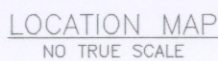


LOCATED IN LOT 33A, BROADWAY VAULT STORAGE CONDOS IN THE NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4 (NE1/4SE1/4), OF SECTION 22, T56N, R84W, 6TH PRINCIPAL MERIDIAN, CITY OF  
SHERIDAN, SHERIDAN COUNTY, WYOMING  
LOT AREA: ±.89 ACRES (±38838 SQUARE FEET)



LOT 5 BLOCK 27,  
SHERIDAN LAND CO'S  
2ND ADDITION

9TH STREET  
70 FOOT RIGHT OF WAY

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 AS WITHIN HEREBY CONVEYED TO THE FREE AND SOLE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THAT THE NAME OF THE CONDOMINIUM SHALL BE "BROADWAY VAULT STORAGE CONDO";

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF "BROADWAY VAULT STORAGE OFFICE" IN THE CITY OF SHERIDAN AS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ IN THE SHERIDAN COUNTY CLERK AND RECORDS OFFICE IN SHERIDAN, WYOMING.

THAT THIS CONDOMINIUM SHALL BE IDENTICAL WITH THE CONDOMINIUM DESCRIBED IN THE FOREGOING DECLARATION OF CONDOMINIUM.

THAT OWNERSHIP OF THE CONDOMINIUM UNIT SHOWN ON THIS MAP SHALL CONVEY TO 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 COMMON ELEMENTS BEING THOSE AREAS OF THE CONDOMINIUM PROJECT WHICH ARE NECESSARY TO THE ENJOYMENT OF THE CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS. OWNERSHIP OF A CONDOMINIUM SHALL INCLUDE APURTENNANT OWNERSHIP OF THE COMMON ELEMENTS OF THE CONDOMINIUM ASSOCIATION.

THAT THE COMMON AREA BEING THAT PORTION OF THIS CONDOMINIUM LIES 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 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 SIGHT OR RIGHT OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS 29 DAY OF October, 2022.

NORTH 50 FEET OF LOT 8  
BLOCK 28, SHERIDAN LAND  
CO'S 2ND ADDITION

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

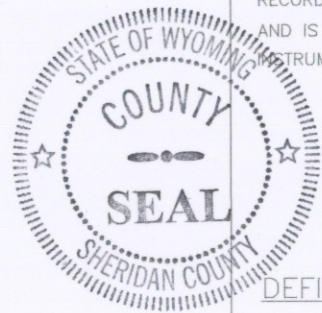
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Chris Bernard FOR  
Ace Builders THIS 27th DAY OF October, 2022.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: Sept. 14, 2023

PHOENIX SUBDIVISION  
LOT 1

ANDREA R. GARRETT - NOTARY PUBLIC  
COUNTY OF SHERIDAN  
STATE OF WYOMING  
My Commission Expires 9-14-23

STATE OF WYOMING )  
 )  
 )SS

THIS PLAT WAS FILED OR RECORD IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND  
RECORDED AT 9:39 O'CLOCK Am THIS 27 DAY OF October, 2022,  
AND IS DULY RECORDED IN DRAWER 1 PLAT NO. 43  
INSTRUMENT NO. 2022-782240 FEE \$75.00  
*Edu Schunk Thompson*  
COUNTY CLERK



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 COMMON ELEMENTS APPURTENANT TO SUCH UNIT, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF BROADWAY STORAGE VAULT CONDOS 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 BROADWAY STORAGE VAULT CONDOS 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 BROADWAY STORAGE VAULT CONDOS FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.

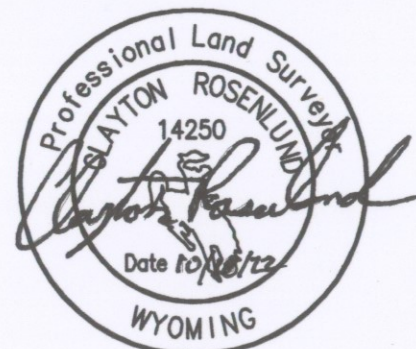
D) THIS PLAT IS INTENDED TO DESCRIBE THE INTERIOR SPACES TO THE UNITS (EXCLUDING ALL EXTERIOR WALLS, ROOF, INSULATION AND STRUCTURAL FRAMING; AND INCLUDING THE DRYWALL AND INTERIOR WALLS EXCEPT FIREWALLS); IN THE EVENT OF ANY DISCREPANCY IN THESE LOCATIONS THE PHYSICAL LOCATIONS OF THESE WILL SUPERSEDE.

PHOENIX SUBDIVISION  
LOT 3

WAYSIDE SUBDIVISION  
LOT 1

I, CLAYTON ROSENBLUND, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE DESCRIBED HEREON FOR CONDOMINIUM OWNERSHIP TO BE KNOWN AS "BROADWAY VAULT STORAGE CONDOS", 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 33A, BROADWAY VAULT STORAGE CONDOS SUBDIVISION IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT CONTAINS ±.89 ACRES, ±38838 SQUARE FEET.

CLAYTON P. ROSENLUND  
REGISTERED LAND SURVEYOR  
NO. 14250



WAYSIDE SUBDIVISION  
LOT 2

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

FOUND 2" AC-PE&LS 3864  
 FOUND MONUMENT AS NOTED  
 CALCULATED CORNER  
 FOUND 1.5" AC-LS 2615  
 GENERAL COMMON ELEMENT (ALL AREA OF LOT 33A OUTSIDE BUILDING FOOTPRINT)  
 ADJOINING LOT LINE  
 BUILDING EXTERIOR WALL  
 PROPERTY BOUNDARY LINE  
 UTILITIES EASEMENT



**Cannon Consulting LLC**  
Making every shot count

#43 1 of 3

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

## BROADWAY VAULT STORAGE CONDOS

SECTION VIEWS - PAGE 1 OF 3

DATE PREPARED: 10/18/22



CONDOMINIUM MAP OF  
**BROADWAY VAULT STORAGE CONDOS**

LOCATED IN LOT 33A, BROADWAY VAULT STORAGE CONDOS IN THE NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4 (NE1/4SE1/4), OF SECTION 22, T56N, R84W, 6TH PRINCIPAL MERIDIAN, CITY OF  
SHERIDAN, SHERIDAN COUNTY, WYOMING  
LOT AREA: ±.89 ACRES (±38838 SQUARE FEET)

**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 COMMON  
ELEMENTS APPURTENANT TO SUCH UNIT, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF  
BROADWAY STORAGE VAULT CONDOS 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 BROADWAY STORAGE VAULT CONDOS 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 BROADWAY STORAGE VAULT CONDOS FILED 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.

**LEGEND**

- FOUND 2" AC-PE&LS 3864
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- ⊕ SET 1.5" AC-LS 14250

- AC ALUMINUM CAP
- GENERAL COMMON ELEMENT (ALL THE AREA OF LOT 33A OUTSIDE OF BUILDING FOOTPRINT)
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- EASEMENT

**LEGEND**

- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNIT 101
- UNIT 102
- UNIT 103
- UNIT 104
- UNIT 105
- UNIT 106
- UNIT 107
- UNIT 108
- UNIT 109
- UNIT 110

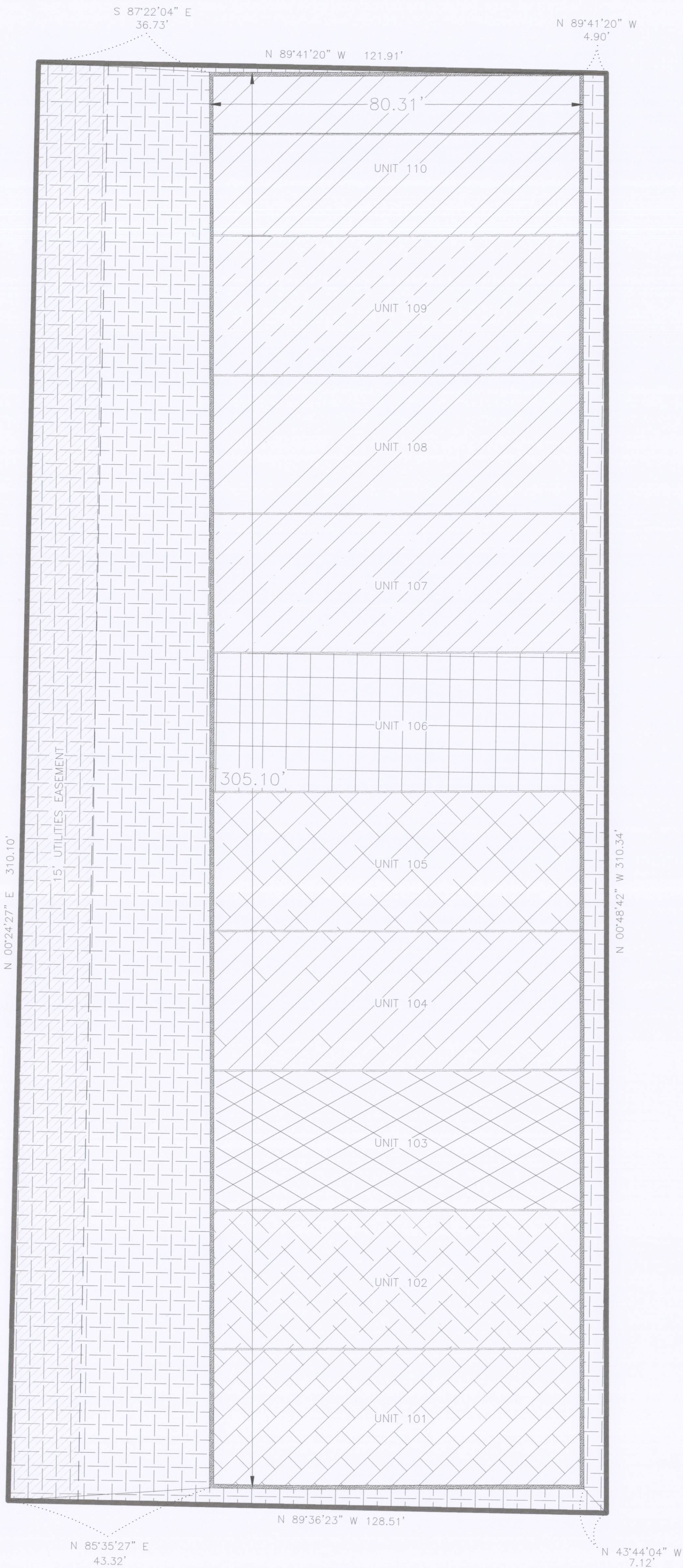


BASES OF BEARINGS IS  
US STATE PLANE, NAD 83  
WYOMING EAST CENTRAL ZONE  
DISTANCES ARE GROUND (US SURVEY FEET)  
PAF13.000235

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**UNIT VOLUME**

- UNIT 101 ± 54338 CUBIC FT
- UNIT 102 ± 55238 CUBIC FT
- UNIT 103 ± 54800 CUBIC FT
- UNIT 104 ± 54988 CUBIC FT
- UNIT 105 ± 54825 CUBIC FT
- UNIT 106 ± 55227 CUBIC FT
- UNIT 107 ± 54692 CUBIC FT
- UNIT 108 ± 55209 CUBIC FT
- UNIT 109 ± 54977 CUBIC FT
- UNIT 110 ± 63641 CUBIC FT



#43 2 of 3



