

# PRPC BUILDING CONDOMINIUM MAP

a condominium of  
LOTS 13 AND 14 OF BLOCK 27 OF THE SHERIDAN LAND CO'S ADDITIONS  
NE 1/4 NE 1/4 OF SECTION 27  
T 56 N, R 84 W  
SHERIDAN COUNTY, WYOMING  
LOT AREA: 7003 SF +/-

NORTHWEST CORNER  
LOT 14, BLOCK 27  
OF THE SHERIDAN  
LAND CO' ADDITIONS

NORTHEAST CORNER  
LOT 14, BLOCK 27  
OF THE SHERIDAN  
LAND CO' ADDITIONS

MAIN STREET

S89°47'17"W 7.95'  
N50°59'22"W 0.97'

SOUTHWEST CORNER  
LOT 13, BLOCK 27  
OF THE SHERIDAN  
LAND CO' ADDITIONS

N00°24'09" E 250.01'  
BENCHMARK ELEV: 3727.74

N00°24'09" E 49.99'  
N00°08'17" E 41.07'

LIMITED COMMON  
ELEMENT 1

LIMITED COMMON  
ELEMENT 1

LIMITED COMMON  
ELEMENT 1

LIMITED COMMON  
ELEMENT 2

UNIT 2

LOT 15

LOT 14

LOT 13

4TH STREET

## NOTES

- STATE PLANE COORDINATES INFORMATION: NAVD 88
- PROJECT BENCHMARKS: NORTHWEST CORNER OF LOT 24, BLOCK 27 THE SHERIDAN LAND CO'S ADDITIONS: 3727.74
- SHOWN DIMENSIONS IN BUILDING PLAN AND SECTION VIEWS ARE WITHIN 0.1'

## LEGEND

- LIMITED COMMON ELEMENT 1
- LIMITED COMMON ELEMENT 2
- CONDO 1
- CONDO 2
- PROPERTY CORNER
- PROPERTY LINE
- EXTERIOR BUILDING
- INTERIOR BUILDING



SECTION MAP  
SCALE: NTS

## 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.

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

B. "GENERAL COMMON AREA" - ARE ALL THOSE PORTIONS OF THE PROPERTY HEREIN DEFINED IN WYO. STAT. 34-20-103(a)(1)(A).

C. "LIMITED COMMON ELEMENT 1" - IS DEFINED, PURSUANT TO WYO. STAT. 34-20-103(a)(1)(B), AS THAT COMMON ELEMENT DESIGNATED IN THE DECLARATION AS BEING RESERVED FOR USE BY ONLY CONDO UNITS 1'S OWNERS, GUESTS AND INVITEES.

D. "LIMITED COMMON ELEMENT 2" - IS DEFINED, PURSUANT TO WYO. STAT. 34-20-103(a)(1)(B), AS THAT COMMON ELEMENT DESIGNATED IN THE DECLARATION AS BEING RESERVED FOR USE BY ONLY CONDO UNITS 1'S OWNERS, GUESTS AND INVITEES.

## CERTIFICATE OF OWNER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS DESCRIBED IN THE ENGINEERS CERTIFICATE SHOWN 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 PRPC BUILDING CONDOMINIUM IN THE CITY OF SHERIDAN.  
THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF PRPC BUILDING 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 THEREOF.  
THAT OWNERSHIP OF A 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 AREA SHALL BE THAT COMPUTED FOR EACH UNIT IN SAID DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS, AND RESTRICTIONS. OWNERSHIP OF A CONDOMINIUM SHALL ALSO INCLUDE APPURTENANT MEMBERSHIPS IN THE PRPC 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 RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED.  
THAT THIS CONDOMINIUM IS SUBJECT OF RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS, OF SIGHT OR OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS 28 DAY OF April, 2010.

BY: [Signature]  
CROWBO LLC, MANAGER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

28 DAY OF April, 2010, BY BROCK BOEDECKER, MANAGER OF CROWBO, LLC.

MY COMMISSION EXPIRES: 03-20-13 NOTARY PUBLIC [Signature]

BY: [Signature]  
FIRST NATIONAL BANK

ALSO EXECUTED THIS 28 DAY OF April, 2010 BY:

STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I, MEGAN L. CROW OF SHERIDAN, WYOMING, HERBY STATE:

ON THIS 28 DAY OF April, 2010, BEFORE ME PERSONALLY APPEARED [Signature] TO ME PERSONALLY KNOWN WHO, BEING DULY SWORN, DID SAY THAT HE IS THE MANAGER OF FIRST NATIONAL BANK AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY NOTARIAL SEAL THIS 28 DAY OF April, 2010.

MY COMMISSION EXPIRES: 03-20-13

## ENGINEERS CERTIFICATE

STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I, MEGAN L. CROW OF SHERIDAN, WYOMING, HERBY STATE:

THAT BY AUTHORITY OF THE OWNERS I HAVE DESCRIBED HEREON FOR CONDOMINIUM OWNERSHIP TO BE KNOWN AS PRPC BUILDING CONDOMINIUM.

THAT THIS MAP WAS MADE FROM FIELD NOTES PREPARED BY PRESTFELDT SURVEYING, THAT TO THE BEST OF MY KNOWLEDGE, IT IS AN ACCURATE REPRESENTATION OF ALL DIMENSIONS AND AREA ARE CORRECTLY SHOWN.  
THAT THIS SUBDIVISION IS IDENTICAL WITH AND DESCRIBED TO:

LOTS 13 AND 14, BLOCK 27 OF THE SHERIDAN LAND CO'S ADDITIONS, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

SAID TRACT CONTAINS 7003 SQUARE FEET OF LAND, MORE OR LESS.  
BASIS OF BEARINGS IS THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE.

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN  
MY OFFICE AT 4:00 O'CLOCK P.M. ON April 29, 2010,  
AND FILED IN DRAWER 1, PLAT NUMBER 16  
INSTRUMENT No. 667854 FEE 50.00  
[Signature] COUNTY CLERK  
[Signature] DEPUTY COUNTY CLERK

MC<sup>2</sup>  
ENGINEERING, P.C.

1101 Sugarview Drive, Suite 201  
Sheridan, Wyoming 82801  
Office: 307-672-7550 Fax: 307-672-5156  
mc2eng@msn.com

ISSUE DATE: 4/30/10  
PROJECT NUMBER: DESKTOP  
FILE NAME: CONDO MAP SITE PLAN

MEGAN L. CROW, PE  
WYOMING PE #9928

