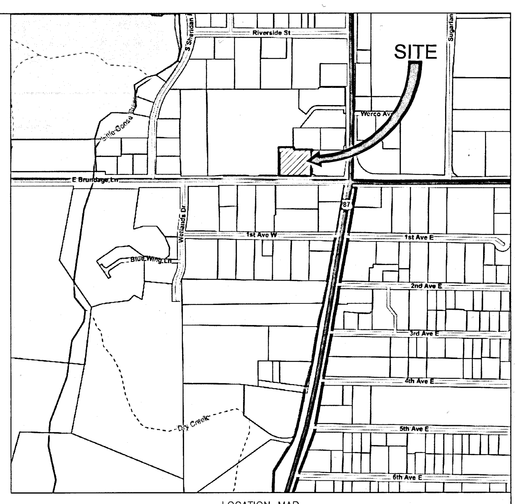
CONDOMINIUM MAP OF

PARKWAY PLAZA CONDOMINIUM

LOCATED IN LOT 2 OF BRUNDAGE CORNER SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
CONTAINING ±52589.77 SQUARE FEET (±1.21 ACRES)



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 "PARKWAY PLAZA CONDOMINIUM";

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM AND COVENANTS OF "PARKWAY PLAZA CONDOMINIUM" IN THE CITY OF SHERIDAN AS RECORDED IN BOOK 1134 PGS 748-754 IN THE SHERIDAN COUNTY CLERK AND RECORDS OFFICE IN SHERIDAN, WYOMING, TO BE RECORDED CONCURRENTLY WITH THIS CONDOMINIUM MAP AND SUBSEQUENT AMENDMENTS HERETO.
DOCUMENT NO. 2024-793971

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, CONDITIONS AND RESTRICTIONS. OWNERSHIP OF A CONDOMINIUM SHALL INCLUDE APPURTENANT MEMBERSHIPS IN "PARKWAY PLAZA 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 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.

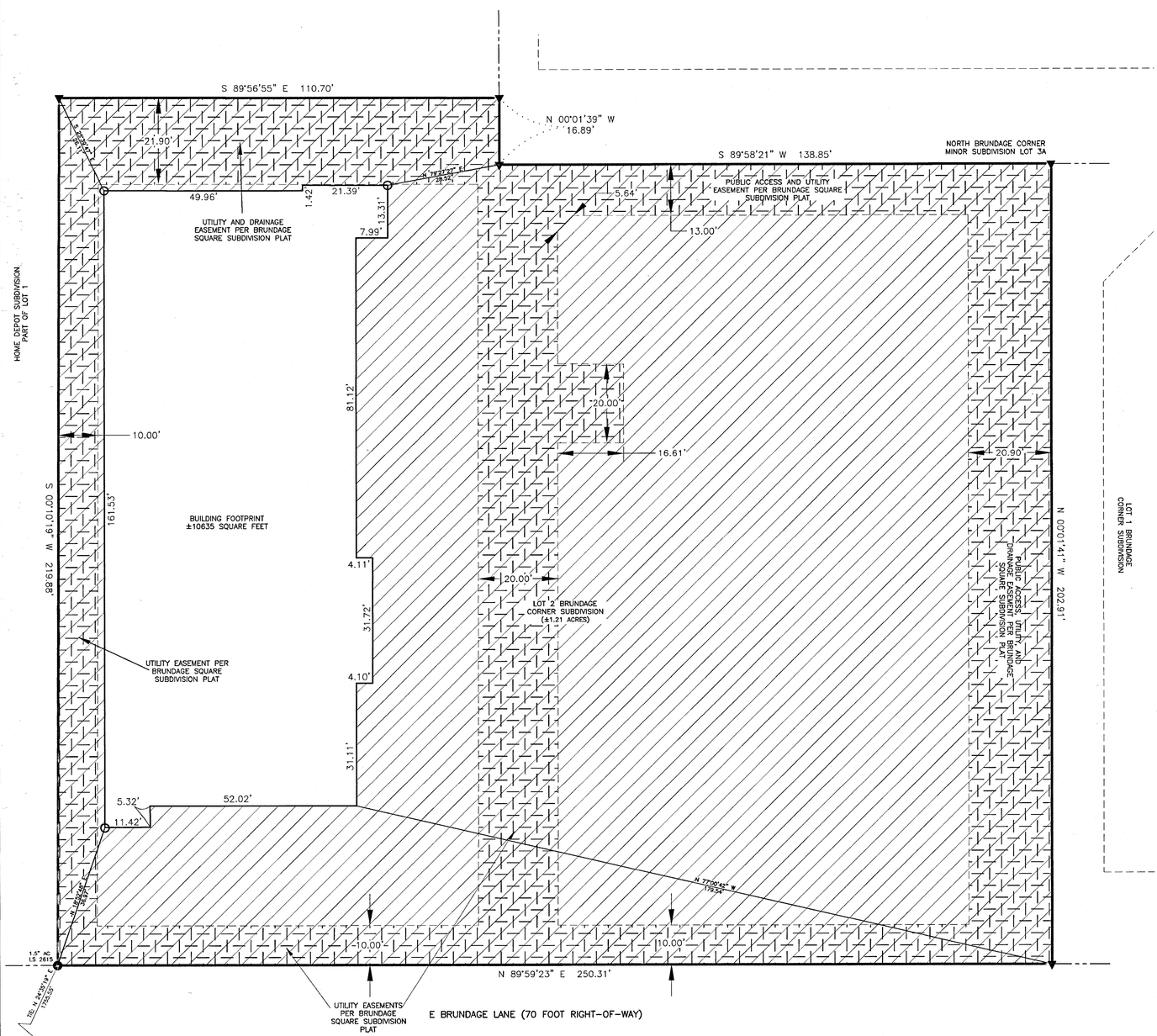
EXECUTED THIS 15th DAY OF August, 2024.

Ken Hoby, manager

KATHY J BROOKY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 141159
MY COMMISSION EXPIRES: 07/14/2030

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ken Hoby In, Manager FOR Parkway Plaza, LLC THIS 15th DAY OF August, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: July 14, 2030



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. Dimensions, measurement or representations may have occurred since the original plat was recorded.

NOTES

UNIT A ±133852.97 CUBIC FEET

UNIT B ±96406.12 CUBIC FEET

DEFINITIONS

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

A) "UNIT"- MEANS THE AREA DESCRIBED IN THE DECLARATION FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.

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

C) THIS PLAT IS INTENDED TO DESCRIBE THE INTERIOR SPACES TO THE UNITS (EXCLUDING ALL EXTERIOR WALLS, ROOF, INSULATION AND STRUCTURAL BEAMS, POST AND FRAMING; AND INCLUDING THE DRYWALL AND INTERIOR WALLS EXCEPT FIREWALLS).

LEGEND

- FOUND MONUMENT AS NOTED
- OUTSIDE BUILDING CORNER
- SET 1.5" AC-LS 14250
- AC ALUMINUM CAP
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- GENERAL COMMON ELEMENT
- UNIT A
- UNIT B
- EASEMENT

N

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PM:T.000235

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER AT 8:52 O'CLOCK
THE 19 DAY OF August, 2024,
AND IS DULY RECORDED IN DRAWER 1 PLAT NO. 53
INSTRUMENT NO. 2024-793972 FEE 25.00

Edna Schunk Thompson
COUNTY CLERK

COUNTY SEAL SHERIDAN COUNTY WYOMING

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 "PARKWAY PLAZA CONDOMINIUM", 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 AS LOT 2 OF BRUNDAGE CORNER SUBDIVISION IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 8/19/24
WYOMING

DATE PREPARED: 7/22/24

Cannon Consulting LLC
Making every shot count

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

PARKWAY PLAZA CONDOMINIUM
SITE LAYOUT

#53

1 of 4