

**CORRECTIVE
FINAL PLAT
OF THE
OUTLAW GARAGES CONDOMINIUMS, PHASE 3**

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

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND 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 PE&LS 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 3** BEING A TRACT OF LAND IN LOT 4 (NW1/4NW1/4) OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID PHASE 3 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 S19°52'28"E, 71.787 FEET TO THE POINT OF BEGINNING OF SAID PHASE 3, BEING THE NORTHWEST CORNER OF OUTLAW GARAGES CONDOMINIUMS, PHASE 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5369); THENCE N00°45'39"E, 261.00 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 493 OF DEEDS, PAGE 671 TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S89°14'31"E, 200.04 FEET TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 493 OF DEEDS, PAGE 671; THENCE S00°46'52"W, 261.00 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID OUTLAW GARAGE CONDOMINIUMS, PHASE 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5369); THENCE S89°14'31"W, 199.95 FEET ALONG THE NORTH LINE OF SAID OUTLAW GARAGE CONDOMINIUMS, PHASE 2 TO THE POINT OF BEGINNING OF SAID PHASE 3.

SAID PHASE 3 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°45'08"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 (BRUNDAGE 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 N78°18'42"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 MORE 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 1.2 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE **OUTLAW GARAGES CONDOMINIUMS, PHASE 3**, 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 11th DAY OF November 2016.

BY: David Sorenson
J2 INCORPORATED
DAVE SORENSON, PRESIDENT

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 11th DAY OF November 2016, BY J2 INCORPORATED,
DAVE SORENSON, PRESIDENT
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 18 Feb 2020

David Sorenson
NOTARY PUBLIC
STATE OF WYOMING
MY COMMISSION EXPIRES FEBRUARY 18, 2020

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS
COUNTY OF SHERIDAN :SS

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 3** 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.

Professional Land Surveyor
Thomas Stewart
5369
Date: 11-17-2016
WYOMING

CERTIFICATE OF RECORDER

STATE OF WYOMING :SS
COUNTY OF SHERIDAN :SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:27 O'CLOCK P.M., THIS 7th DAY OF November, 2016, AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 26.
FEE \$ 75.00

Eda Schenk Thompson
COUNTY CLERK
STAMP RECEIVING NUMBER 2016-230815

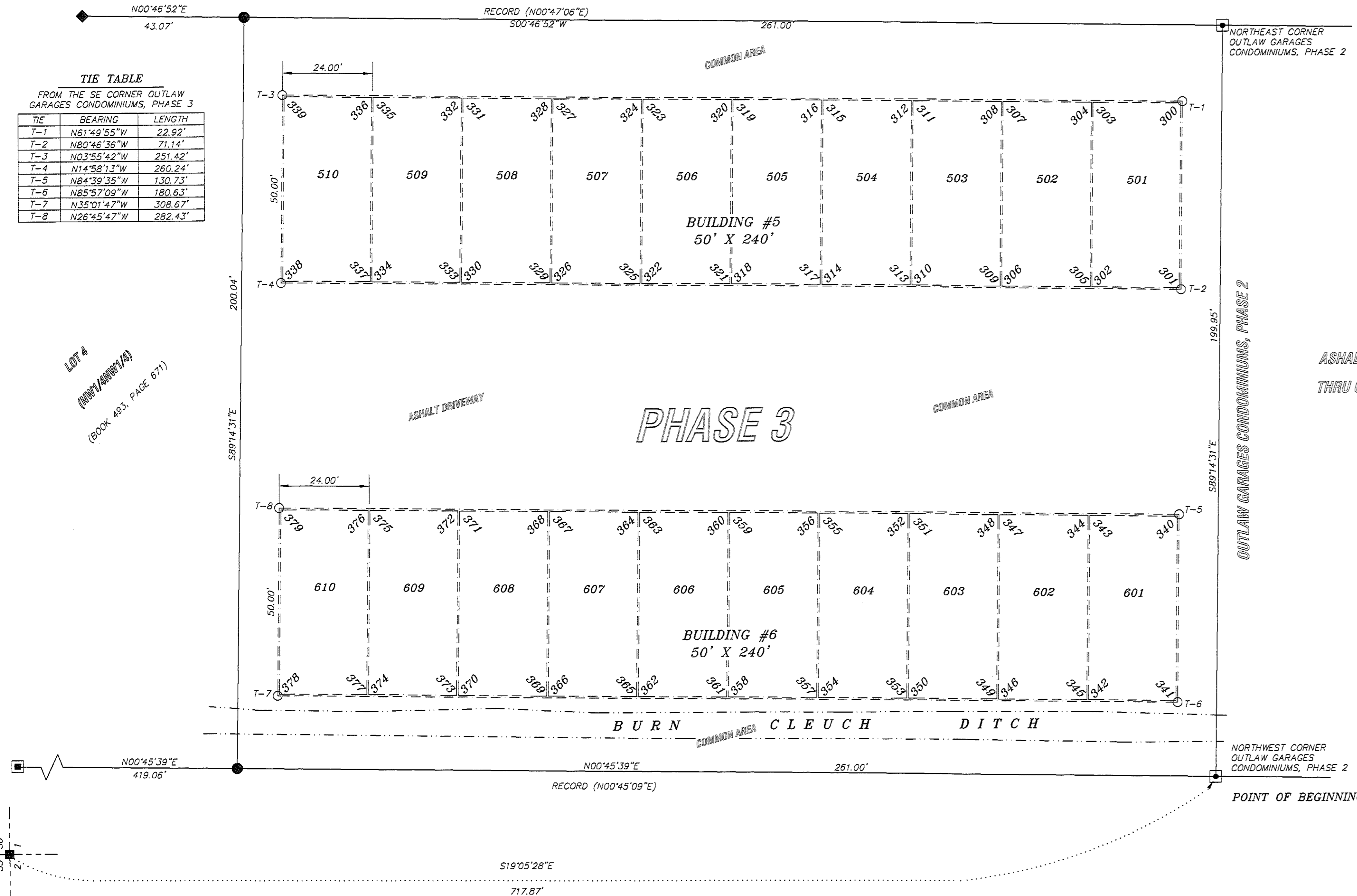
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A CONDOMINIUM MAP OF A TRACT OF LAND LOCATED IN LOT 4
SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT
SURVEYING**
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 874-5000

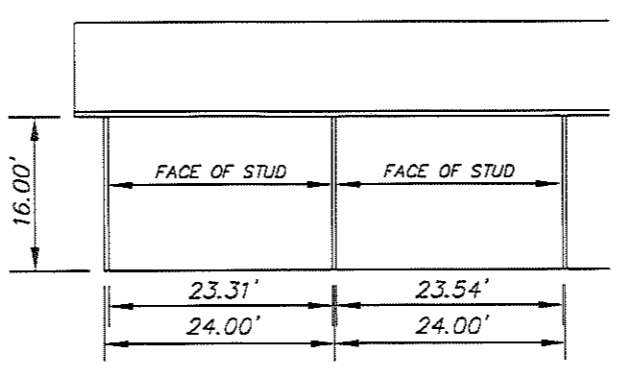
CLIENT: J2 INCORPORATED

JN: 2013-030
DF: 2013-030
PF: 12013-030
OCTOBER, 2016

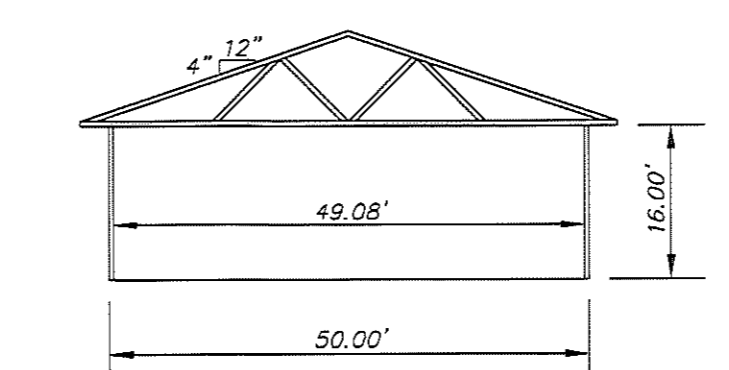


TIE TABLE
FROM THE SE CORNER OUTLAW GARAGES CONDOMINIUMS, PHASE 3

TIE	BEARING	LENGTH
T-1	N81°59'55"W	22.92'
T-2	N03°46'36"W	71.14'
T-3	N03°55'42"W	251.42'
T-4	N14°58'13"W	260.24'
T-5	N84°39'35"W	130.73'
T-6	N85°57'09"W	180.63'
T-7	N35°01'47"W	308.67'
T-8	N28°45'47"W	282.43'



TYPICAL FOR BUILDINGS 5 AND 6



TYPICAL SIDE VIEW FOR BUILDINGS 5 AND 6

BUILDING #5

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
T-1	1886875.71	1417199.44	3865.5	BLDG CORNER
T-2	1886880.29	1417149.43	3865.5	BLDG CORNER
T-3	1887119.27	1417208.43	3865.5	BLDG CORNER
T-4	1887120.30	1417198.44	3865.5	BLDG CORNER
300	1886880.17	1417198.99	3865.5	SPACE CORNER
301	1886880.74	1417149.89	3865.5	SPACE CORNER
302	1886904.08	1417150.18	3865.5	SPACE CORNER
303	1886903.49	1417199.28	3865.5	SPACE CORNER
304	1886903.94	1417199.29	3865.5	SPACE CORNER
305	1886904.51	1417150.19	3865.5	SPACE CORNER
306	1886904.08	1417150.48	3865.5	SPACE CORNER
307	1886927.48	1417199.58	3865.5	SPACE CORNER
308	1886927.94	1417199.58	3865.5	SPACE CORNER
309	1886928.51	1417150.49	3865.5	SPACE CORNER
310	1886952.06	1417150.78	3865.5	SPACE CORNER
311	1886951.48	1417199.88	3865.5	SPACE CORNER
312	1886951.94	1417199.88	3865.5	SPACE CORNER
313	1886952.52	1417150.79	3865.5	SPACE CORNER
314	1886976.08	1417151.08	3865.5	SPACE CORNER
315	1886976.48	1417200.17	3865.5	SPACE CORNER
316	1886976.94	1417200.16	3865.5	SPACE CORNER
317	1886976.52	1417151.09	3865.5	SPACE CORNER
318	1887000.06	1417151.38	3865.5	SPACE CORNER
319	1886999.48	1417200.47	3865.5	SPACE CORNER
320	1886999.94	1417200.48	3865.5	SPACE CORNER
321	1887000.52	1417151.39	3865.5	SPACE CORNER
322	1887024.06	1417151.68	3865.5	SPACE CORNER
323	1887023.49	1417200.49	3865.5	SPACE CORNER
324	1887023.94	1417200.78	3865.5	SPACE CORNER
325	1887024.52	1417151.69	3865.5	SPACE CORNER
326	1887048.08	1417200.88	3865.5	SPACE CORNER
327	1887047.48	1417201.07	3865.5	SPACE CORNER
328	1887047.94	1417201.07	3865.5	SPACE CORNER
329	1887048.52	1417151.99	3865.5	SPACE CORNER
330	1887072.06	1417150.88	3865.5	SPACE CORNER
331	1887071.48	1417201.37	3865.5	SPACE CORNER
332	1887071.94	1417201.37	3865.5	SPACE CORNER
333	1887072.52	1417151.99	3865.5	SPACE CORNER
334	1887096.06	1417152.98	3865.5	SPACE CORNER
335	1887095.49	1417201.67	3865.5	SPACE CORNER
336	1887095.94	1417201.67	3865.5	SPACE CORNER
337	1887096.52	1417152.99	3865.5	SPACE CORNER
338	1887119.83	1417152.88	3865.5	SPACE CORNER
339	1887119.26	1417201.96	3865.5	SPACE CORNER

BUILDING #6

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
T-5	1886881.05	1417089.49	SEE NOTE	BLDG CORNER
T-6	1886881.64	1417039.47	SEE NOTE	BLDG CORNER
T-7	1887021.64	1417042.34	SEE NOTE	BLDG CORNER
T-8	1887121.05	1417092.47	SEE NOTE	BLDG CORNER
340	1886881.52	1417089.04	SEE NOTE	BLDG CORNER
341	1886882.91	1417039.94	SEE NOTE	BLDG CORNER
342	1886904.40	1417040.29	SEE NOTE	BLDG CORNER
343	1886904.83	1417089.59	SEE NOTE	SPACE CORNER
344	1886905.89	1417089.59	SEE NOTE	SPACE CORNER
345	1886905.86	1417040.24	SEE NOTE	SPACE CORNER
346	1886929.40	1417040.53	SEE NOTE	SPACE CORNER
347	1886928.83	1417089.62	SEE NOTE	SPACE CORNER
348	1886929.29	1417089.63	SEE NOTE	SPACE CORNER
349	1886929.86	1417040.54	SEE NOTE	SPACE CORNER
350	1886953.40	1417040.63	SEE NOTE	SPACE CORNER
351	1886952.83	1417089.92	SEE NOTE	SPACE CORNER
352	1886953.29	1417089.93	SEE NOTE	SPACE CORNER
353	1886953.86	1417040.83	SEE NOTE	SPACE CORNER
354	1886977.41	1417041.13	SEE NOTE	SPACE CORNER
355	1886976.83	1417090.22	SEE NOTE	SPACE CORNER
356	1886977.29	1417090.23	SEE NOTE	SPACE CORNER
357	1886977.86	1417041.13	SEE NOTE	SPACE CORNER
358	1887001.41	1417041.43	SEE NOTE	SPACE CORNER
359	1887000.83	1417090.82	SEE NOTE	SPACE CORNER
360	1887001.29	1417090.59	SEE NOTE	SPACE CORNER
361	1887001.86	1417041.43	SEE NOTE	SPACE CORNER
362	1887025.41	1417041.73	SEE NOTE	SPACE CORNER
363	1887024.83	1417090.82	SEE NOTE	SPACE CORNER
364	1887025.29	1417090.83	SEE NOTE	SPACE CORNER
365	1887025.87	1417041.73	SEE NOTE	SPACE CORNER
366	1887049.41	1417042.03	SEE NOTE	SPACE CORNER
367	1887048.83	1417091.12	SEE NOTE	SPACE CORNER
368	1887049.29	1417091.12	SEE NOTE	SPACE CORNER
369	1887049.87	1417042.03	SEE NOTE	SPACE CORNER
370	1887073.41	1417042.33	SEE NOTE	SPACE CORNER
371	1887072.83	1417091.43	SEE NOTE	SPACE CORNER
372	1887073.29	1417201.42	SEE NOTE	SPACE CORNER
373	1887073.87	1417042.33	SEE NOTE	SPACE CORNER
374	1887097.41	1417042.63	SEE NOTE	SPACE CORNER
375	1887096.84	1417091.24	SEE NOTE	SPACE CORNER
376	1887097.29	1417091.24	SEE NOTE	SPACE CORNER
377	1887097.87	1417042.63	SEE NOTE	SPACE CORNER
378	1887121.18	1417042.92	SEE NOTE	SPACE CORNER
379	1887120.61	1417092.01	SEE NOTE	SPACE CORNER

NOTES:

- POINTS 300-379 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 LOCATION OF THE EXISTING WALL SHALL SUPERSEDE.
- REFERENCE POINTS SHOWN ARE INTENDED TO DESCRIBE TOP OF THE SUBFLOOR (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 LOCATION 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, 2 AND 3, FOR INGRESS, EGRESS AND ACCESS FOR AND TO THAT PORTION OF THE ABOVE DESCRIBED ±6.0 ACRES NOT SUBJECT TO OR SET OUT ON THE PLAT OF OUTLAW GARAGES CONDOMINIUMS, PHASE 1, 2 AND 3 FOR VEHICLE AND UTILITY ACCESS FROM BRUNDAGE LANE/U.S. HIGHWAY 14 TO THE PORTIONS OF THE 6.0 ACRES RESERVED BY J2, INC.
- VERTICAL DATUM USED FOR THIS MAP IS NAVD-88.
- ELEVATIONS FOR BUILDING #6 TO BE PER FINAL CONSTRUCTION.

THIS PLAT TO BE CONSIDERED TOGETHER WITH THE PLAT OF OUTLAW GARAGES CONDOMINIUMS, PHASE 1 & 2 AS FILED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR SHERIDAN COUNTY, WYOMING, ON OCTOBER 10, 2008, AND MAY 17, 2013, AT CONDOMINIUM DRAWER 1, PAGE 11 AND 18 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. THE PURPOSE OF THIS CORRECTIVE PLAT IS TO INCLUDE THE RECORD DEED AS SHOWN ON THE FIRST AMENDED DECLARATION OF OUTLAW GARAGES CONDOMINIUMS RECORDED IN BOOK 540 OF DEEDS, PAGE 574.

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