

LOCATION MAP  
N15

3.25" AC PLS 6812  
E 1/4 S. 26 S. 22,  
T56N, R84W  
N: 1895515.650  
E: 1416738.088

SITE

ANDERSON MINOR SUBDIVISION PT TRACT 2  
PER DEED: 2021-772189

TIE: S 64°03'27" E  
971.42'

TIE: S 62°24'32" E  
919.19'

N 01°32'24" E 45.002'

N 89°15'21" E 58.880'

S 89°28'14" W 4.331'

N 00°33'28" W 77.97'

N 89°24'29" E 487.032'

S 89°28'33" E 392.08'

S 89°24'29" W 411.71'

S 89°28'33" W 359.95'

N 89°28'33" E 392.08'

N 89°24'29" E 487.032'

N 89°28'33" W 359.95'

N 89°24'29" W 411.71'

S 89°28'33" E 392.08'

S 89°24'29" W 411.71'

S 89°28'33" W 359.95'

N 89°28'33" E 392.08'

N 89°24'29" E 487.032'

N 89°28'33" W 359.95'

N 89°24'29" W 411.71'

S 89°28'33" E 392.08'

S 89°24'29" W 411.71'

S 89°28'33" W 359.95'

N 89°28'33" E 392.08'

N 89°24'29" E 487.032'

N 89°28'33" W 359.95'

N 89°24'29" W 411.71'

S 89°28'33" E 392.08'

S 89°24'29" W 411.71'

S 89°28'33" W 359.95'

N 89°28'33" E 392.08'

N 89°24'29" E 487.032'

#### 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 "EAST RIDGE SHOP CONDOS".  
THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM AND COVENANTS FOR "EAST RIDGE SHOP CONDOS" IN THE CITY OF SHERIDAN AS RECORDED IN DOCUMENT # 2023-789464 IN THE SHERIDAN COUNTY CLERK AND RECORDS OFFICE IN SHERIDAN, WYOMING, TO BE RECORDED CONCURRENTLY WITH THIS CONDOMINIUM MAP AND SUBSEQUENT AMENDMENTS HERETO.  
THAT OWNERSHIP OF THE CONDOMINIUM UNITS SHOWN ON THIS MAP SHALL CONSIST OF A FEE SIMPLE INTEREST IN AN INDIVIDUAL AIR SPACE UNIT, TOGETHER WITH AN UNDIVIDED ONE-NINTH SHARE OF THE FEE SIMPLE INTEREST IN THE COMMON ELEMENTS INCLUDING COMMON AREAS, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND COVENANTS FOR EAST RIDGE SHOP CONDOS, OWNERSHIP OF A CONDOMINIUM SHALL INCLUDE MEMBERSHIP IN THE EAST RIDGE SHOP CONDOS OWNERS' ASSOCIATION.  
THAT THE GENERAL COMMON AREAS DEFINED IN THE DECLARATION OF CONDOMINIUM FOR EAST RIDGE SHOP CONDOS, AND AS SHOWN HEREON, IS HEREBY DEDICATED TO THE USE AND ENJOYMENT OF THE OWNERS OF UNITS WITHIN THIS CONDOMINIUM.  
THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.  
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 24<sup>th</sup> DAY OF July, 2025.

THAT THE GENERAL COMMON AREAS DEFINED IN THE DECLARATION OF CONDOMINIUM FOR EAST RIDGE SHOP CONDOS, AND AS SHOWN HEREON, IS HEREBY DEDICATED TO THE USE AND ENJOYMENT OF THE OWNERS OF UNITS WITHIN THIS CONDOMINIUM.

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

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 24<sup>th</sup> DAY OF July, 2025.

Donna J Garland  
(EAST RIDGE INDUSTRIAL PARK LLC.)

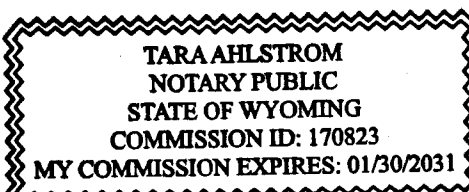
STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

FOR

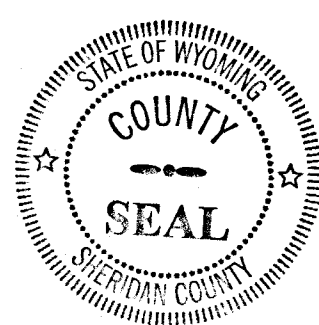
Donna J Garland THIS 24<sup>th</sup> DAY OF July, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/30/2031



#### 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. Delineations, measurements, or representations may have occurred since the original plat was recorded.



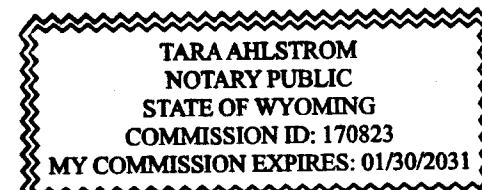
THE UNDERSIGNED FIRST FEDERAL BANK AND TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT NUMBER: 2023-789464. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

Molly Eckard  
(FIRST FEDERAL BANK AND TRUST)

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Molly Eckard FOR First Federal Bank and Trust THIS 24<sup>th</sup> DAY OF July, 2025. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/30/2031

Loza Ahlstrom  
NOTARY PUBLIC



#### CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER AT 3:29 O'CLOCK PM THIS 28 DAY OF July, 2025, AND IS DULY RECORDED IN DRAWER 1 PLAT NO. 56 INSTRUMENT NO. 2025-80088, FEE 75.00

Eun Schunk Thompson  
COUNTY CLERK

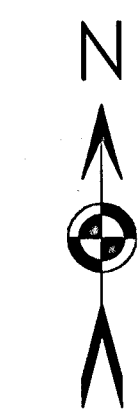
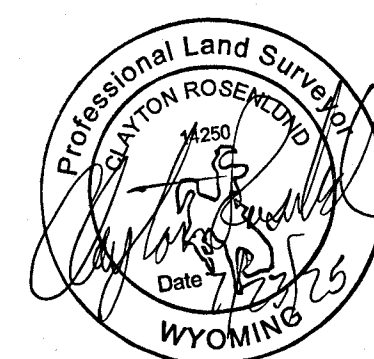
#### UNIT AREAS

UNIT 1	±35770 CUBIC FEET
UNIT 2	±36113 CUBIC FEET
UNIT 3	±36436 CUBIC FEET
UNIT 4	±36300 CUBIC FEET
UNIT 5	±36346 CUBIC FEET
UNIT 6	±36286 CUBIC FEET
UNIT 7	±36297 CUBIC FEET
UNIT 8	±36297 CUBIC FEET
UNIT 9	±35873 CUBIC FEET

#### 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 "EAST RIDGE SHOP 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 PART OF LOT 3, EAST RIDGE INDUSTRIAL PARK PHASE II, IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT CONTAINS ±48176 SQUARE FEET, (±1.11 ACRES)

CLAYTON P. ROSENLUND  
REGISTERED LAND SURVEYOR  
NO. 14250



SCALE: 1"=20'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE. DISTANCES AND COORDINATES ARE GROUND (US SURVEY FEET) PAI:1.000235

EAST RIDGE SHOP CONDOS  
SITE PLAN - PAGE 1 OF 2

RECORD OWNER:  
EAST RIDGE INDUSTRIAL PARK LLC.  
SHERIDAN, WYOMING 82801

DATE PREPARED: 07/08/25





CONDOMINIUM MAP OF  
EAST RIDGE SHOP CONDOS

BEING PART OF LOT 3, EAST RIDGE INDUSTRIAL PARK PHASE II, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4), SECTION 25,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING  
TOTAL AREA= ±48176 SQ.FT. (±1.11 ACRES)

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) "UNIT" - MEANS AN INDIVIDUAL AIR SPACE UNIT TOGETHER WITH THE INTEREST IN COMMON  
ELEMENTS APPURTENANT TO SUCH UNIT, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM  
AND COVENANTS FOR EAST RIDGE SHOP 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 AND COVENANTS FOR EAST RIDGE SHOP 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 AND COVENANTS FOR EAST RIDGE SHOP 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.

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. Delineations, measurements, or representations may have  
occurred since the original plat was recorded.

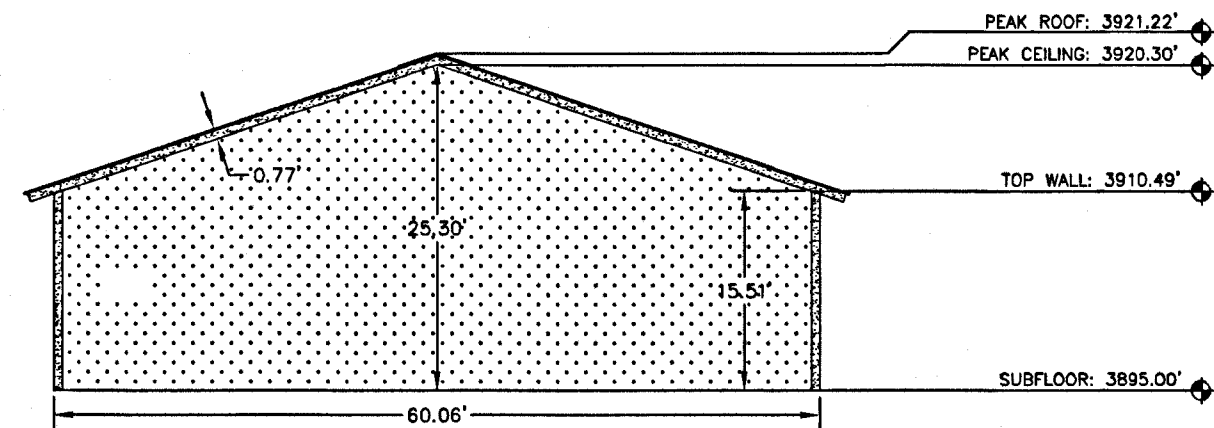
UNIT AREAS

UNIT 1	±35770 CUBIC FEET
UNIT 2	±36113 CUBIC FEET
UNIT 3	±36436 CUBIC FEET
UNIT 4	±36300 CUBIC FEET
UNIT 5	±36346 CUBIC FEET
UNIT 6	±36286 CUBIC FEET
UNIT 7	±36297 CUBIC FEET
UNIT 8	±36297 CUBIC FEET
UNIT 9	±35873 CUBIC FEET

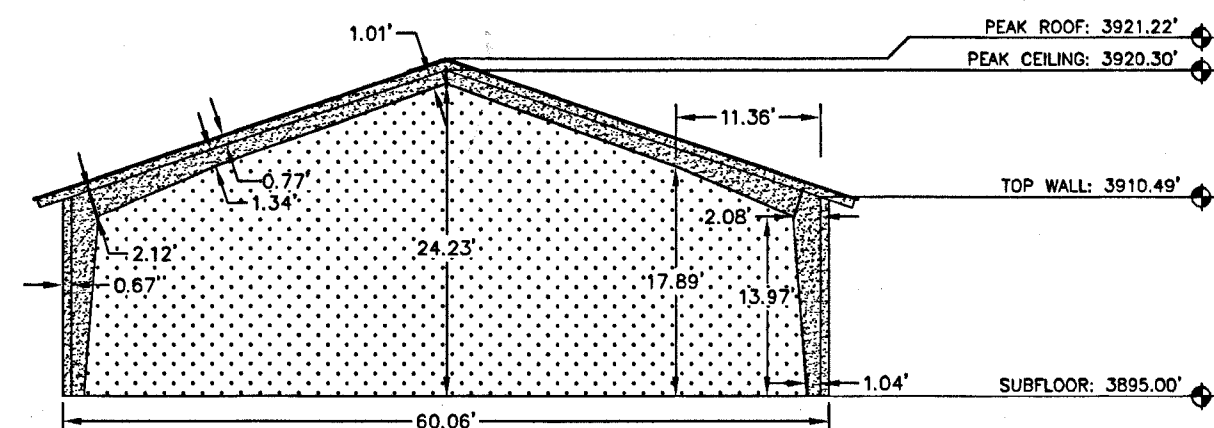
LEGEND

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

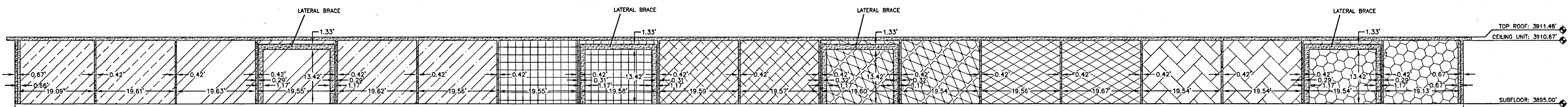
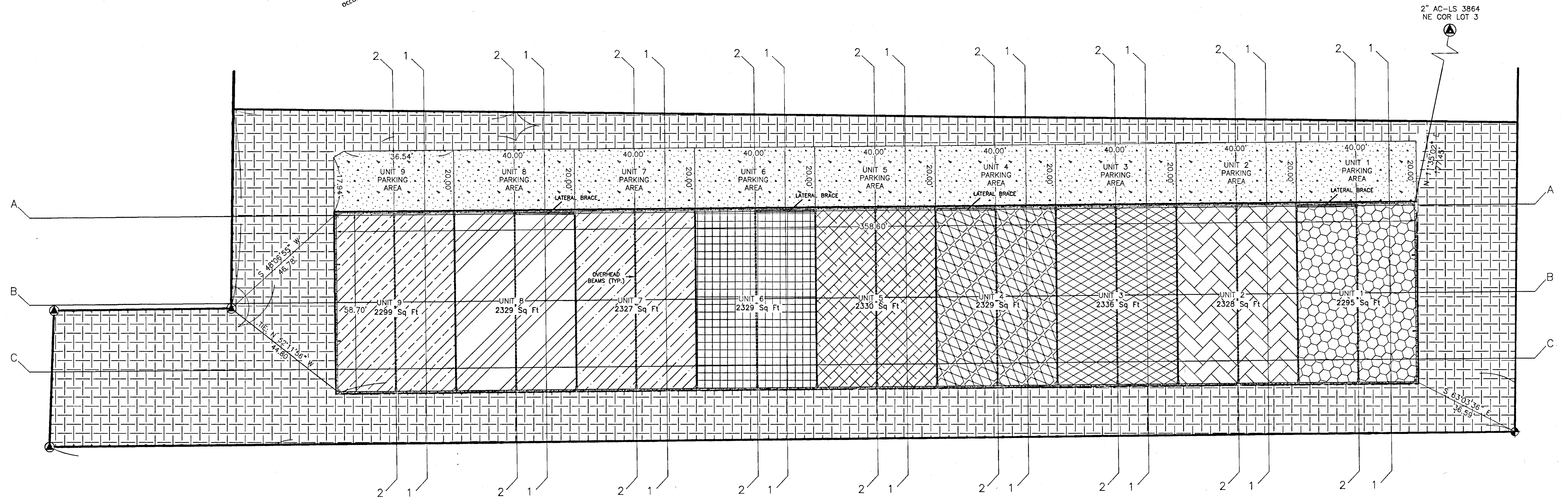
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- EASEMENT
- UNIT AREA 1-9 (SECTION VIEWS 1 & 2)
- LIMITED COMMON ELEMENT, AS NOTED (DEDICATED PARKING)



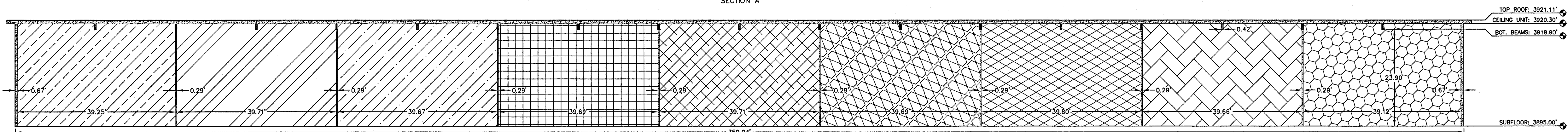
SECTION 1  
(UNITS 1,3,5,7 & 9 TYPICAL)



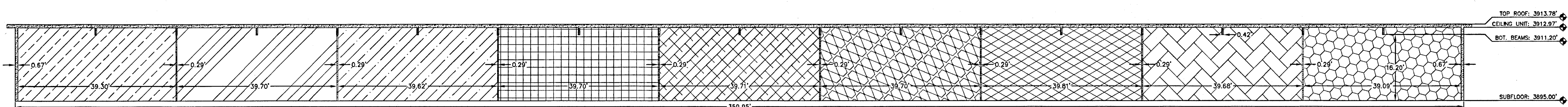
SECTION 2  
(UNITS 2,4,6 & 8 TYPICAL)



SECTION A



SECTION B



SECTION C

LEGEND

- (OUTSIDE) GENERAL COMMON ELEMENT
- (BUILDING) GENERAL COMMON ELEMENT
- UNIT 101
- UNIT 102
- UNIT 103
- UNIT 104
- UNIT 105
- UNIT 106
- UNIT 107
- UNIT 108
- UNIT 109