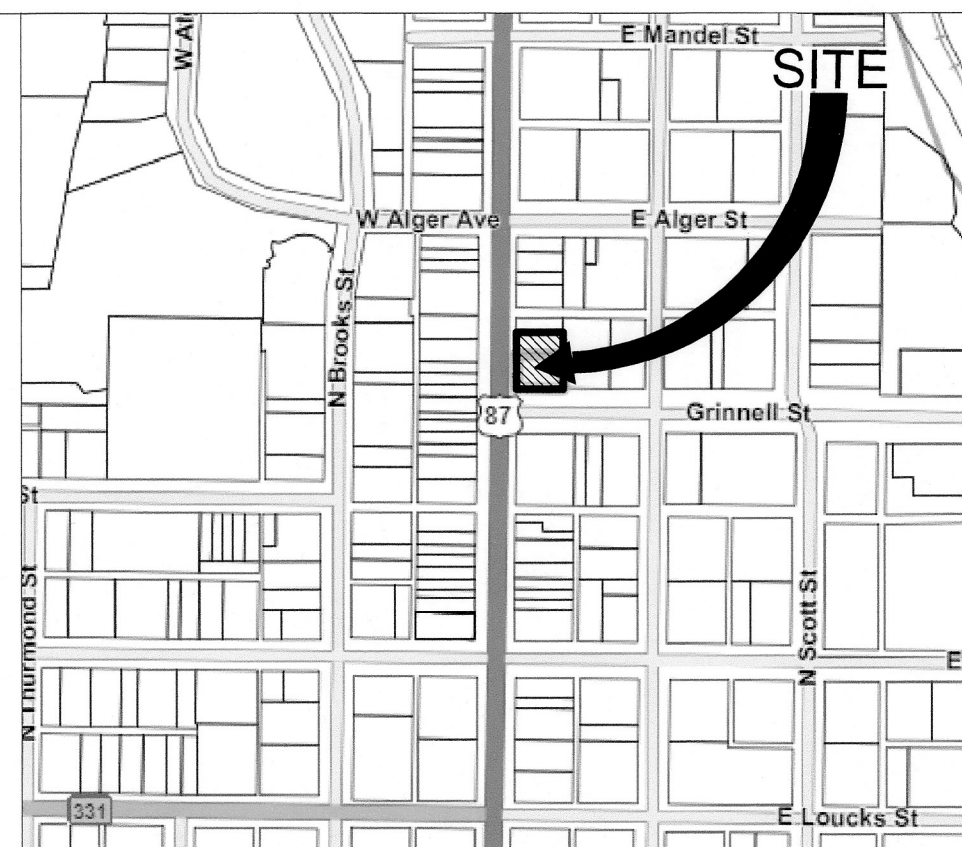


CONDOMINIUM MAP OF
MAIN AND GRINNELL CONDOMINIUM

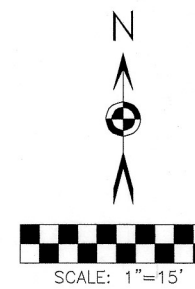
LOCATED IN LOTS 1 & 2, JACOBSON MINOR SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER (SE¹/₄) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE
6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



LOCATION MAP
NO TRUE SCALE

LEGEND

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



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

FOUND 3.25" AC PLS 6812
WEST CORNER SECTION 26,
T56N, R84W,
N: 1895444.733
E: 1411466.100

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 MAIN AND GRINNELL 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 MAIN AND GRINNELL CONDOMINIUM FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.
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- 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).

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 "MAIN AND GRINNELL CONDOMINIUM";

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OF "MAIN AND GRINNELL CONDOMINIUM" IN THE CITY OF SHERIDAN AS RECORDED IN BOOK PAGE 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 "MAIN AND GRINNELL 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 EASEMENTS SHOWN HERON 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 OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS 18th DAY OF April, 2023.

Teresa Smith
AUTHORIZED MEMBER (MAIN AND GRINNELL LLC)

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THE UNDERSIGNED, *First Federal Bank & Trust*, HERINAFTER 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 783421. 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.

[Signature]

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Anthony Turner* FOR *First Federal Bank & Trust* THIS 14 DAY OF April, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9/10/27.

[Signature]
NOTARY PUBLIC

DANIEL BENNETT
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 160683
MY COMMISSION EXPIRES: 09/10/2027

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 1:15 O'CLOCK
THIS 18 DAY OF April, 2023,
AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 47
INSTRUMENT NO. 2023-785075 FEE 75.00

Eda Ghunk Thompson
COUNTY CLERK

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *TERESA SMITH* FOR *Main & Grinnell LLC* THIS 18th DAY OF April, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/23.

GREG A. VON KROSIGK - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires October 29, 2023

[Signature]

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 "MAIN AND GRINNELL 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 LOTS 1 & 2, MAIN AND GRINNELL CONDOMINIUM, JACOBSON MINOR ADDITION, BLOCK 7, IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT CONTAINS ±.27 ACRES, ±11927 SQUARE FEET.

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 4/18/23
WYOMING



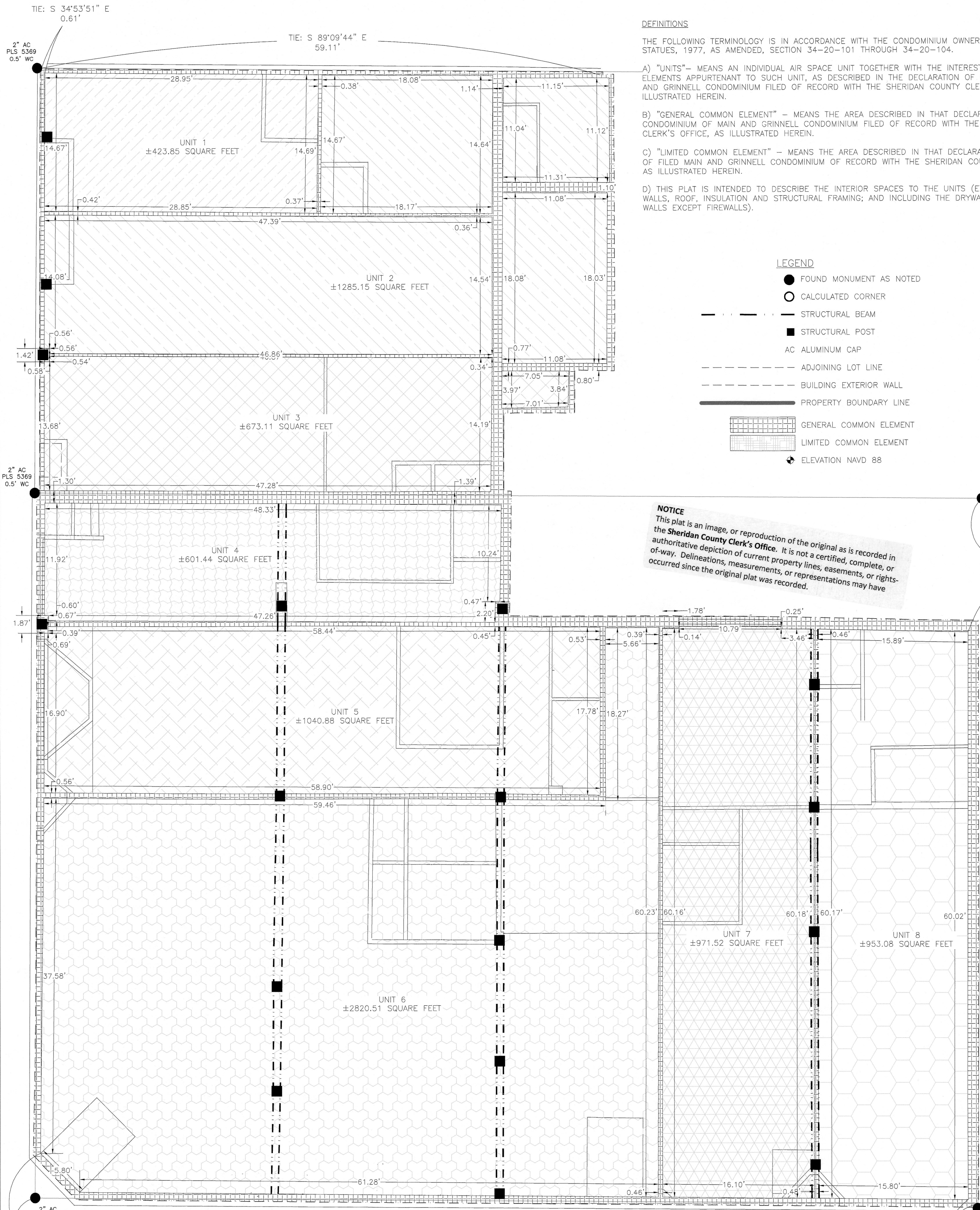
Cannon Consulting LLC
Making every shot count

#47

Pg 1 of 6

CONDOMINIUM MAP OF
MAIN AND GRINNELL CONDOMINIUM

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NORTHEAST QUARTER (SE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE
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- LEGEND**
- FOUND MONUMENT AS NOTED
 - CALCULATED CORNER
 - — — — — STRUCTURAL BEAM
 - STRUCTURAL POST
 - AC ALUMINUM CAP
 - - - - - ADJOINING LOT LINE
 - - - - - BUILDING EXTERIOR WALL
 - — — — — PROPERTY BOUNDARY LINE
 - [Grid Pattern] GENERAL COMMON ELEMENT
 - [Cross-hatch Pattern] LIMITED COMMON ELEMENT
 - ⬆ ELEVATION NAVD 88

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- LEGEND**
- [Pattern] UNIT 1
 - [Pattern] UNIT 2
 - [Pattern] UNIT 3
 - [Pattern] UNIT 4
 - [Pattern] UNIT 5
 - [Pattern] UNIT 6
 - [Pattern] UNIT 7
 - [Pattern] UNIT 8

NOTES

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UNIT 4	±7205.25 CUBIC FT
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UNIT 6	±33680.33 CUBIC FT
UNIT 7	±11771.32 CUBIC FT
UNIT 8	±11433.52 CUBIC FT

N
SCALE: 1"=7'
BASIS OF BEARINGS IS
US STATE PLANE,
NAD 83, WYOMING
EAST CENTRAL ZONE
EAST DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235

Cannon Consulting LLC
Making every shot count

#47

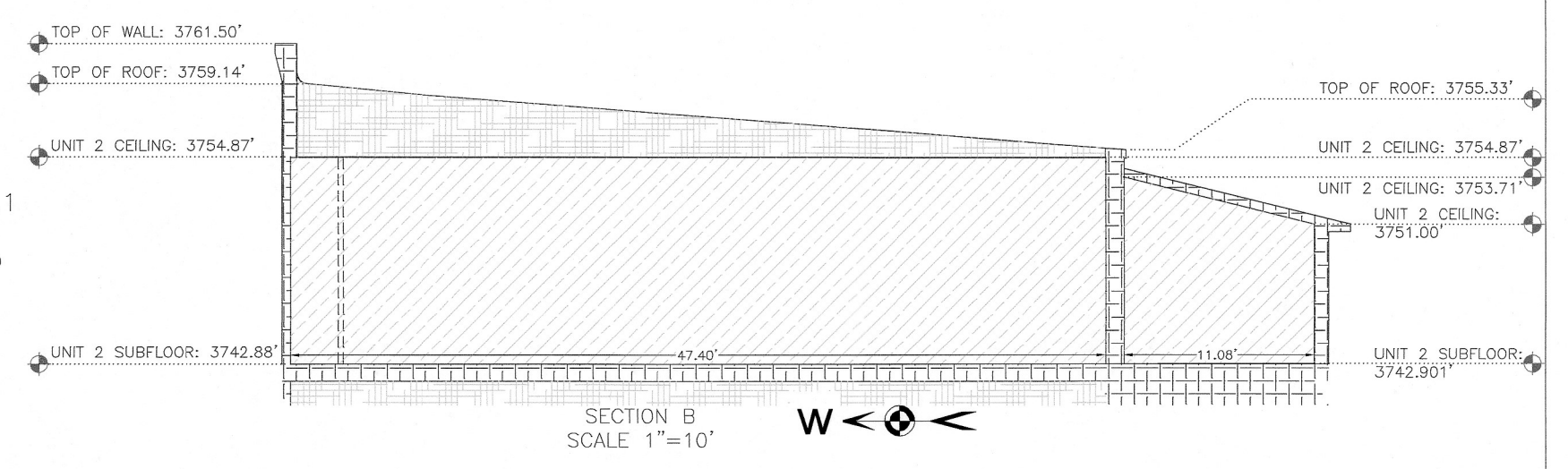
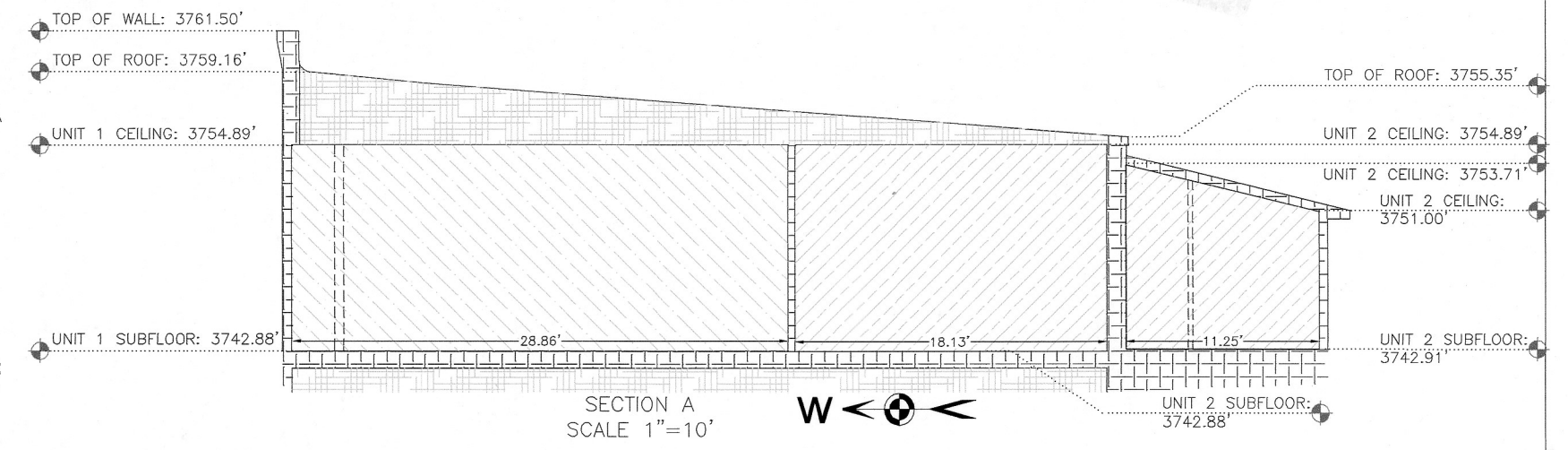
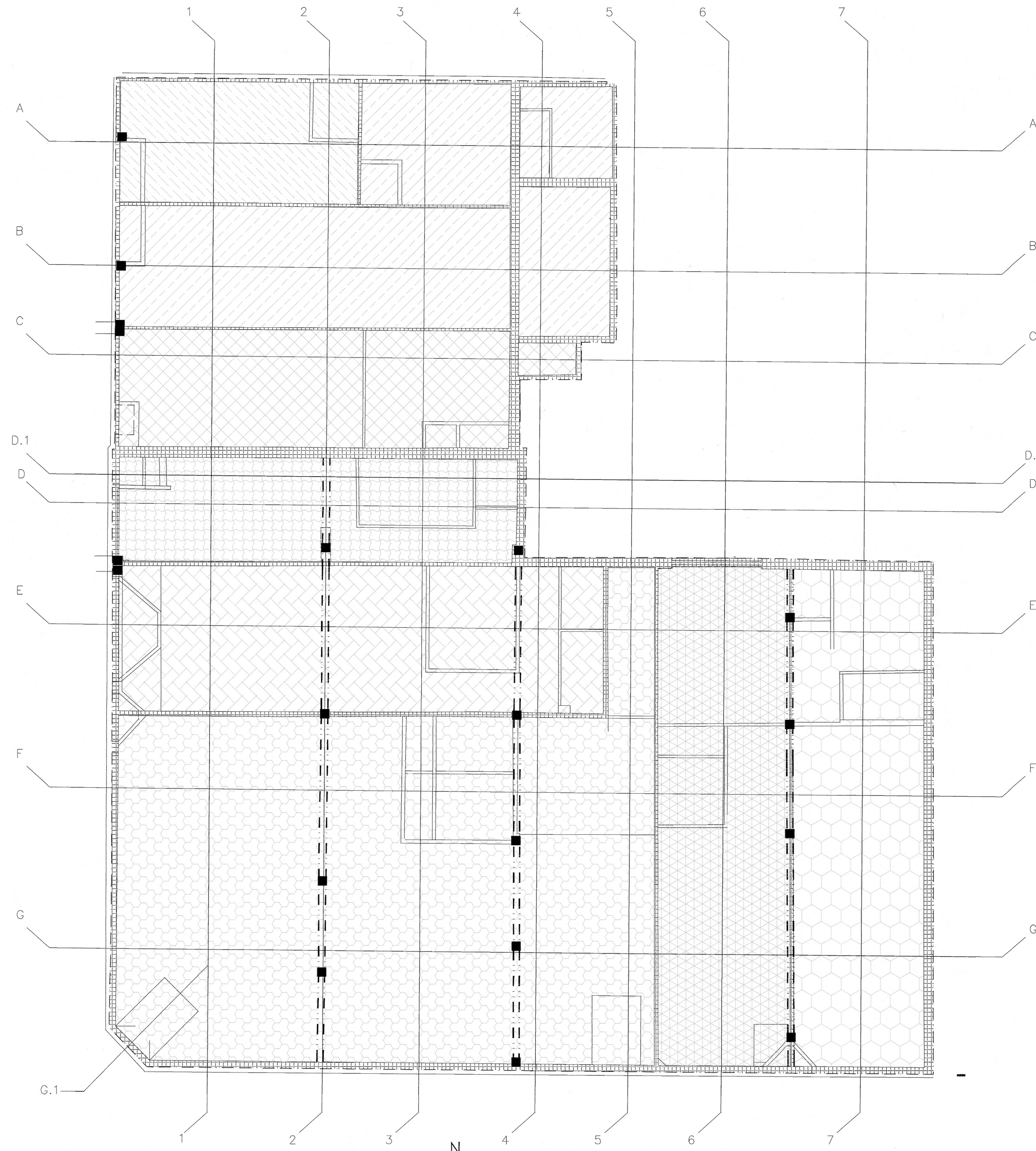
Pg 2 of 6

MAIN AND GRINNELL
CONDOMINIUM
UNIT LAYOUT

MAIN AND GRINNELL CONDOMINIUM

LOCATED IN LOTS 1 & 2, JACOBSON MINOR SUBDIVISION, CITY OF SHERIDAN, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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LEGEND

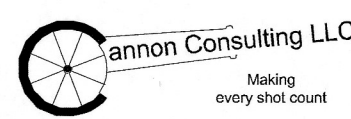
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER
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- STRUCTURAL POST
- AC ALUMINUM CAP
- - - ADJOINING LOT LINE
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- PROPERTY BOUNDARY LINE
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- ◆ ELEVATION NAVD 88

LEGEND

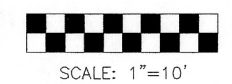
- [Pattern] UNIT 1
- [Pattern] UNIT 2
- [Pattern] UNIT 3
- [Pattern] UNIT 4
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- [Pattern] UNIT 6
- [Pattern] UNIT 7
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UNIT 7	±11771.32 CUBIC FT
UNIT 8	±11433.52 CUBIC FT



#47



SCALE: 1"=10'

SECTION VIEW LAYOUT

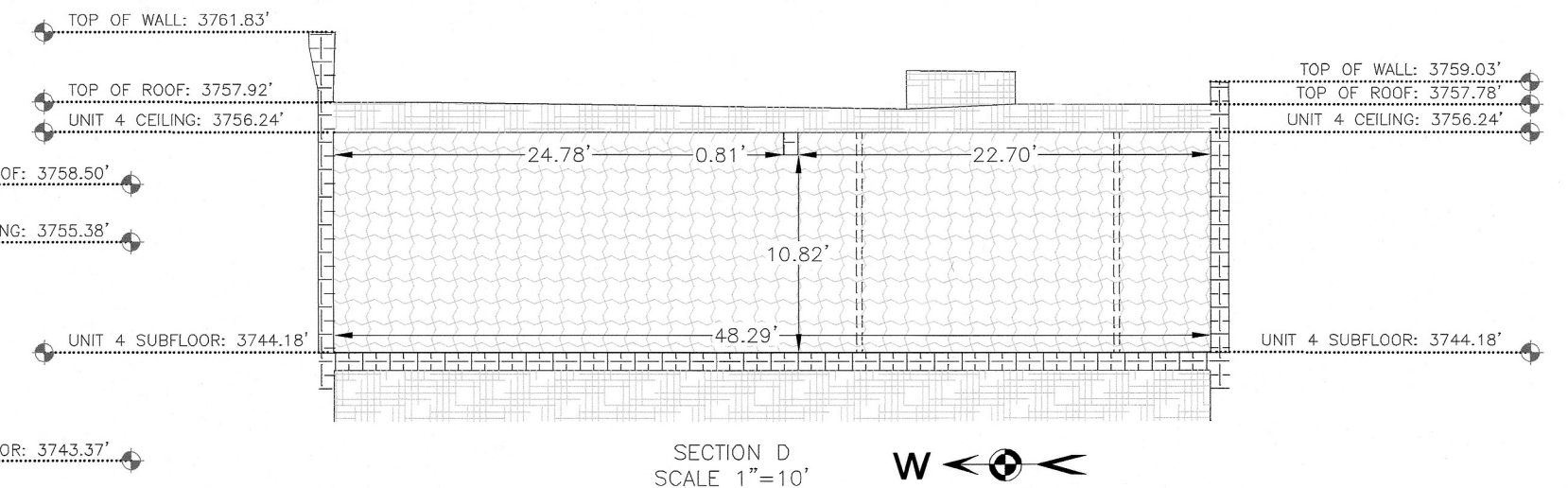
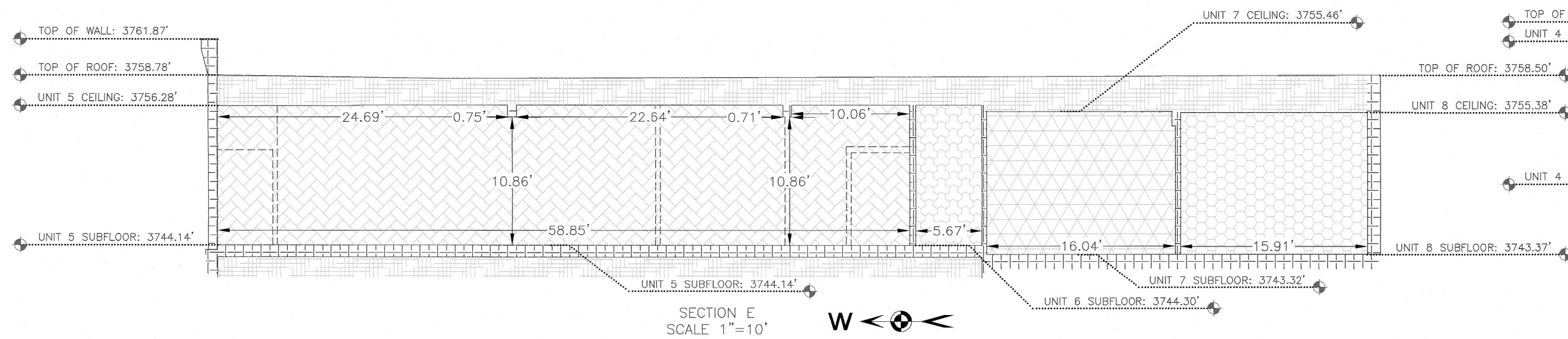
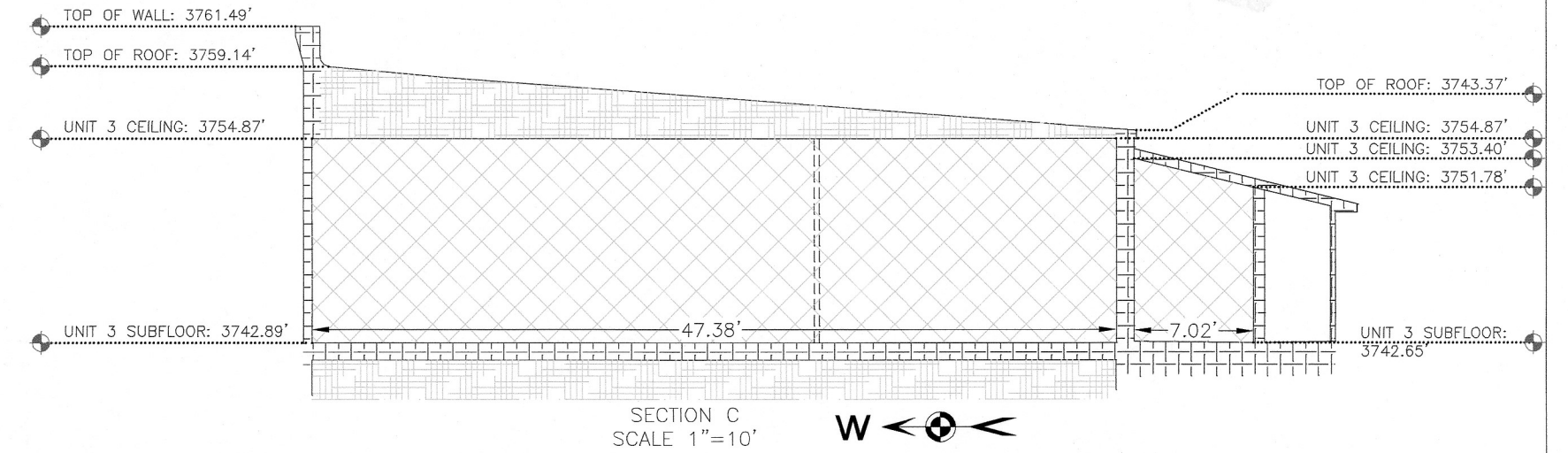
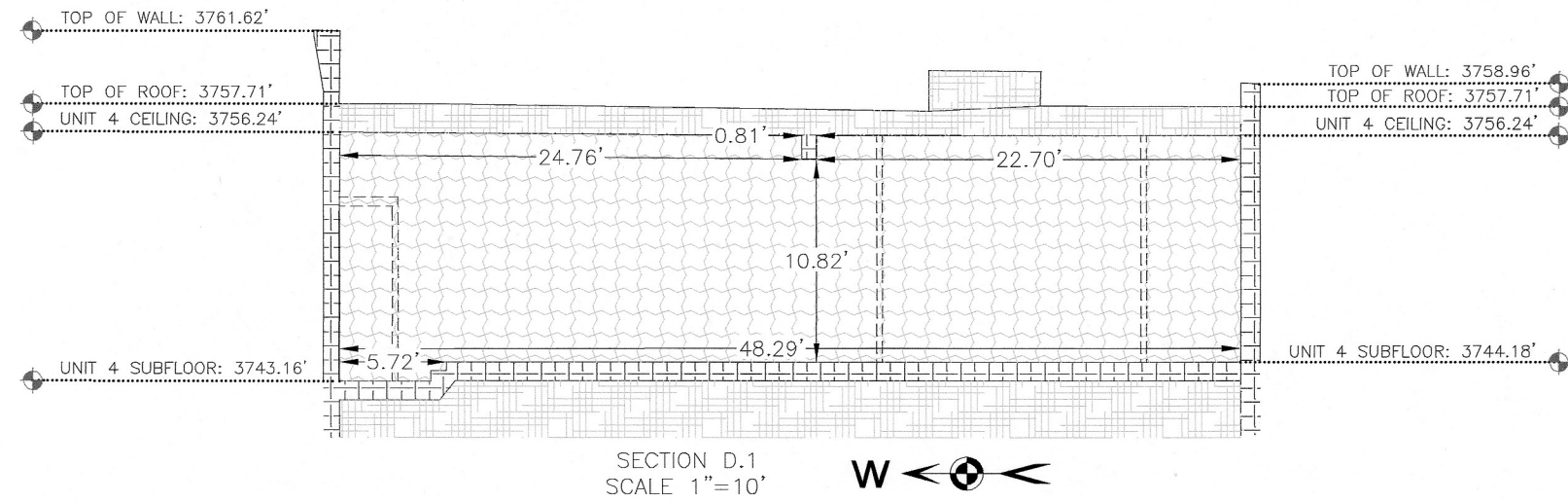
Pg 3 of 6

MAIN AND GRINNELL CONDOMINIUM SECTIONS

MAIN AND GRINNELL CONDOMINIUM

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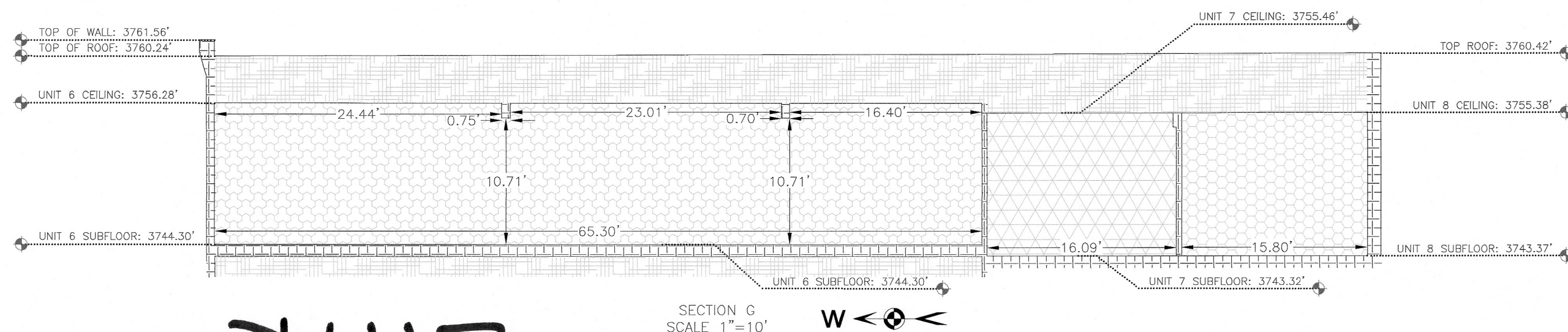
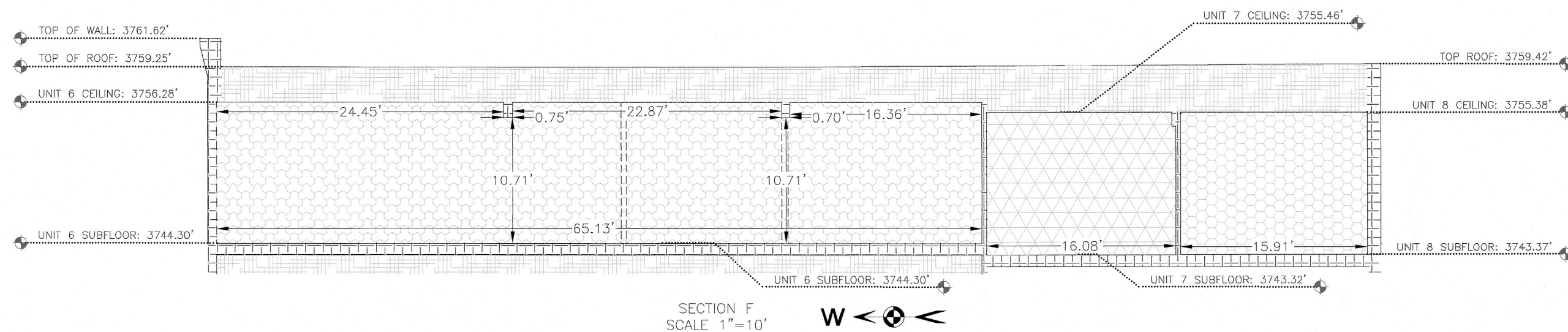
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LEGEND

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- 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
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- UNIT 8

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MAIN AND GRINNELL
CONDOMINIUM
SECTIONS

CONDOMINIUM MAP OF
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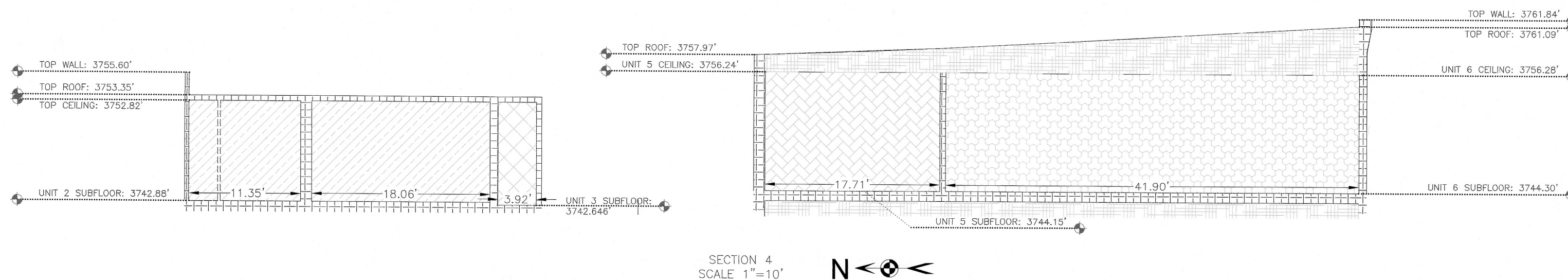
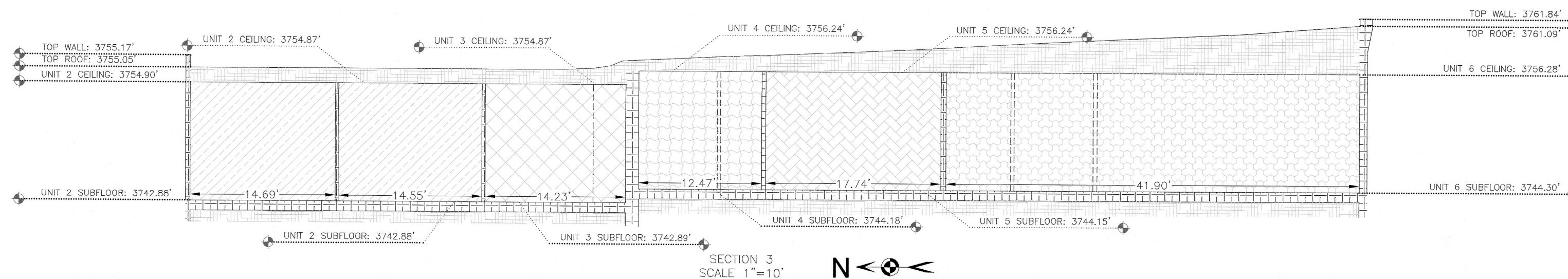
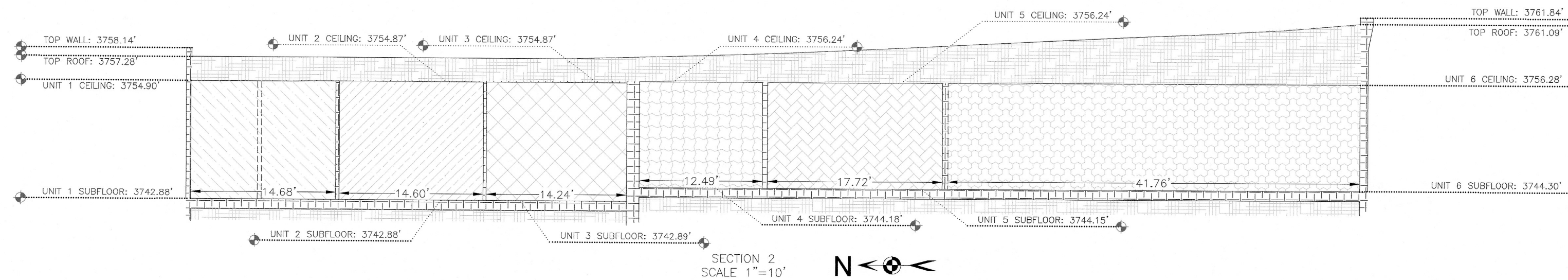
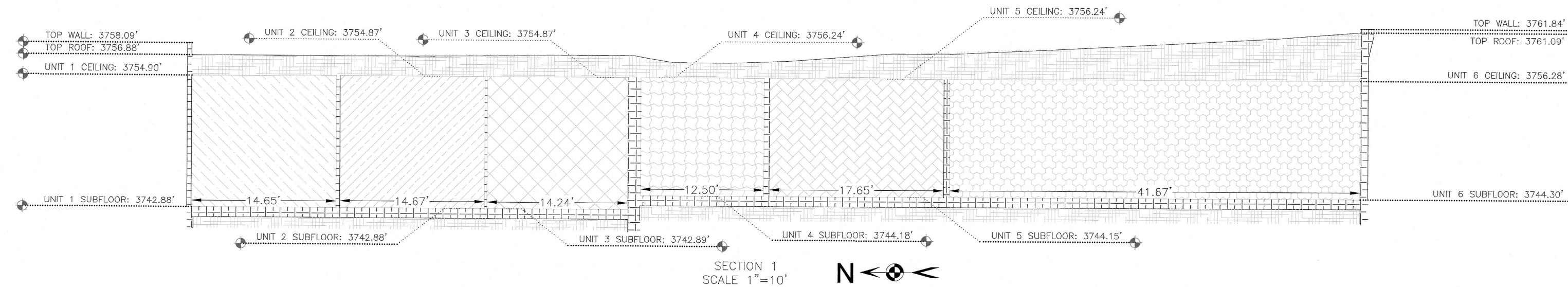
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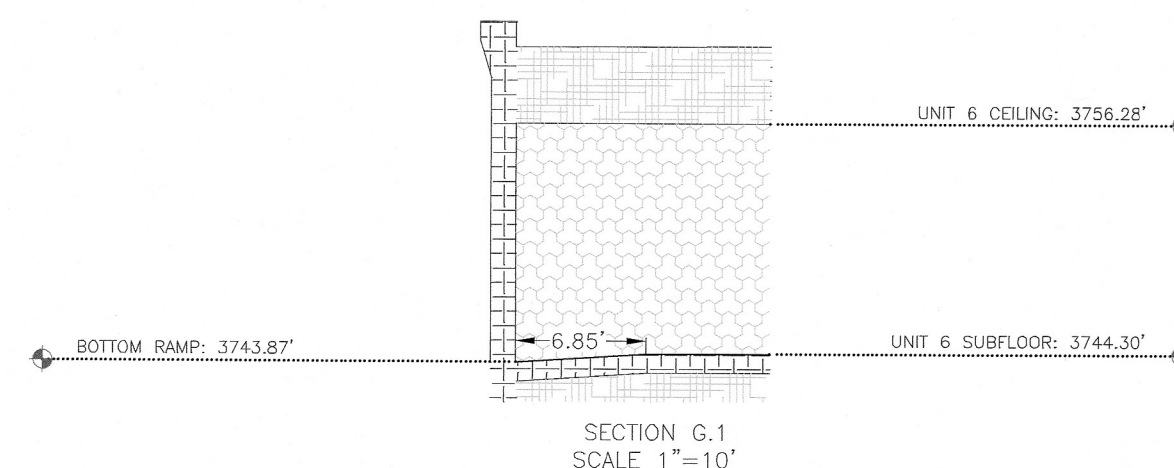
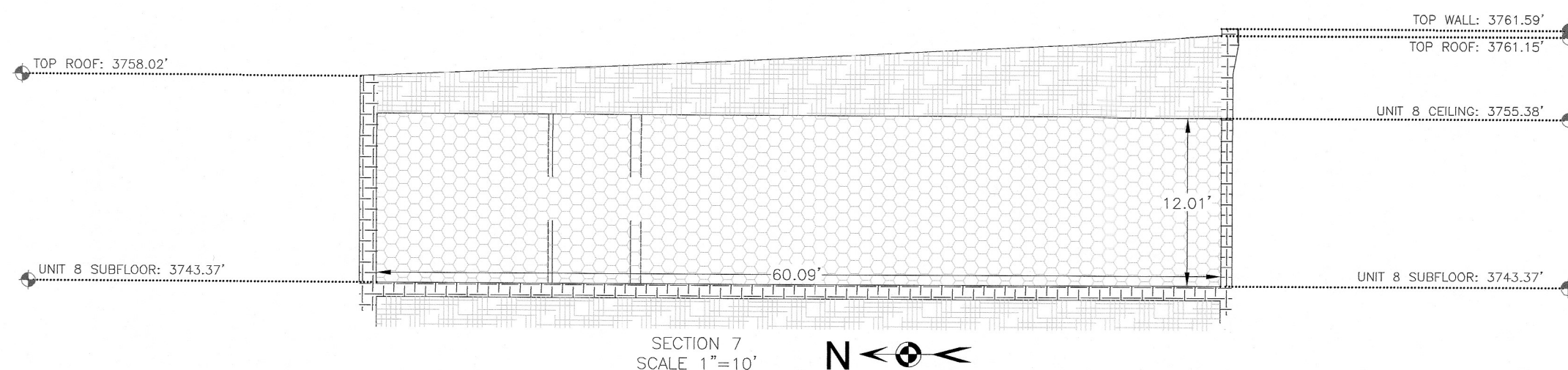
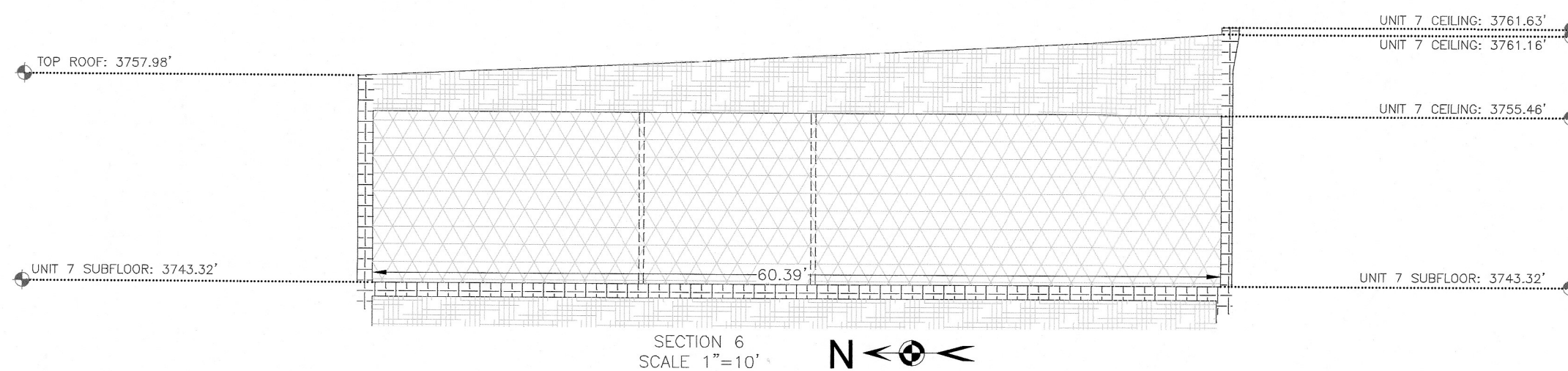
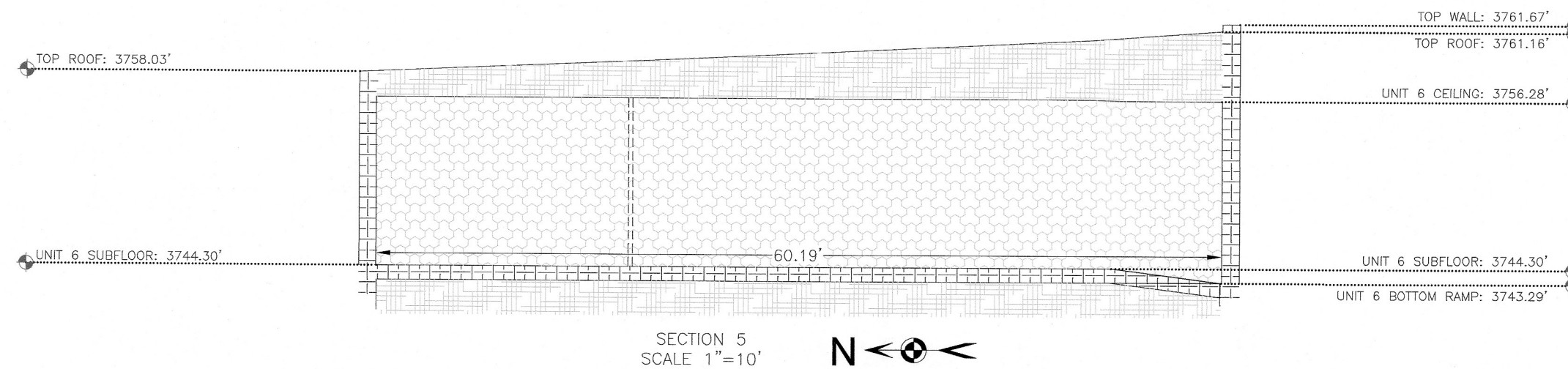
#47

Pg 5 of 6

CONDOMINIUM MAP OF
MAIN AND GRINNELL CONDOMINIUM

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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.



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 MAIN AND
GRINNELL 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 MAIN AND GRINNELL 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 MAIN AND GRINNELL 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
EXCEPT FIREWALLS).

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

NOTES

UNIT 1	±5671.13 CUBIC FT
UNIT 2	±16819.34 CUBIC FT
UNIT 3	±9320.36 CUBIC FT
UNIT 4	±7205.25 CUBIC FT
UNIT 5	±12443.70 CUBIC FT
UNIT 6	±33680.33 CUBIC FT
UNIT 7	±11771.32 CUBIC FT
UNIT 8	±11433.52 CUBIC FT