

LOCATION MAP
NO TRUE SCALE

NOTICE
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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 UNITS, BUILDING AND COMMON AREAS AS SHOWN HEREON IS WITH THE TRUE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
THAT THE NAME OF THE CONDOMINIUM SHALL BE "BROADWAY VAULT STORAGE CONDOS";
THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF "BROADWAY VAULT STORAGE CONDOS" IN THE CITY OF SHERIDAN AS RECORDED IN BOOK 38 PAGE 1 IN THE SHERIDAN COUNTY CLERK AND RECORDS OFFICE IN SHERIDAN, WYOMING, TO BE RECORDED CONCURRENTLY WITH THIS CONDOMINIUM MAP AND S
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 PERCENTAGE OF UNDIVIDED INTEREST IN SAID COMMON AREAS SHALL BE CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS, OWNERSHIP MEMBERSHIPS IN "BROADWAY VAULT STORAGE CONDOS" ASSOCIATION
THAT THE COMMON AREA, BEING THAT PORTION OF THIS CONDOMINIUM AND BEING A PORTION OF THE GENERAL COMMON ELEMENTS OF THIS CONDOMINIUM, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON;
THAT ALL EASEMENTS SHOWN HEREON BE DEDICATED TO MONTANA DRAINAGE 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, RECORDS, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON;
EXECUTED THIS 28th DAY OF November, 2022.

Chris Bernard
(ACE BUILDERS)

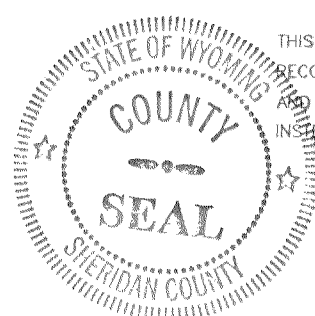
STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME BY Chris Bernard
THIS 28th DAY OF November, 2022.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/30/22

Georgia Fosnight - Notary Public
County of Sheridan State of Wyoming
My Commission Expires DEC. 30, 2022

CERTIFICATE OF RECORDING

STATE OF WYOMING }
COUNTY OF SHERIDAN }



DEFINITIONS

THE FOLLOWING TERMINOLOGY IS IN ACCORDANCE WITH THE CONDOMINIUM OWNERSHIP ACT, WYOMING STATUTES, 1977, AS AMENDED, SECTION 34-10-101 THROUGH 34-10-104.
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 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 COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.
D) THIS PLAT IS INTENDED TO DESCRIBE THE INTERIOR EXTERIOR WALLS, ROOF, INSULATION AND STRUCTURAL INTERIOR WALLS EXCEPT FIREWALLS; IN THE EVENT OF THE PHYSICAL LOCATIONS OF THESE WILL SUPERSEDE SPACES TO THE UNITS (EXCLUDING ALL FRAMING); AND INCLUDING THE DRYWALL AND ANY DISCREPANCY IN THESE LOCATIONS

THE UNDERSIGNED SECURITY STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBODIED IN THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED IN BOOK 4004-114927 PAGES 1-8. MORTGAGEE, BY SIGNATURE OF PATRICK SHILLING, BY SIGNATURE OF DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY LISTED AND DESCRIBED ON THIS PLAT FROM THE FOREGOING MORTGAGE.
Patrick Shilling
(SECURITY STATE BANK)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

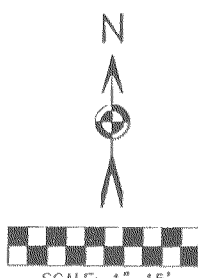
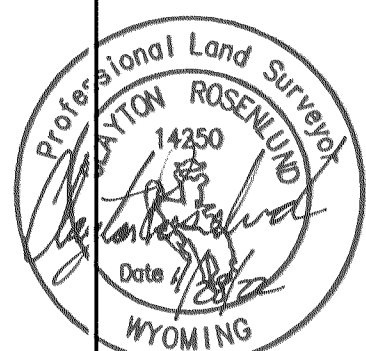
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME BY Patrick Shilling
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Georgia Fosnight - Notary Public
County of Sheridan State of Wyoming
My Commission Expires DEC. 30, 2022

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 "BROADWAY VAULT STORAGE CONDOS", THAT TO THE BEST OF MY KNOWLEDGE, IT IS AN ACCURATE REPRESENTATION OF ALL DIMENSIONS AND AREAS 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. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



LEGEND
● FOUND 2" AC PELS 3864
▲ FOUND MONUMENT AS NOTED
○ CALCULATED CORNER
□ FOUND 1.5" AC LS 2615
▨ GENERAL COMMON ELEMENT (ALL AREA OF LOT ADJOINING LOT LINE)
— BUILDING EXTERIOR WALL
- - - PROPERTY BOUNDARY LINE
▨ UTILITIES EASEMENT

Cannon Consulting LLC
Making every shot count

45 Pg 1 of 3

CORRECTED PLAT OF THE
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)

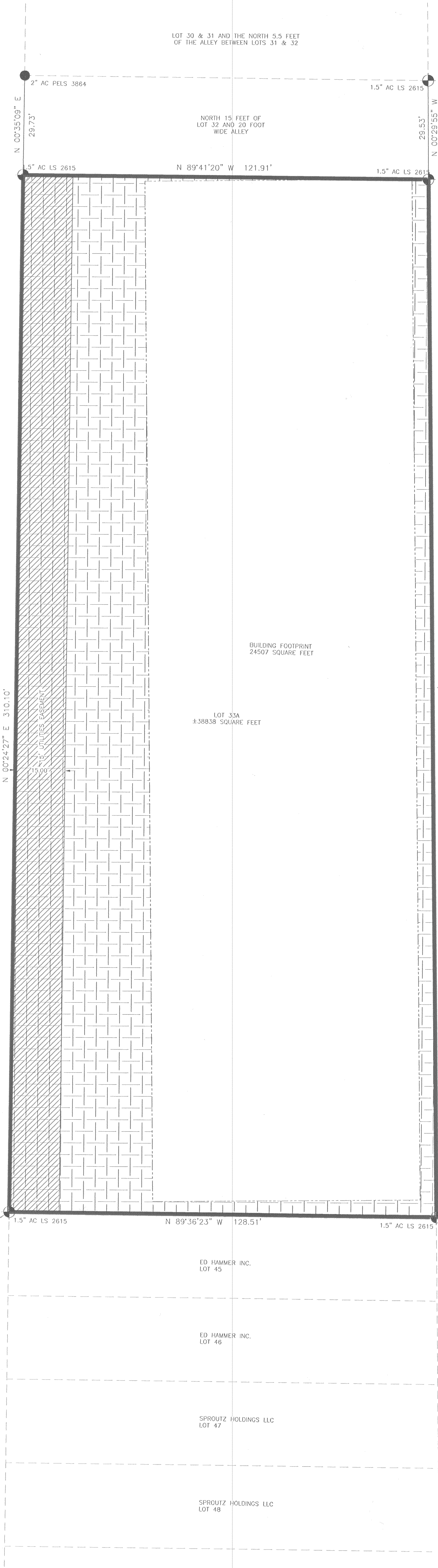
CORRECTED PLAT

THIS PLAT IS TO CORRECT ERRORS ON THE PLAT FILED ON 27TH OF OCTOBER 2022, INSTRUMENT NO. 2022-782240.
CORRECTION: ADDED A SECTION CORNER TIE TO SOUTHWEST LOT CORNER

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

9TH STREET
70 FOOT RIGHT OF WAY

LOT 30 & 31 AND THE NORTH 5.5 FEET
OF THE ALLEY BETWEEN LOTS 31 & 32



BUILDING FOOTPRINT
24507 SQUARE FEET

LOT 33A
±38838 SQUARE FEET

ED HAMMER INC.
LOT 45

ED HAMMER INC.
LOT 46

SPROUTZ HOLDINGS LLC
LOT 47

SPROUTZ HOLDINGS LLC
LOT 48

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BROADWAY VAULT STORAGE CONDOS

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SOUTHEAST 1/4 (NE1/4SE1/4), OF SECTION 22, T56N, R84W, 6TH PRINCIPAL MERIDIAN, CITY OF
SHERIDAN, SHERIDAN COUNTY, WYOMING
LOT AREA: ±.89 ACRES (±388.38 SQUARE FEET)

CORRECTED PLAT
THIS PLAT IS TO CORRECT ERRORS ON THE PLAT FILED ON 27TH OF OCTOBER 2022.
INSTRUMENT NO. 2022-182240.
CORRECTION: ADDED A SECTION CORNER TIE TO SOUTHWEST LOT CORNER

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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
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D) THIS PLAT IS INTENDED TO DESCRIBE THE INTERIOR SPACES TO THE UNITS (EXCLUDING ALL
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INTERIOR WALLS EXCEPT FIREWALLS); IN THE EVENT OF ANY DISCREPANCY IN THESE LOCATIONS
THE PHYSICAL LOCATIONS OF THESE WILL SUPERSEDE.

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LEGEND

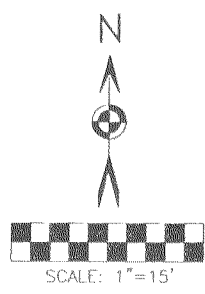
- FOUND 2" AC-PE&LS 3864
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- SET 1.5" AC-LS 14250
- AC ALUMINUM CAP
- GENERAL COMMON ELEMENT
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- EASEMENT

LEGEND

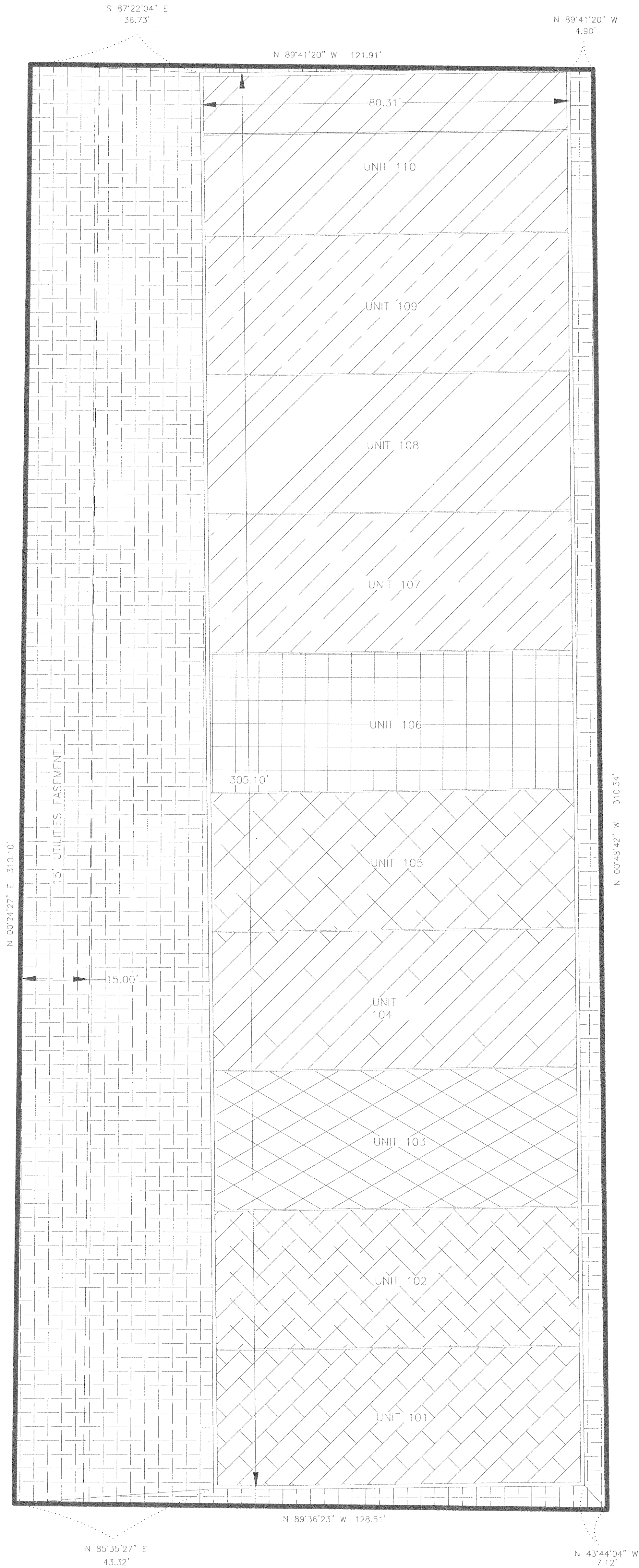
- GENERAL COMMON ELEMENT ALL OF
LOT 33A OUTSIDE OF BUILDING FOOTPRINT
- LIMITED COMMON ELEMENT
- UNIT 101
- UNIT 102
- UNIT 103
- UNIT 104
- UNIT 105
- UNIT 106
- UNIT 107
- UNIT 108
- UNIT 109
- UNIT 110

NOTES

- UNIT 101 ±54338 CUBIC FT
- UNIT 102 ±55238 CUBIC FT
- UNIT 103 ±54800 CUBIC FT
- UNIT 104 ±54088 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 ±63841 CUBIC FT



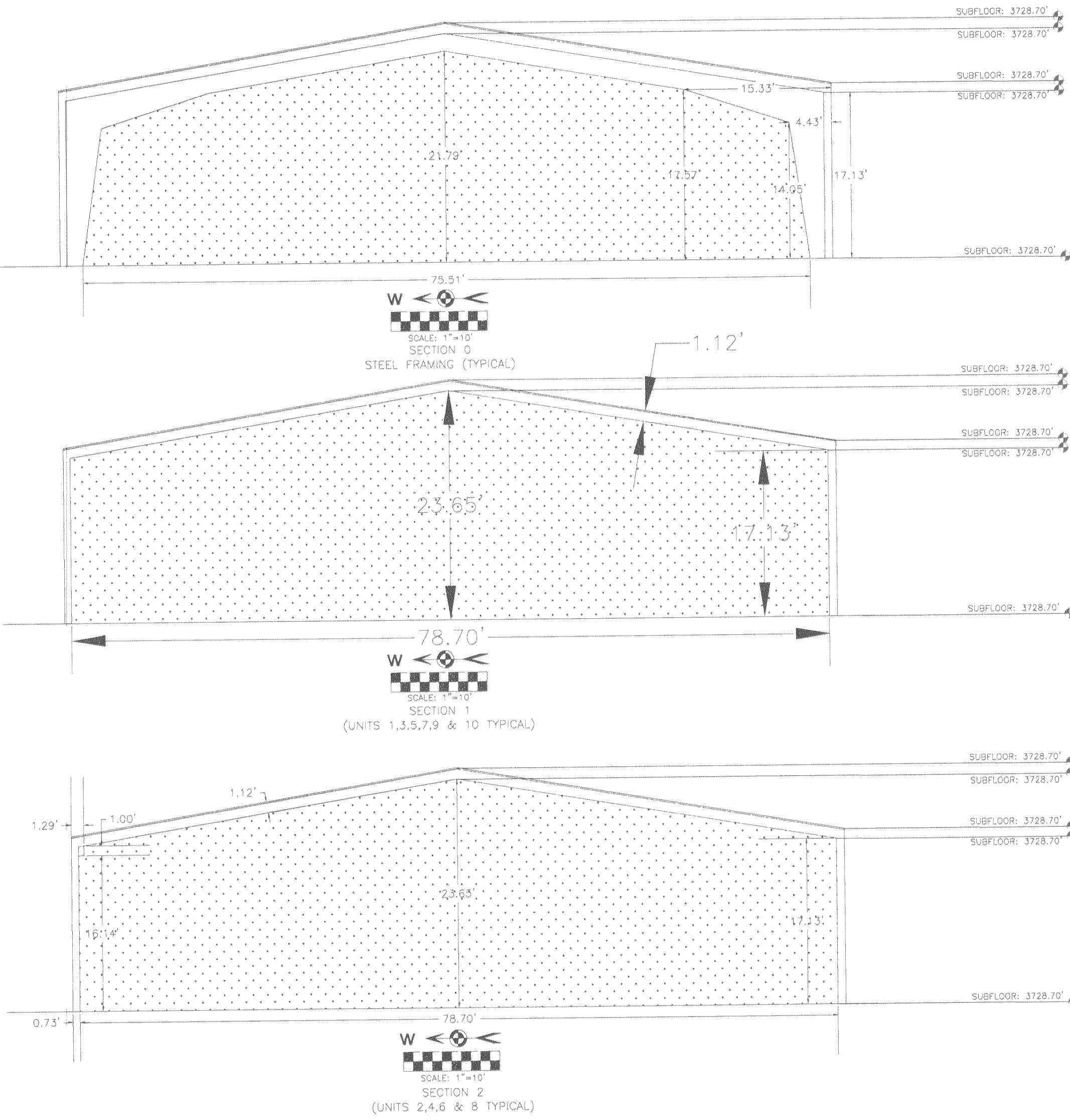
BASES OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF:1.000235



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