

CONDOMINIUM MAP OF
ICE HAUS CONDOMINIUM

OF LOT 11A OF THE REPLAT OF LOTS 11-14, BLOCK 2 OF WHITNEY PLAZA SUBDIVISION, CITY OF SHERIDAN,
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4) OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING

WHITNEY LANE
29.01' WIDE
PRIVATE ROAD

S 89°43'04" E 112.02'

3.55'

LOTS 11A REPLAT OF
LOTS 11-14, BLOCK 2
WHITNEY PLAZA
±11927 SQUARE FEET

BUILDING FOOTPRINT
±6826 SQUARE FEET
TO EXTERIOR OF
SHEETING

110.18'

5.46'

N 89°44'37" W 111.94'

OUTLOT F
PRIVATE ROAD AND
UTILITIES EASEMENT.

THE UNDERSIGNED FIRST NORTHERN BANK OF WYOMING, 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, DOCUMENT
NUMBER: 2022-781049. 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.

(FIRST NORTHERN BANK OF WYOMING)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Chris Herbst FOR
First Northern Bank THIS 16th DAY OF April, 2023, 2024 th
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 2-15-2029

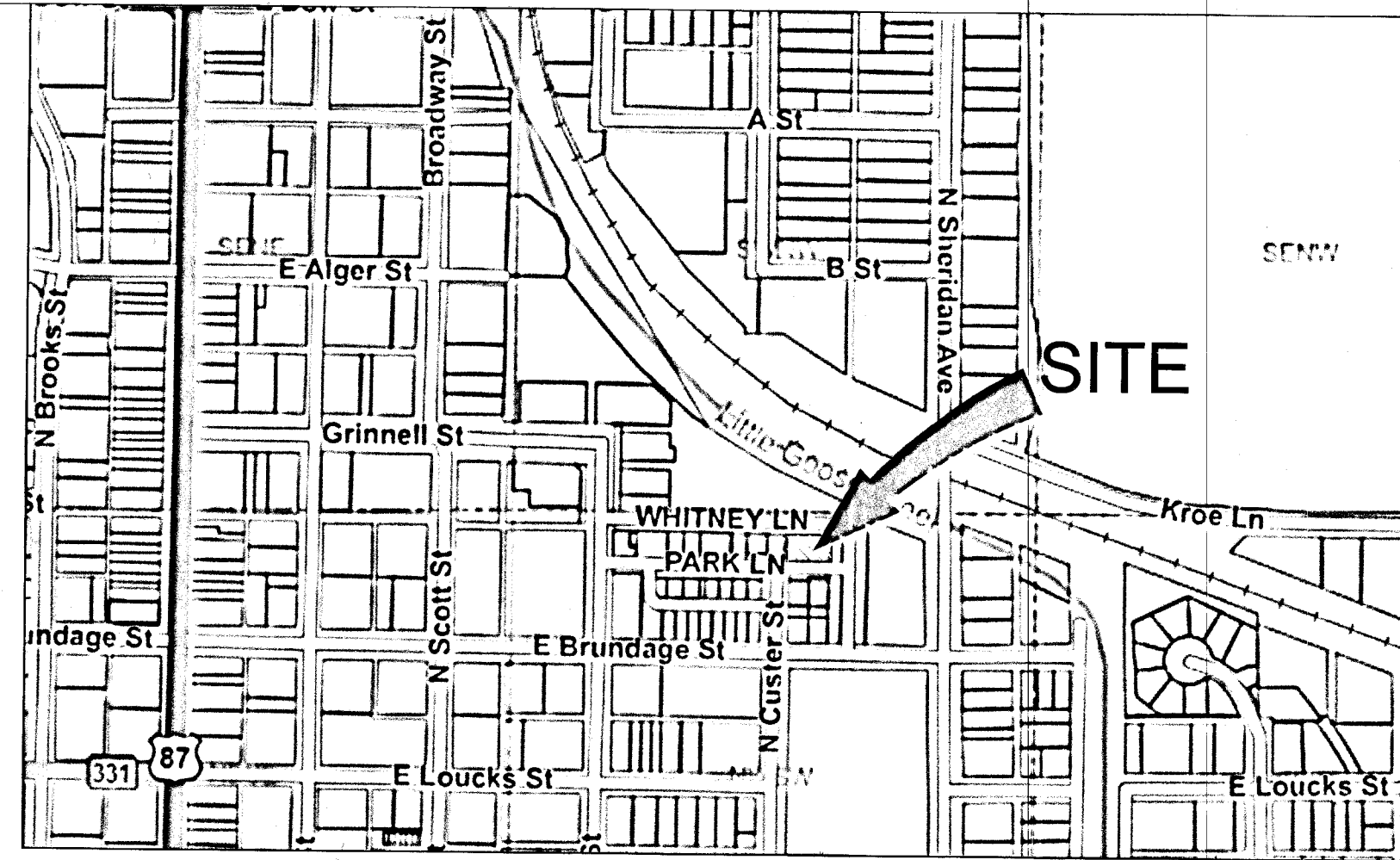
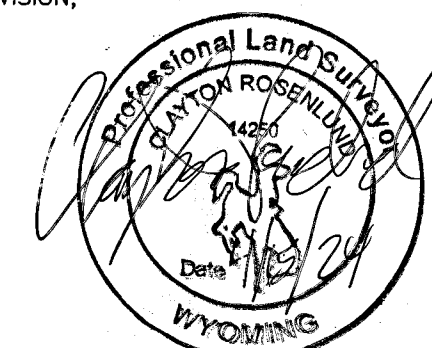
Melanie J. Jacobs
NOTARY PUBLIC

MELANIE J. JACOBS, NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID# 162454
MY COMMISSION EXPIRES FEBRUARY 15, 2029

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 "ICE HAUS CONDOMINIUM". 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 11A,
REPLAT OF LOTS 11-14 BLOCK 2 WHITNEY PLAZA SUBDIVISION;
IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



LOCATION MAP
NTS

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- AC ALUMINUM CAP
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- ▨ GENERAL COMMON ELEMENT
(ALL OF LOT 11A OUTSIDE OF BUILDING FOOTPRINT)
- LIMITED COMMON ELEMENT
- ◆ ELEVATION NAVD 88

NOTES

UNIT A	±36102 CUBIC FT
UNIT 1	±18896 CUBIC FT
UNIT 2	±19489 CUBIC FT
UNIT 3	±19653 CUBIC FT
UNIT 4	±18898 CUBIC FT
UNIT 5	±18997 CUBIC FT
UNIT 6	±19301 CUBIC FT
UNIT 7	±19315 CUBIC FT
UNIT 8	±18617 CUBIC FT

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 "ICE HAUS CONDOMINIUM";

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF "ICE HAUS CONDOMINIUM" IN THE CITY OF SHERIDAN AS RECORDED IN
BOOK 2024-791533 PAGE 1 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 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 AREAS SHALL BE THAT COMPUTED FOR EACH UNIT IN SAID DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS AND
RESTRICTIONS. OWNERSHIP OF A CONDOMINIUM SHALL INCLUDE APPURTENANT MEMBERSHIPS IN "ICE HAUS 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 TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS OF SIGHT OR OF RECORD,
INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS 16 DAY OF April, 2024 th

*Doc. 2024-791533

Hannah Medved
HANNAH MEDVED (MEMBER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
THIS 16th DAY OF April, 2023, 2024 th
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 2-15-2029

Melanie J. Jacobs
NOTARY PUBLIC

MELANIE J. JACOBS, NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID# 162454
MY COMMISSION EXPIRES FEBRUARY 15, 2029

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 ICE HAUS CONDOMINIUM 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 ICE HAUS CONDOMINIUM
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 FILED ICE HAUS CONDOMINIUM
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 AND DRYWALL ON FIREWALLS).

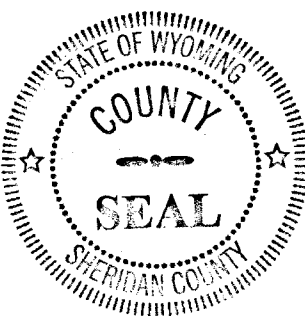
CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER AT 8:18 O'CLOCK
THIS 23 DAY OF April, 2024
AND IS DULY RECORDED IN DRAWER 1 PLAT NO. 49
INSTRUMENT NO. 2024-791533 FEE \$76.00

Eda Schunk Thompson
COUNTY CLERK

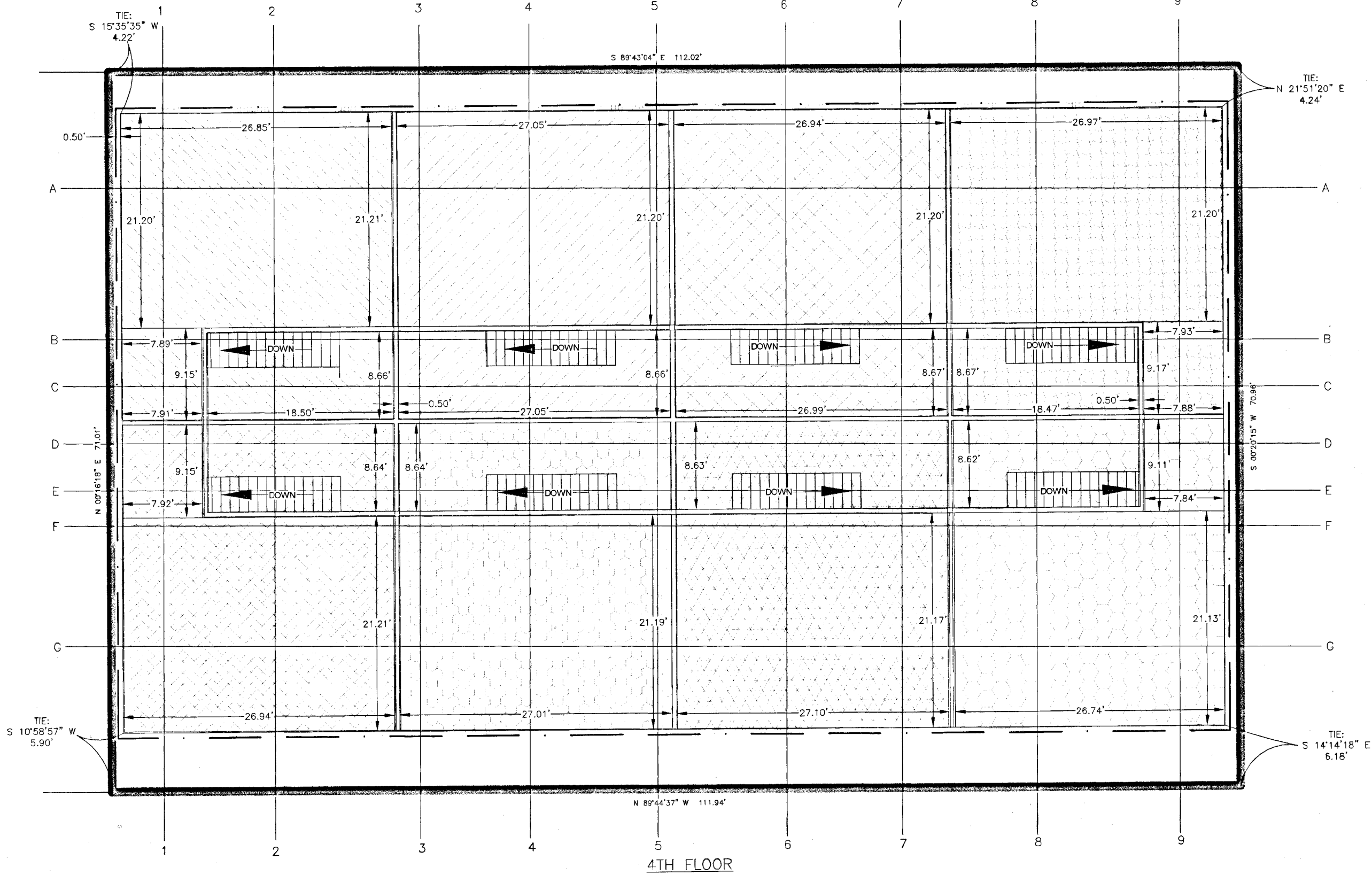
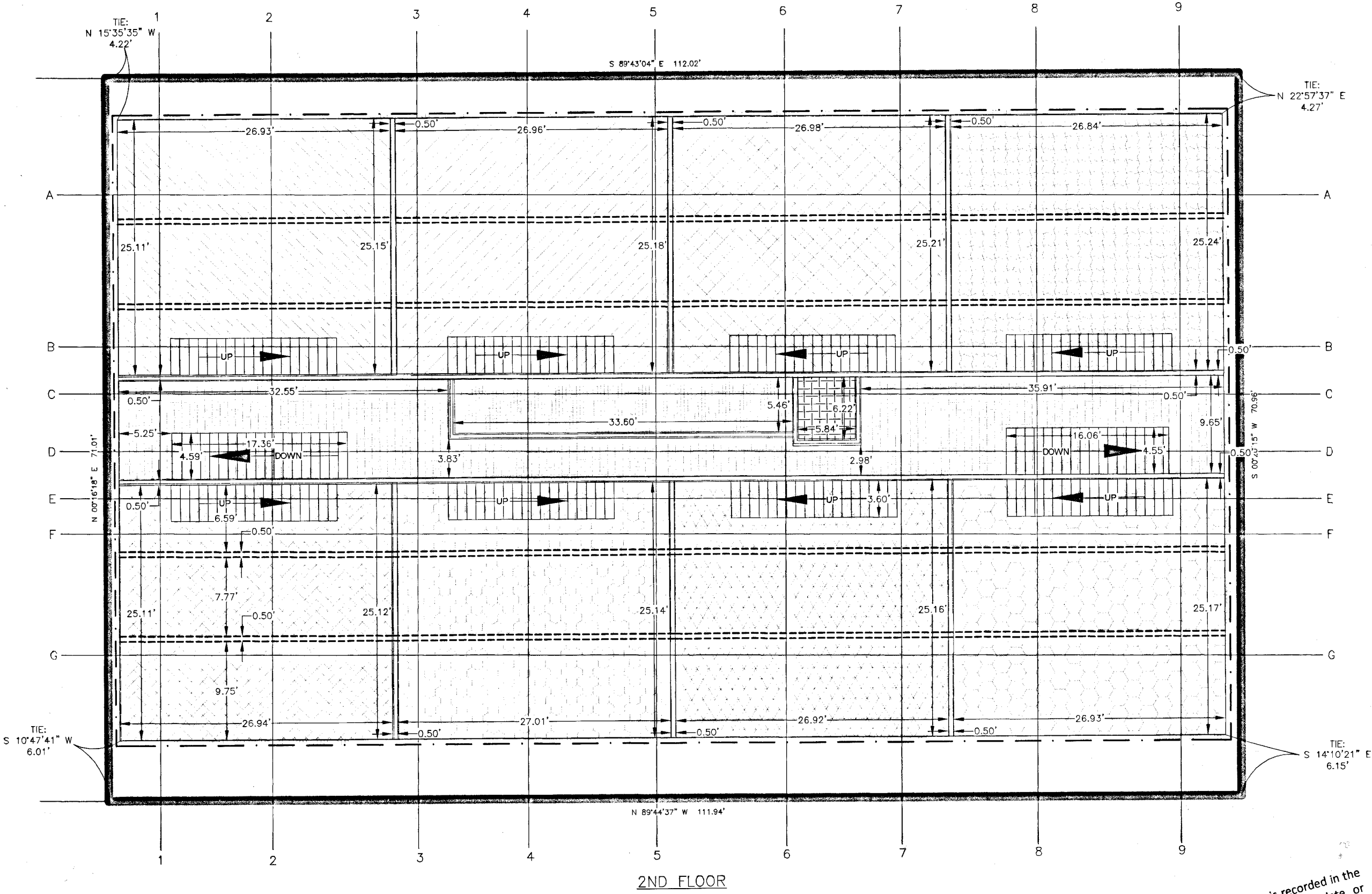
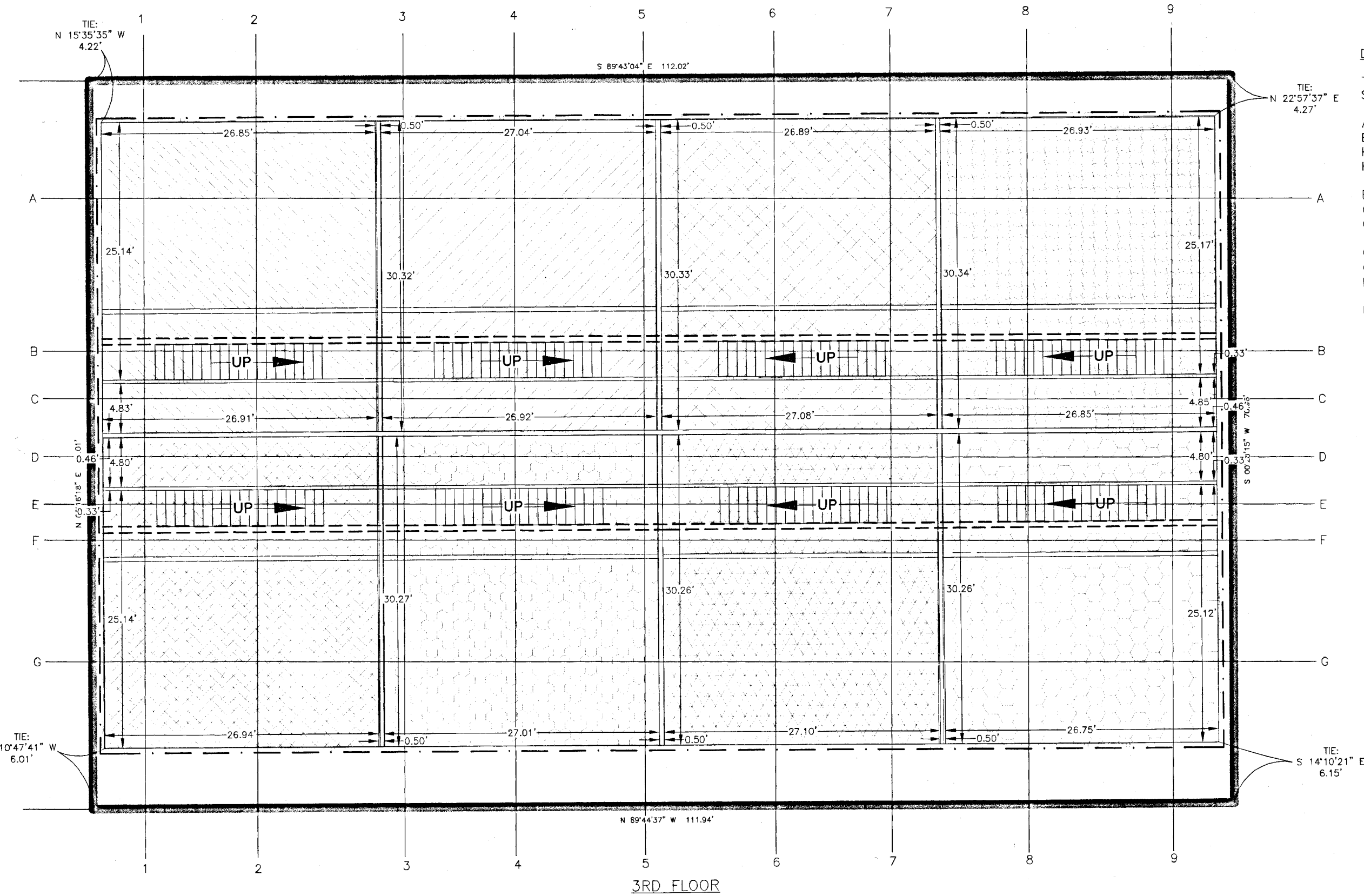
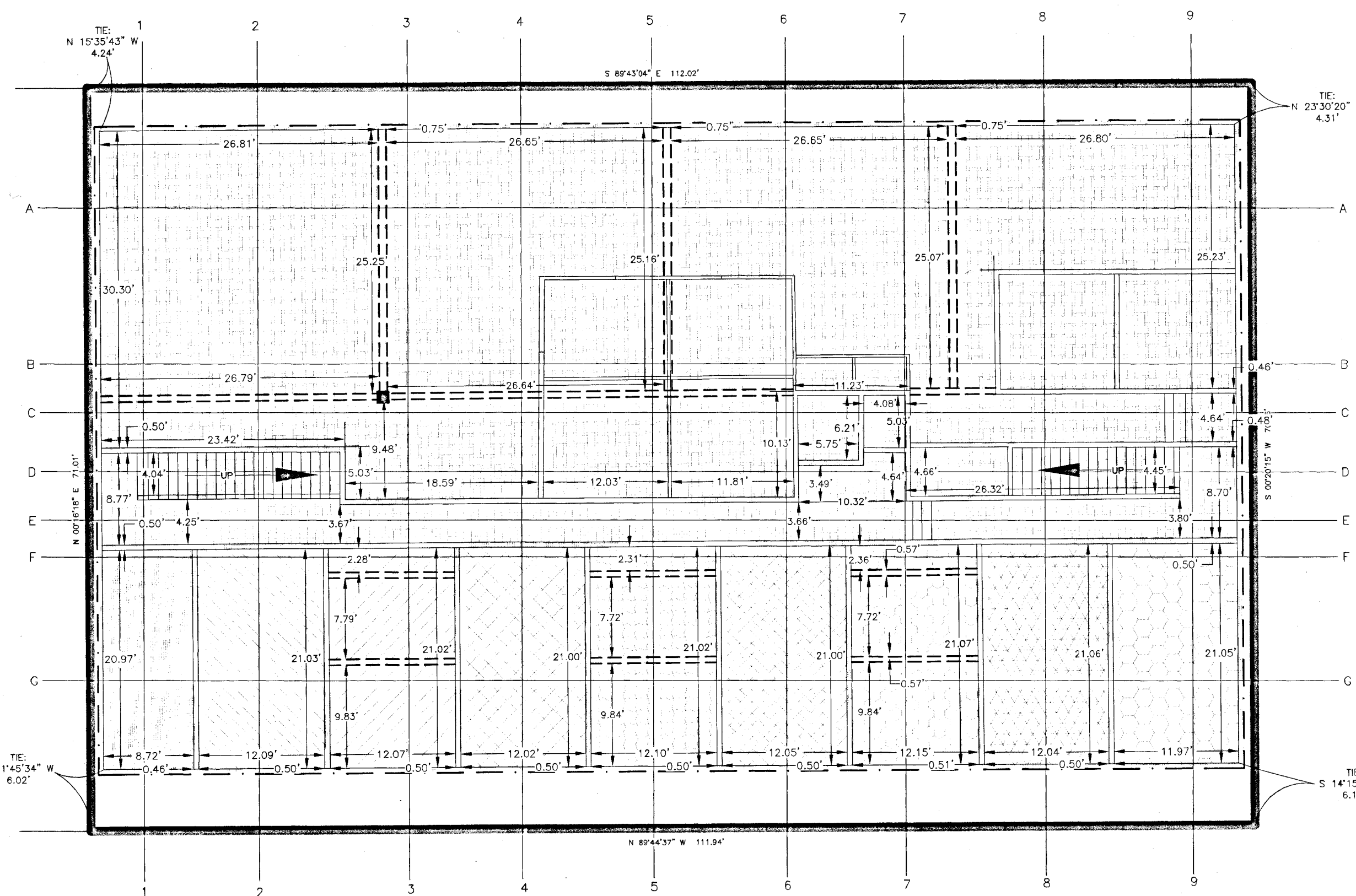
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Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.



Cannon Consulting LLC
Map
every third count

CONDOMINIUM MAP OF
ICE HAUS CONDOMINIUM

OF LOT 11A, OF THE REPLAT OF LOTS 11-14, BLOCK 2, OF WHITNEY PLAZA SUBDIVISION, CITY OF SHERIDAN,
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4) OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING



DEFINITIONS

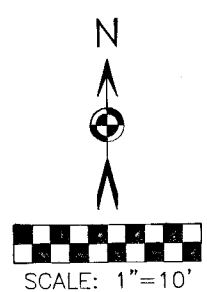
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BASIS OF BEARINGS IS
US STATE PLANE,
NAD 83, WYOMING
EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF-1.000235

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- ===== STRUCTURAL BEAM
- STRUCTURAL POST
- AC ALUMINUM CAP
- ADJOINING LOT LINE
- BUILDING EXTERIOR WALL
- PROPERTY BOUNDARY LINE
- [Hatched Box] GENERAL COMMON ELEMENT
- [Dotted Box] LIMITED COMMON ELEMENT
- ◆ ELEVATION NAVD 88

LEGEND

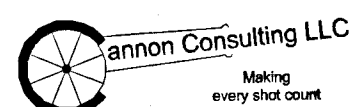
- [Box 1] UNIT 1
- [Box 2] UNIT 2
- [Box 3] UNIT 3
- [Box 4] UNIT 4
- [Box 5] UNIT 5
- [Box 6] UNIT 6
- [Box 7] UNIT 7
- [Box 8] UNIT 8
- [Box 9] UNIT A

NOTES

- | | |
|--------|-----------------|
| UNIT A | ±36102 CUBIC FT |
| UNIT 1 | ±18896 CUBIC FT |
| UNIT 2 | ±19489 CUBIC FT |
| UNIT 3 | ±19653 CUBIC FT |
| UNIT 4 | ±18898 CUBIC FT |
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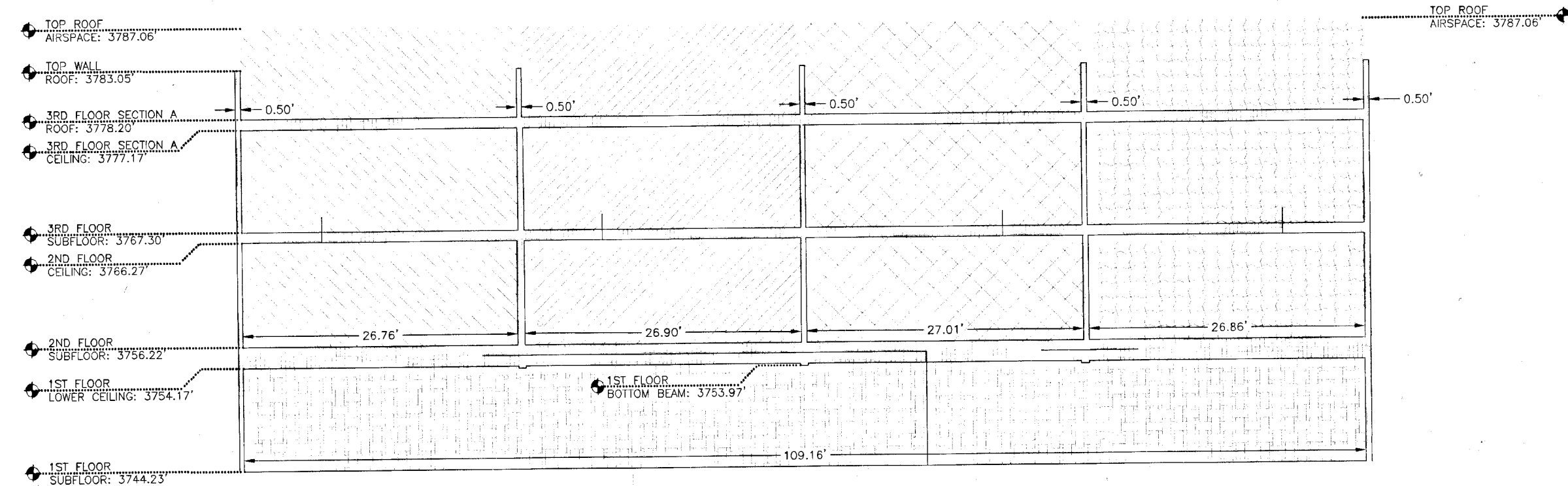
#49



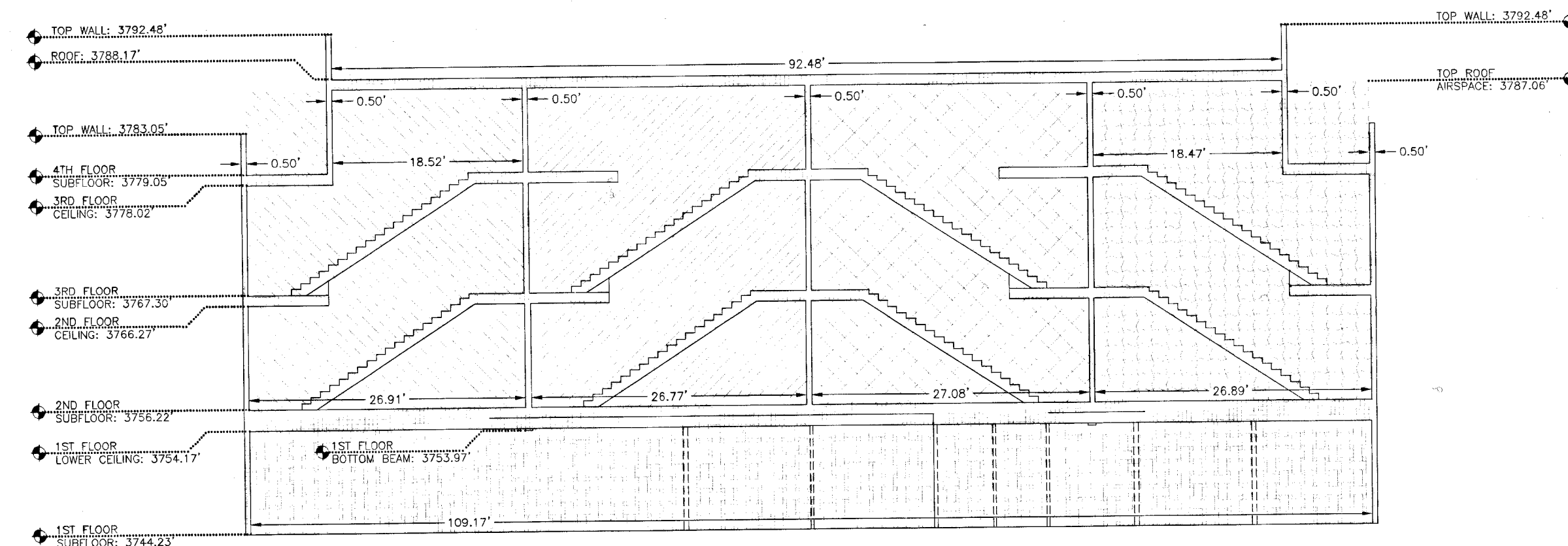
Pg 2 of 4

CONDOMINIUM MAP OF ICE HAUS CONDOMINIUM

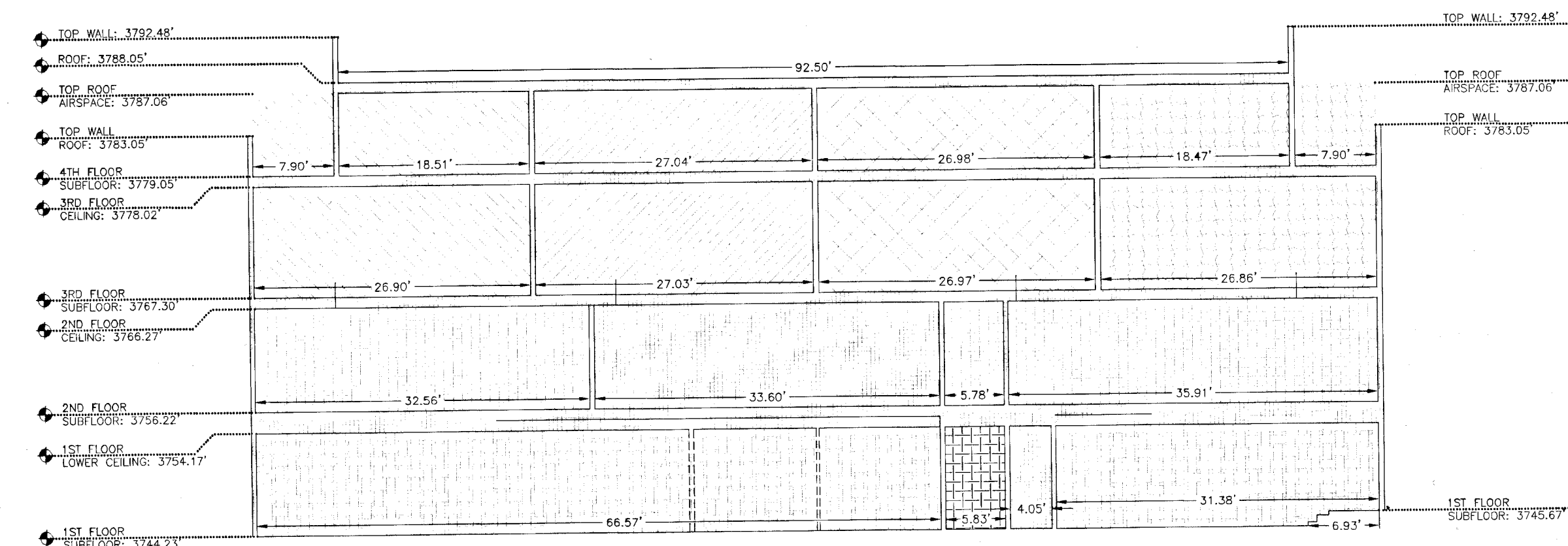
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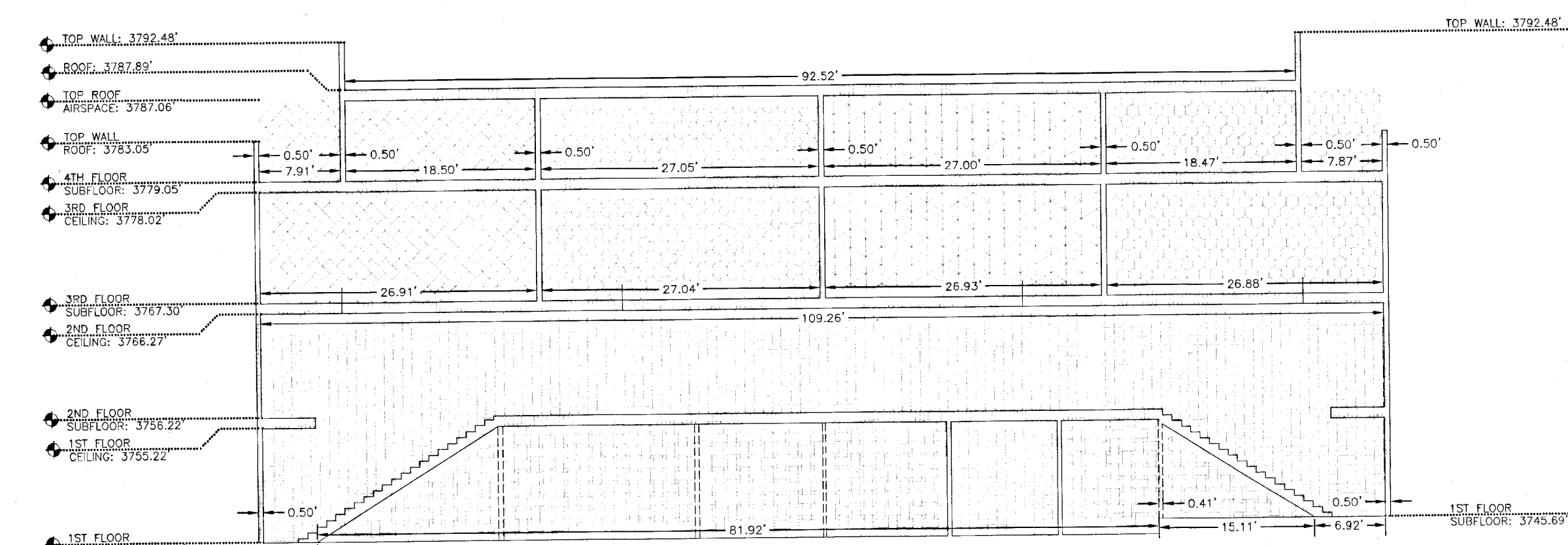
SECTION A
SCALE 1"=12"



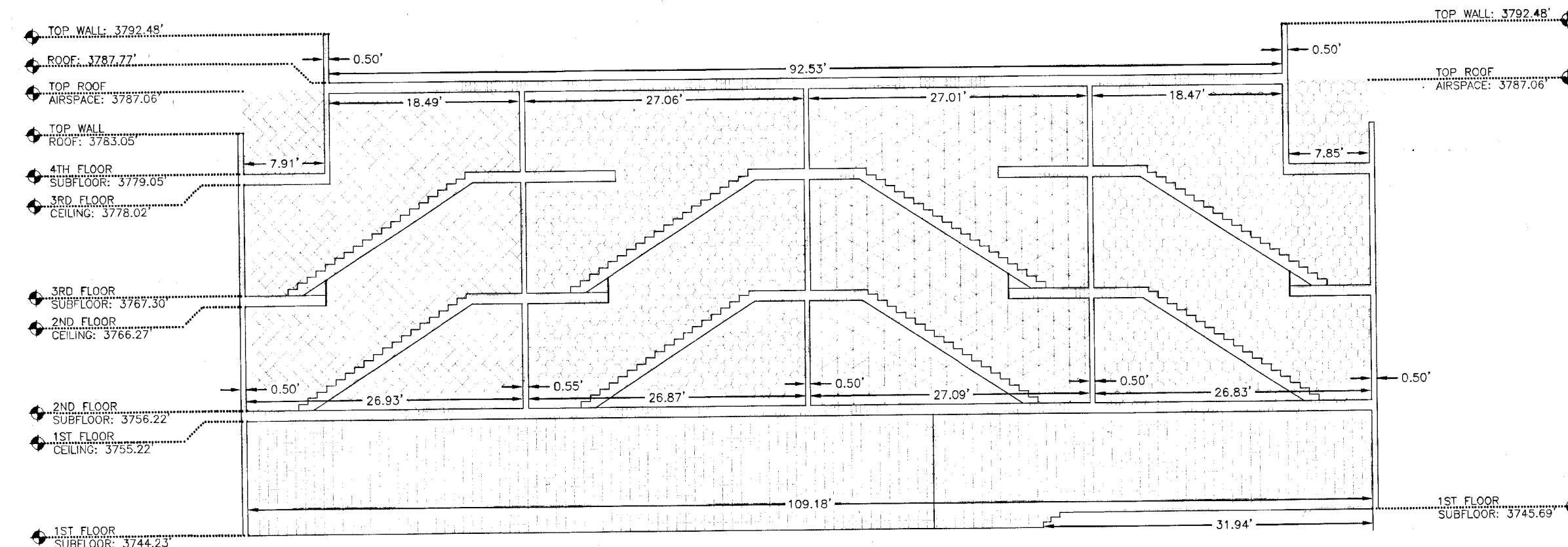
SECTION B
SCALE 1"=12"



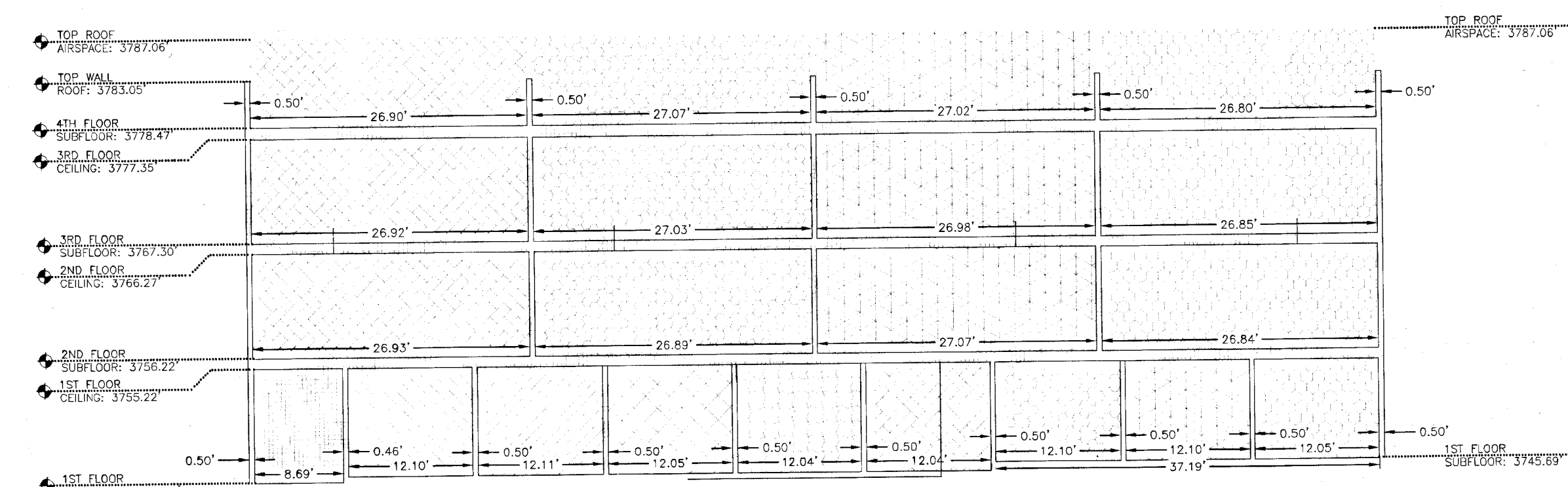
SECTION C
SCALE 1"=12"



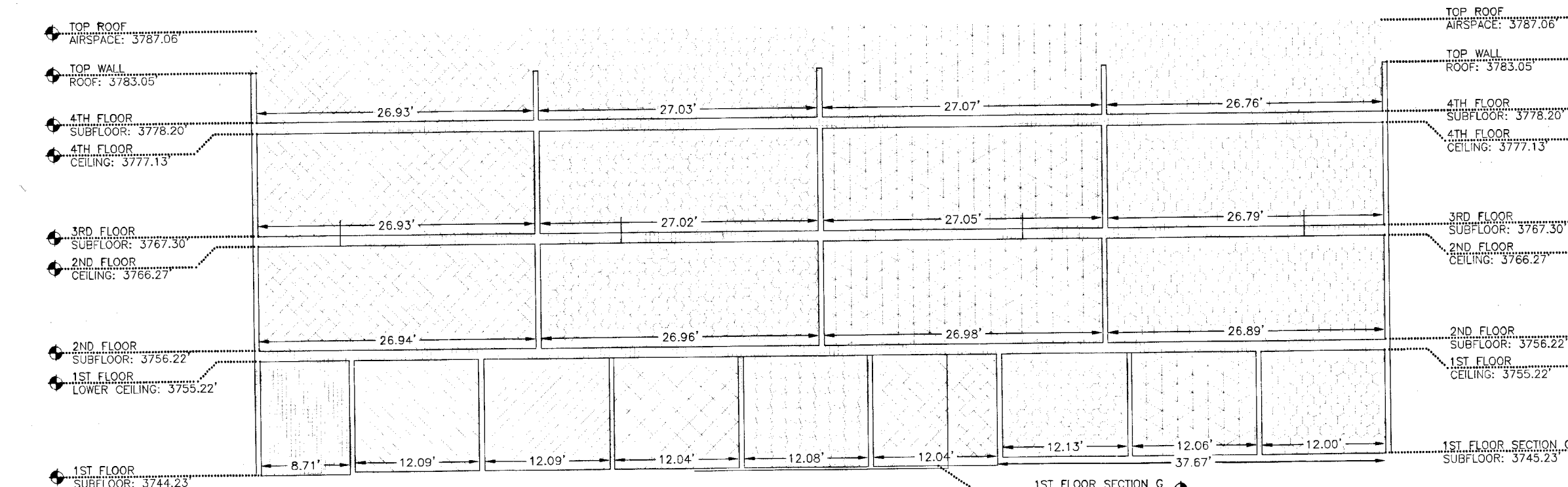
SECTION D
SCALE 1"=12"



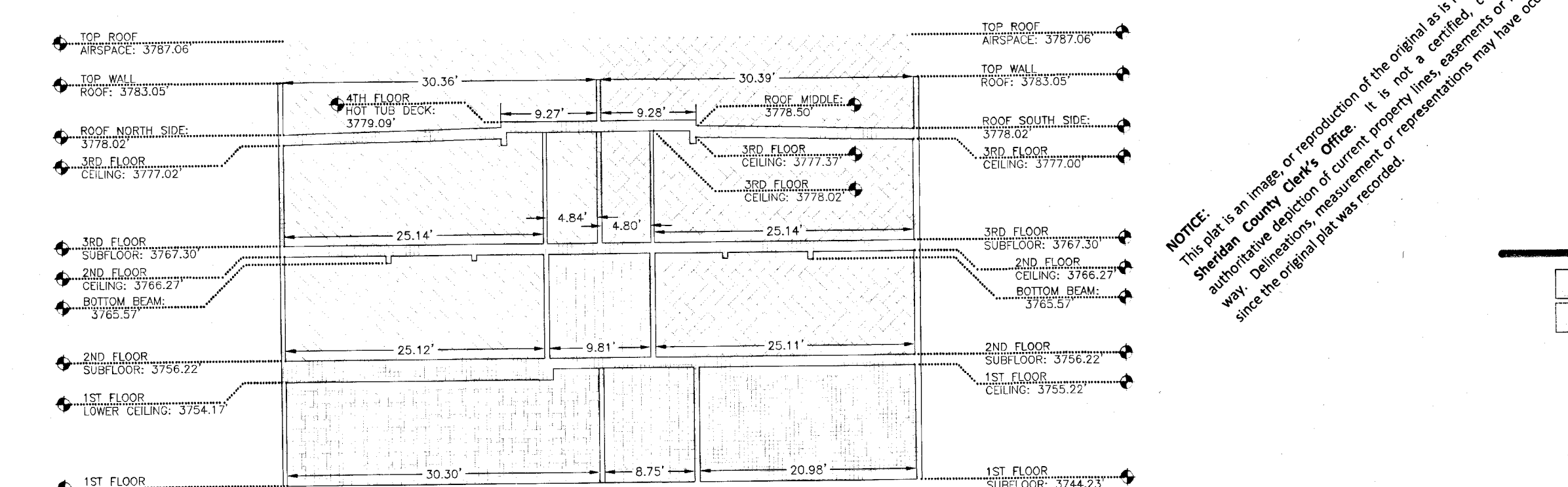
SECTION E
SCALE 1"=12"



SECTION F
SCALE 1"=12"



SECTION G
SCALE 1"=12"



SECTION H
SCALE 1"=12"

DEFINITIONS

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NOTES

UNIT A	±36102 CUBIC FT
UNIT 1	±24510 CUBIC FT
UNIT 2	±24563 CUBIC FT
UNIT 3	±24710 CUBIC FT
UNIT 4	±24534 CUBIC FT
UNIT 5	±24638 CUBIC FT
UNIT 6	±24168 CUBIC FT
UNIT 7	±24388 CUBIC FT
UNIT 8	±24072 CUBIC FT

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
- AC ALUMINUM CAP
- PROPERTY BOUNDARY LINE
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- ◆ ELEVATION NAVD 88

LEGEND

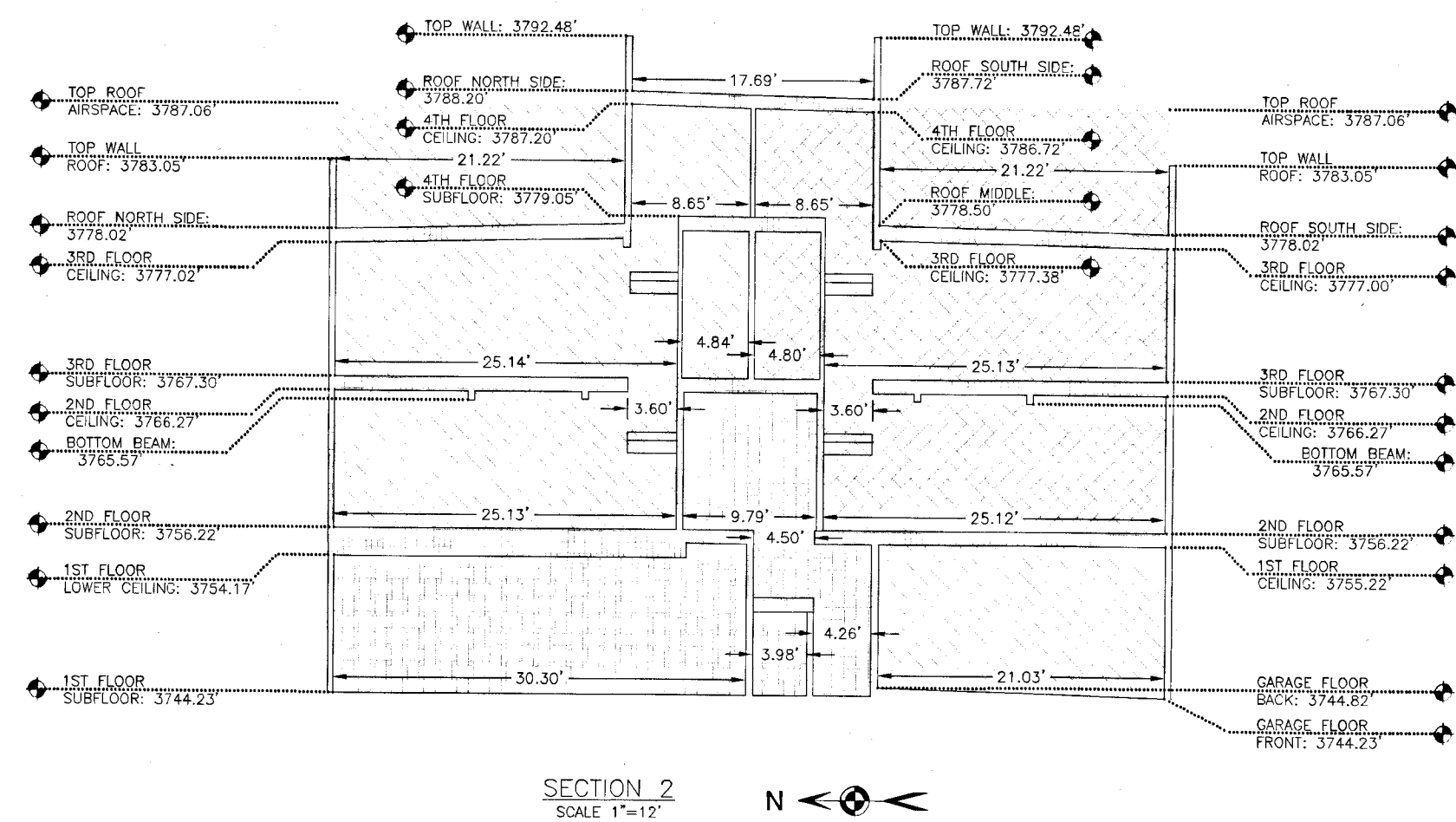
	UNIT 1
	UNIT 2
	UNIT 3
	UNIT 4
	UNIT 5
	UNIT 6
	UNIT 7
	UNIT 8
	UNIT A

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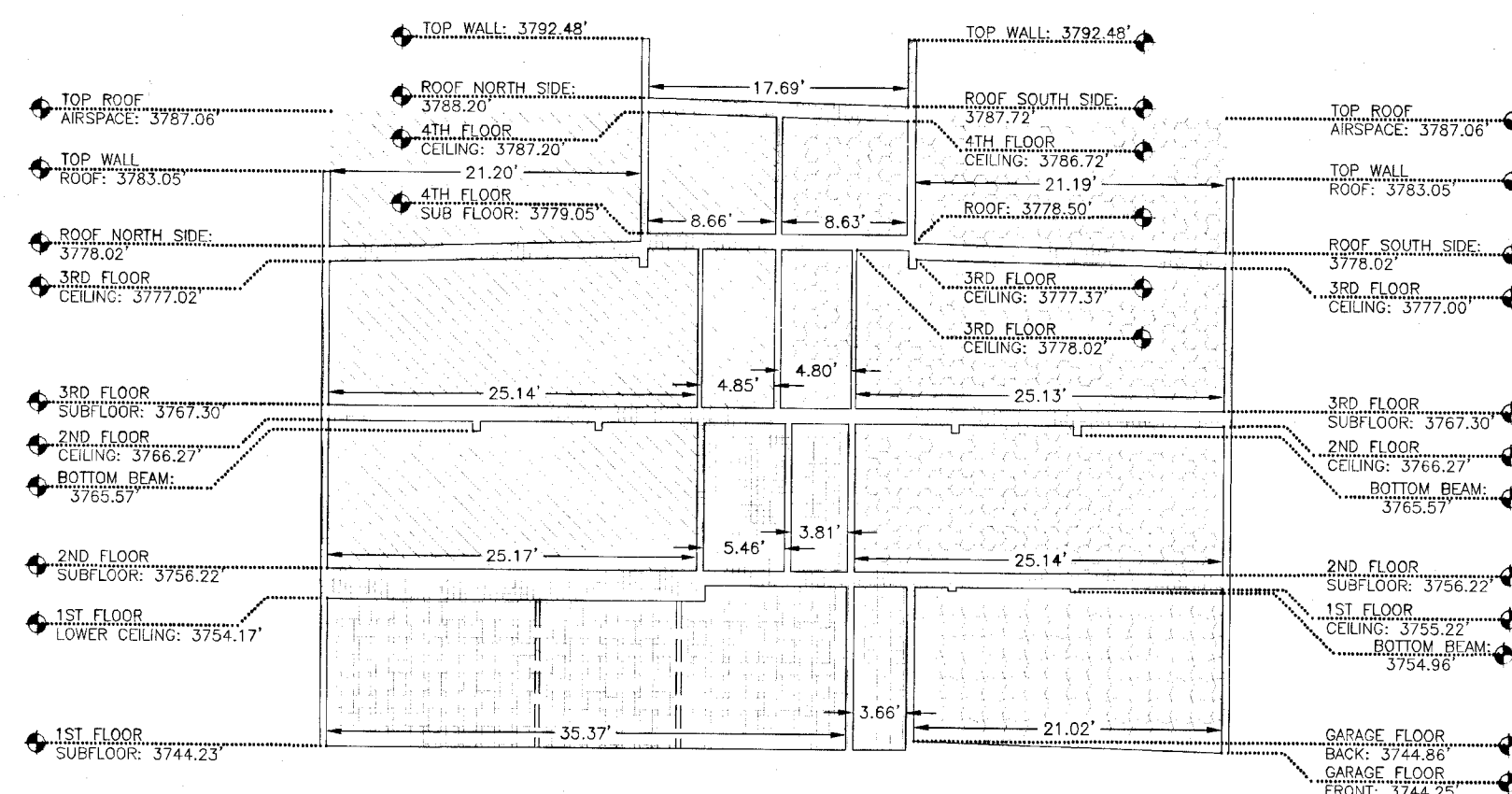
pg 3 of 4

CONDOMINIUM MAP OF
ICE HAUS CONDOMINIUM

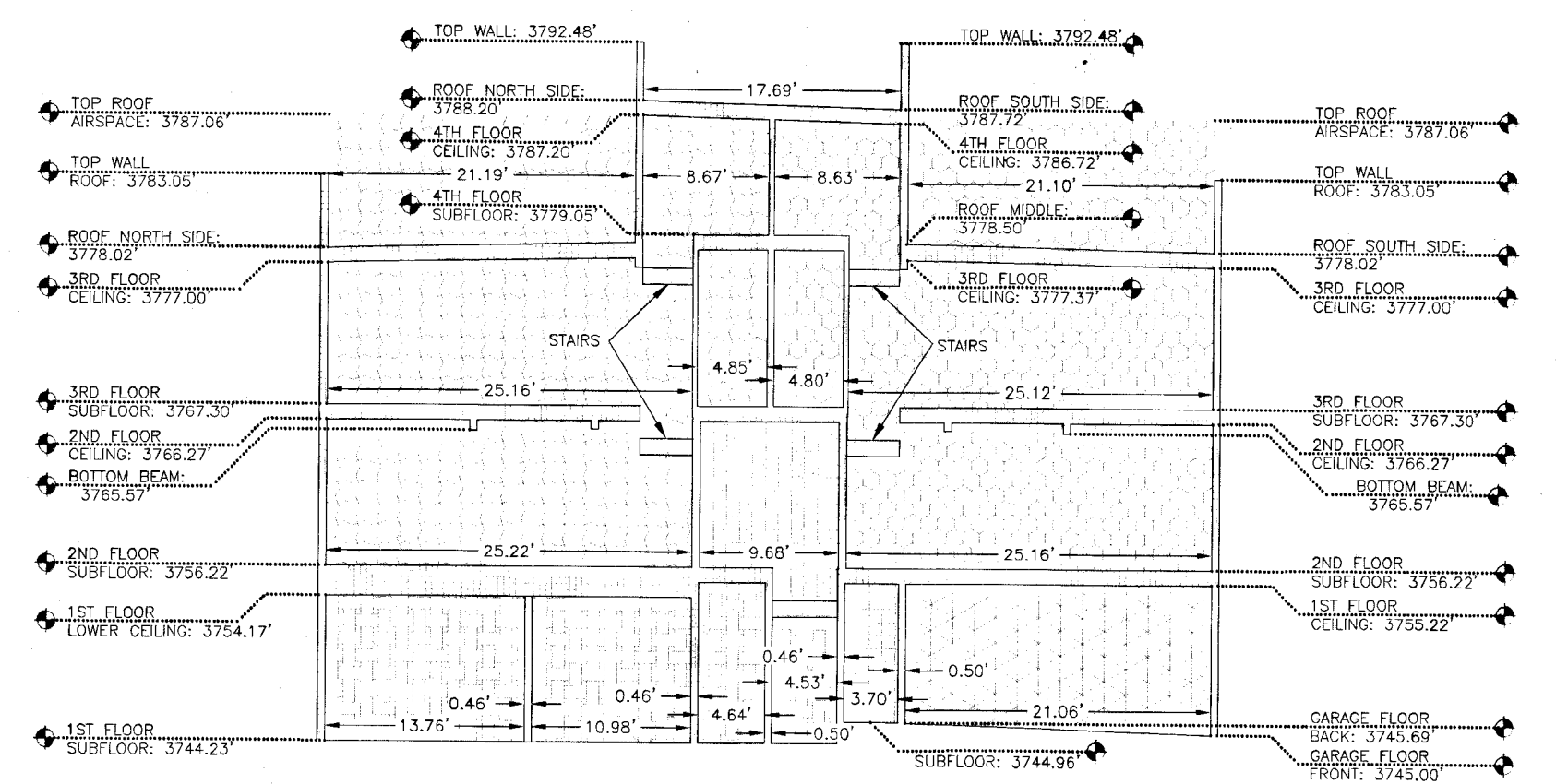
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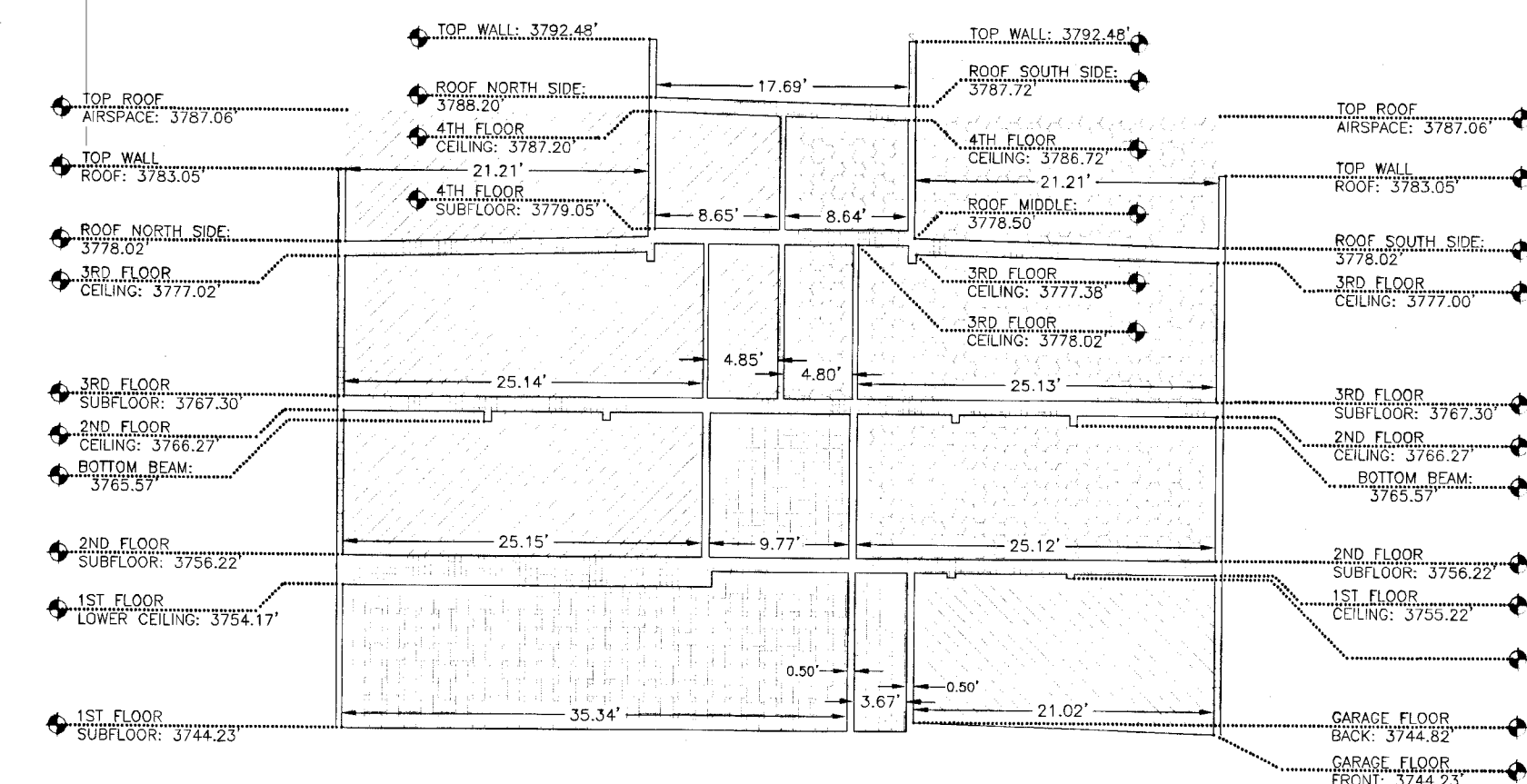
SECTION 2
SCALE 1"=12"



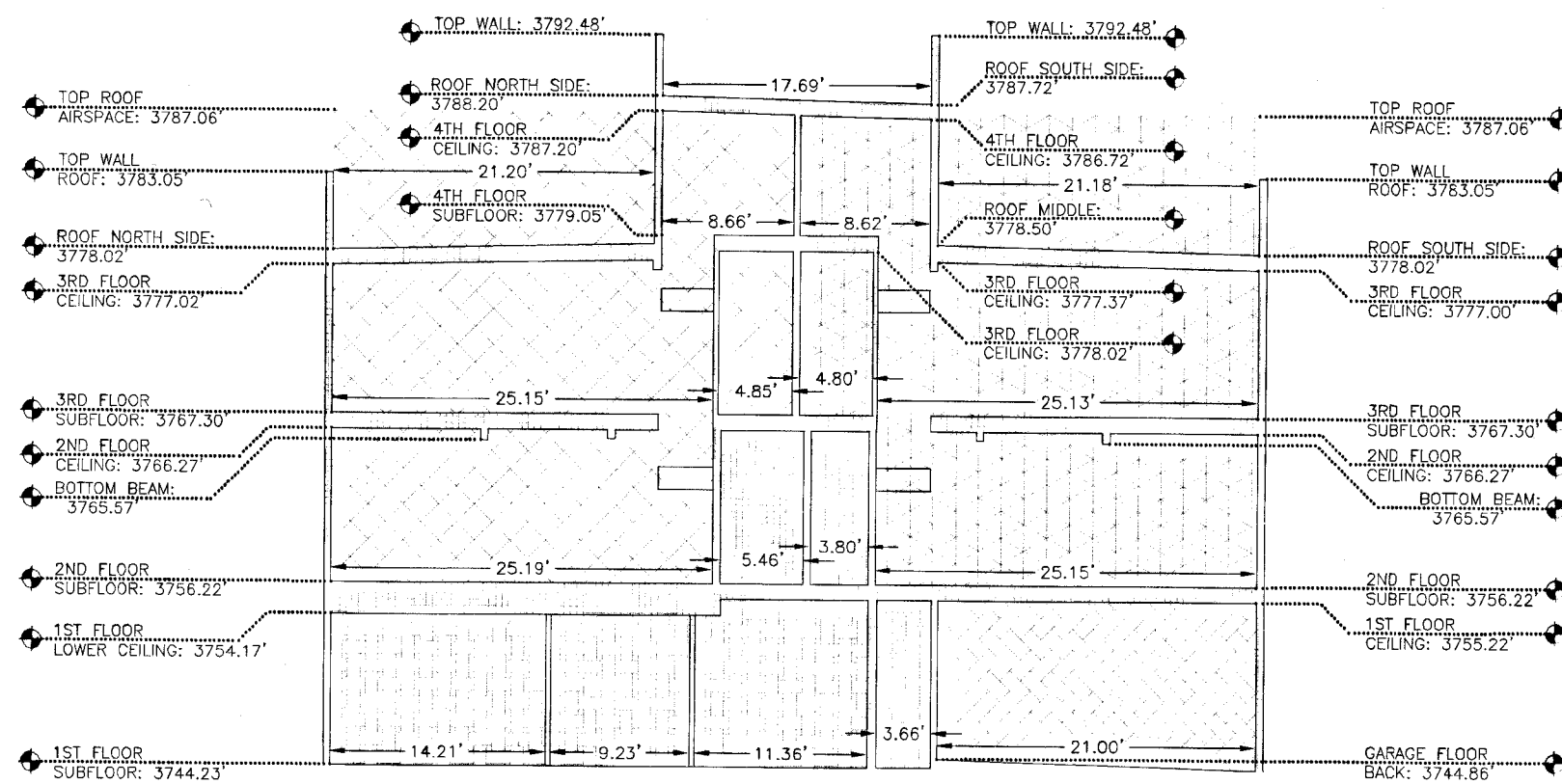
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SCALE 1"=12"



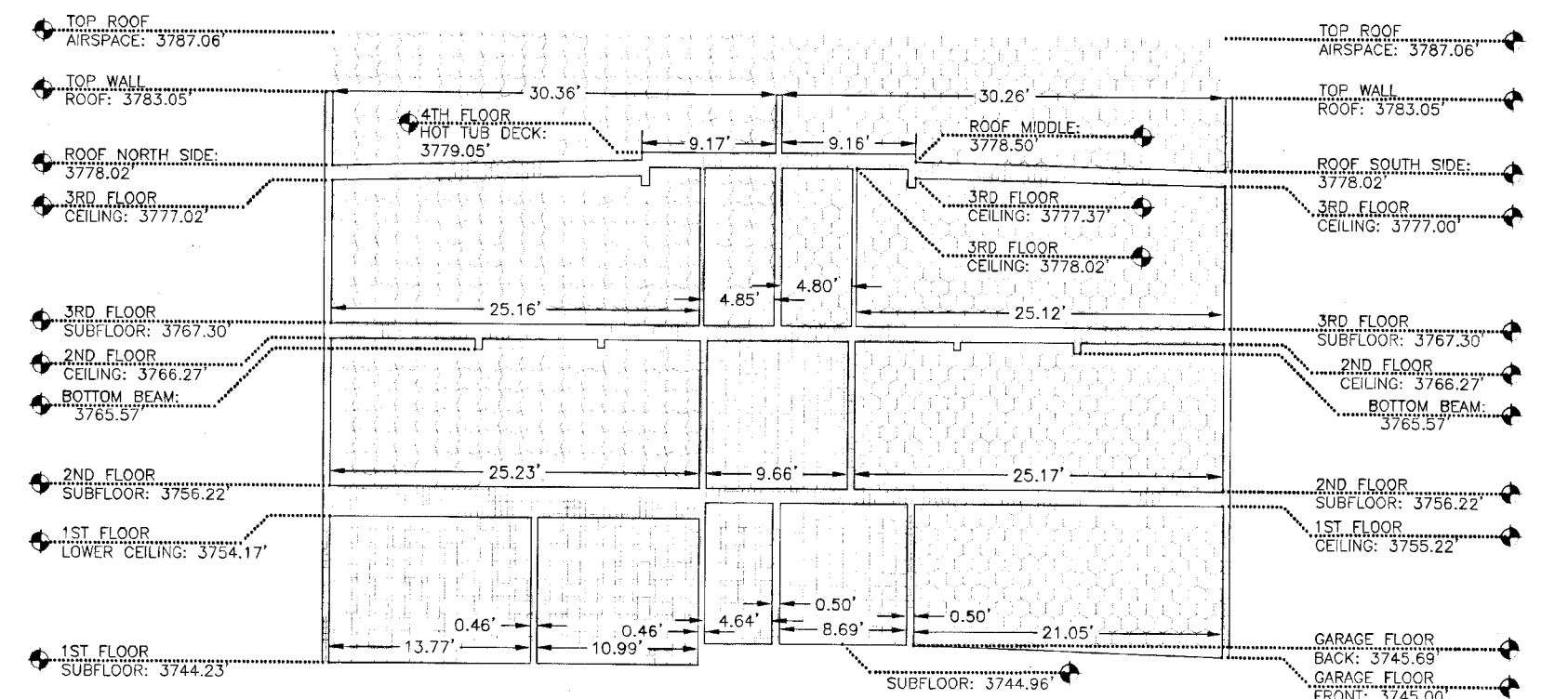
SECTION 8
SCALE 1"=12"



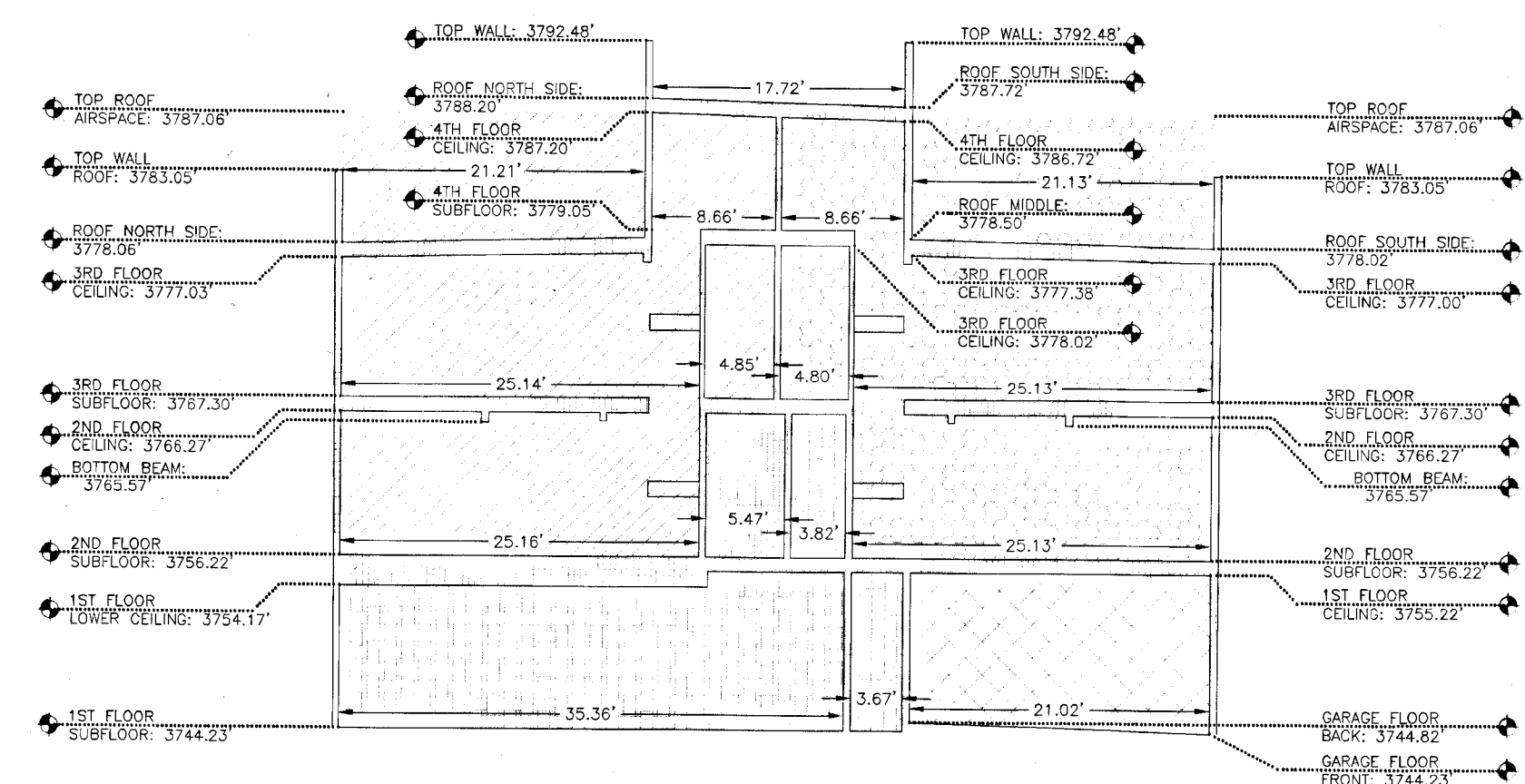
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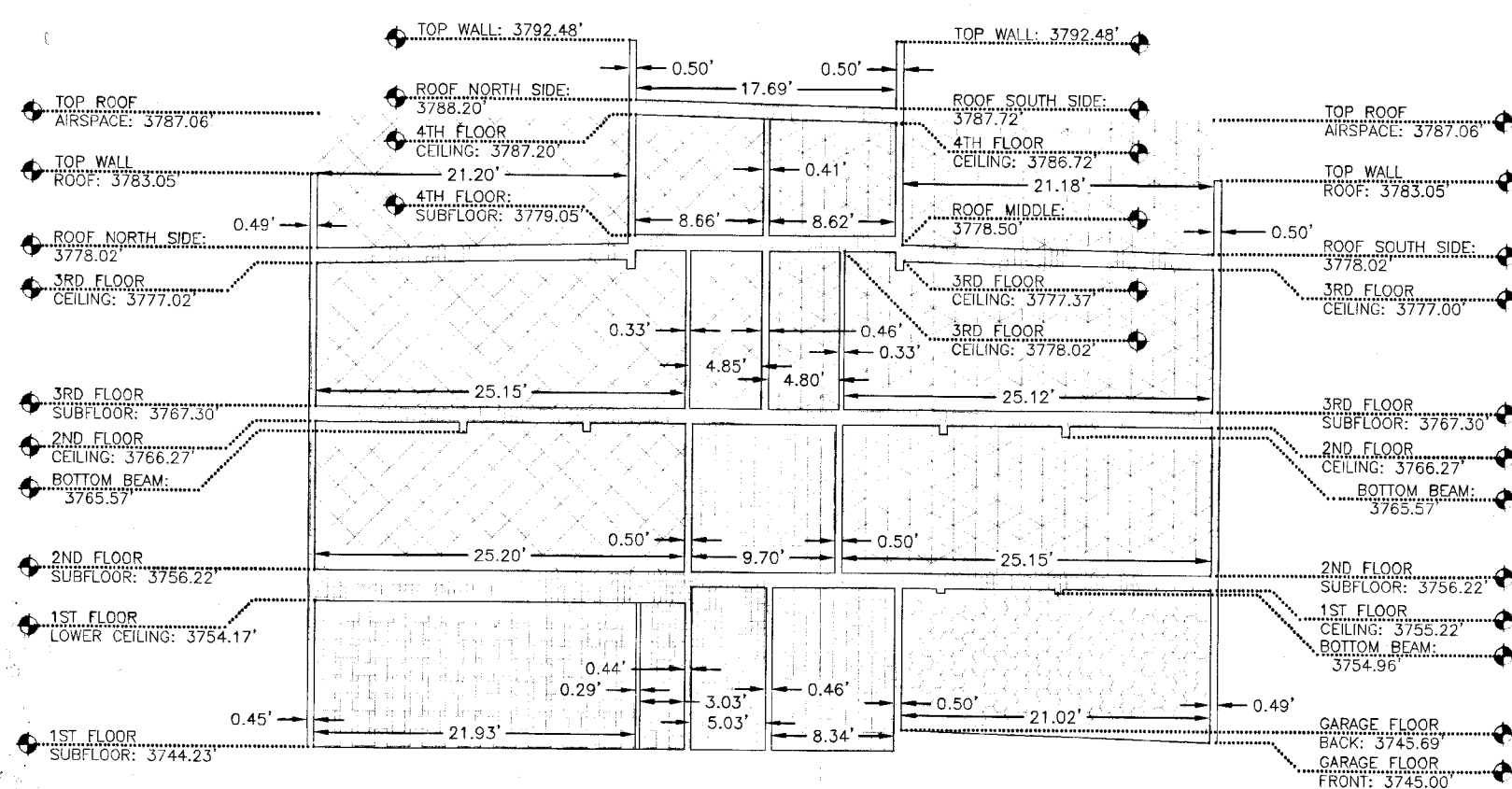
SECTION 6
SCALE 1"=12"



SECTION 9
SCALE 1"=12"

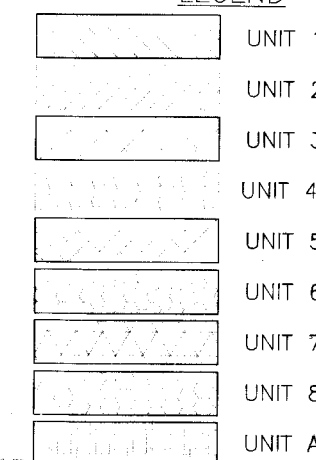


SECTION 4
SCALE 1"=12"



SECTION 7
SCALE 1"=12"

LEGEND



LEGEND

- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8
- UNIT A
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
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49



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

pg 4 of 4

ICE HAUS CONDOMINIUM
SECTIONS