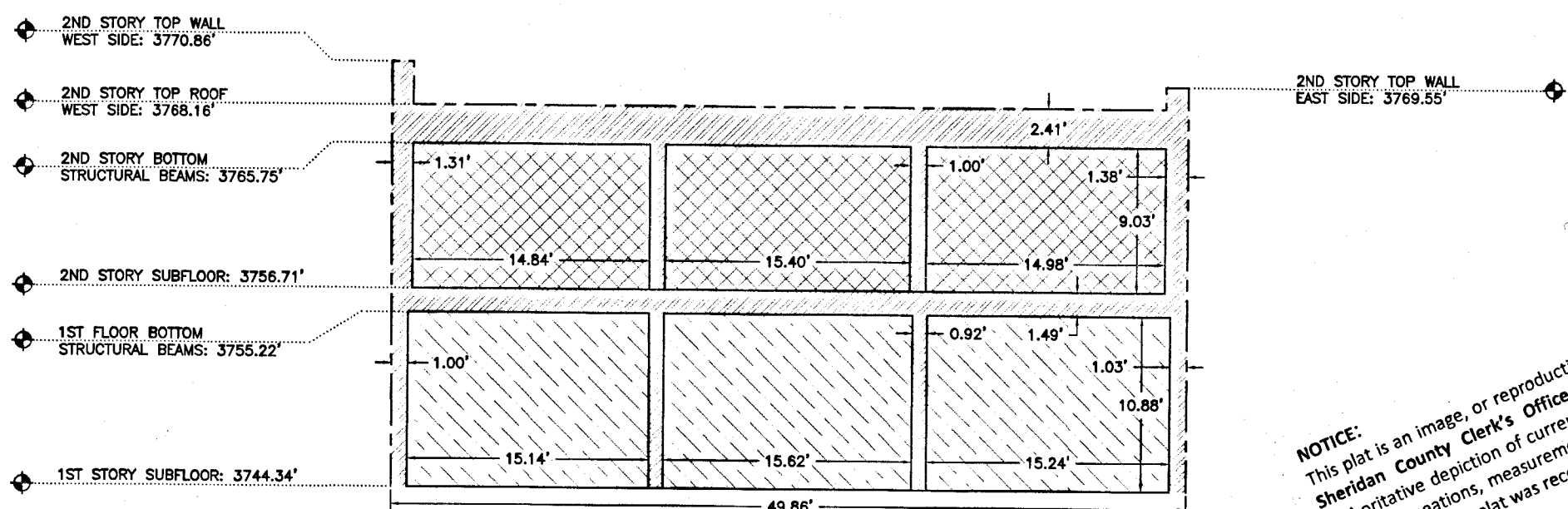
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±.23 ACRES (±10228 SQUARE FEET)



SECTION A
SCALE 1"=10'



SECTION B
SCALE 1"=10'



SECTION C
SCALE 1"=10'

LEGEND

- FOUND 2" AC-PLS 6812
- CALCULATED CORNER
- ⊕ SET 1.5" AC-LS 14250
- AC ALUMINUM CAP
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE

LEGEND

- [Hatched Box] LIMITED COMMON ELEMENT
- [Diagonal Lines Box] UNIT 1
- [Cross-hatched Box] UNIT 2
- ⊕ ELEVATION NAVD 88

NOTES

- UNIT 1 (FIRST FLOOR) ± 54746 CUBIC FT
- UNIT 2 (SECOND FLOOR) ± 48628 CUBIC FT

DEFINITIONS

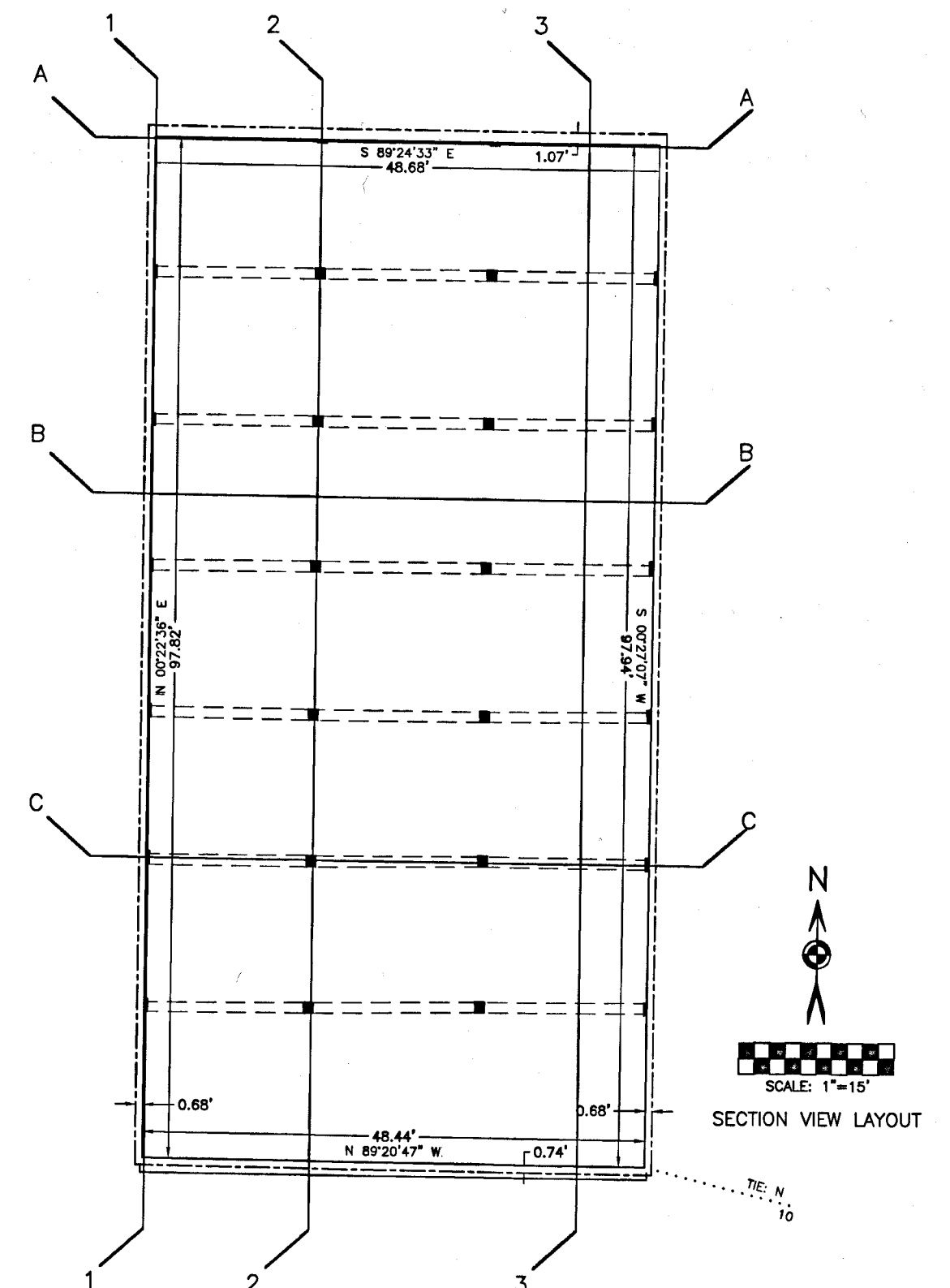
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SECTION VIEW LAYOUT