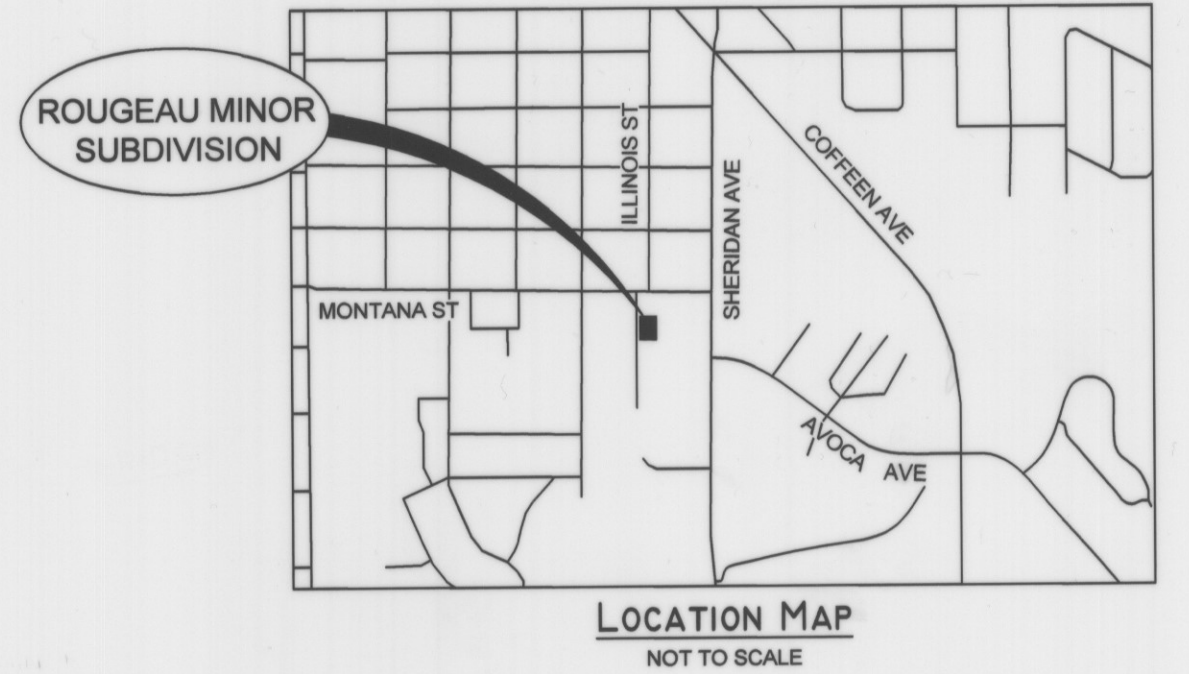


FINAL PLAT OF
ROUGEAU MINOR SUBDIVISION

BEING A REPLAT OF LOT 3 OF PINDER MINOR SECOND SUBDIVISION, LOCATED IN THE NW1/4 OF SECTION 35,
TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 0.33 ACRES±



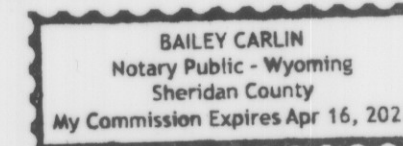
CERTIFICATE OF OWNER

Know all men by these presents that the undersigned ATM HOLDINGS, LLC, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing plat is designated as ROUGEAU MINOR SUBDIVISION, described as follows:
Units A and D, 115 Illinois Street, of the Illinois Street Condominiums, a condominium as the same is established and identified in the "Declaration of Condominium" recorded January 4, 2007 in the Office of the Sheridan County Clerk and filed in Book 480 of Deeds, Pages 521 through 547 including By Laws and Plat together with an interest in the common areas established in said Declaration.
Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining; and,
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws and further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, existing fence lines or encroachments, if any.
Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.
AND
Units B and C, 115 Illinois Street, of the Illinois Street Condominiums, a condominium as the same is established and identified in the "Declaration of Condominium" recorded January 4, 2007 in the Office of the Sheridan County Clerk and filed in Book 480 of Deeds, Pages 521 through 547 including By Laws and Plat together with an interest in the common areas established in said Declaration.
Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining; and,
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws and further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, existing fence lines or encroachments, if any.
Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.
That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements; and
That the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.
Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines, and other forms and types of public utilities now or hereafter generally utilized by the public.
All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Executed this 8th day of July, 2021 by:

John V. Olson
Member, ATM Holdings, LLC

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:



On this, the 8th day of July, 2021, before me, the undersigned officer, personally appeared *Dustin Baugman*, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

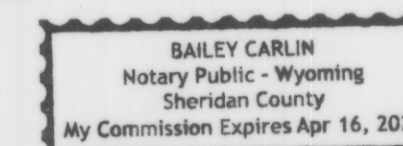
Patrick Schilling
Notary Public

The Undersigned *Patrick Schilling* 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 in Book _____ of Mortgages, at Page _____ 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.

Executed this 8th day of July, 2021 by:

Patrick Schilling

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:



On this, the 8th day of July, 2021, before me, the undersigned officer, personally appeared *Patrick Schilling* known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Patrick Schilling
Notary Public

NOTES

1. BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83, NAVD 88
2. DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000229)
3. ZONING: R-2 PRESENT AND PROPOSED
3. BUILDING SETBACKS:
FRONT YARD: 20 FEET
REAR YARD: 20 FEET
SIDE YARD: 5 FEET (NONE ON SHARED WALL)
4. ALL AGREEMENTS AND BYLAWS SET FORTH IN THE "DECLARATION OF CONDOMINIUM" RECORDED IN BOOK 480 OF DEEDS, PAGE 521 ARE HEREBY NULLIFIED.
5. OUTLOT 1 RESERVED FOR COMMON SPACE AND MAINTENANCE ACCESS TO REAR YARDS OF ALL LOTS.

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Lot 3 of Pinder Minor Second Subdivision, as recorded in Book P of Plats, Page 76, of the records of the Sheridan County Clerk.
All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.
(Ord. No. 1994 § 1, 3-21-05.)

CITY OF SHERIDAN CITY COUNCIL CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan this 21st day of June, 2021.

John C. Olson *Richard Bridge*
Attest: City Clerk Mayor

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming, and certified this 21st day of September, 2021, by the Director of Public Works of Sheridan, Wyoming.

David L. ...
Director of Public Works

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF APPROVAL

Reviewed by the City of Sheridan Planning Commission this 14th day of June, 2021.

John C. Olson *Mark Lindon*
Attest: Vice-Chairman Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

This plat was filed for record in the Office of the Clerk and Recorder at 1:26 o'clock this 7th day of October, 2021, and is duly recorded in Book R Page 47 as Plat #

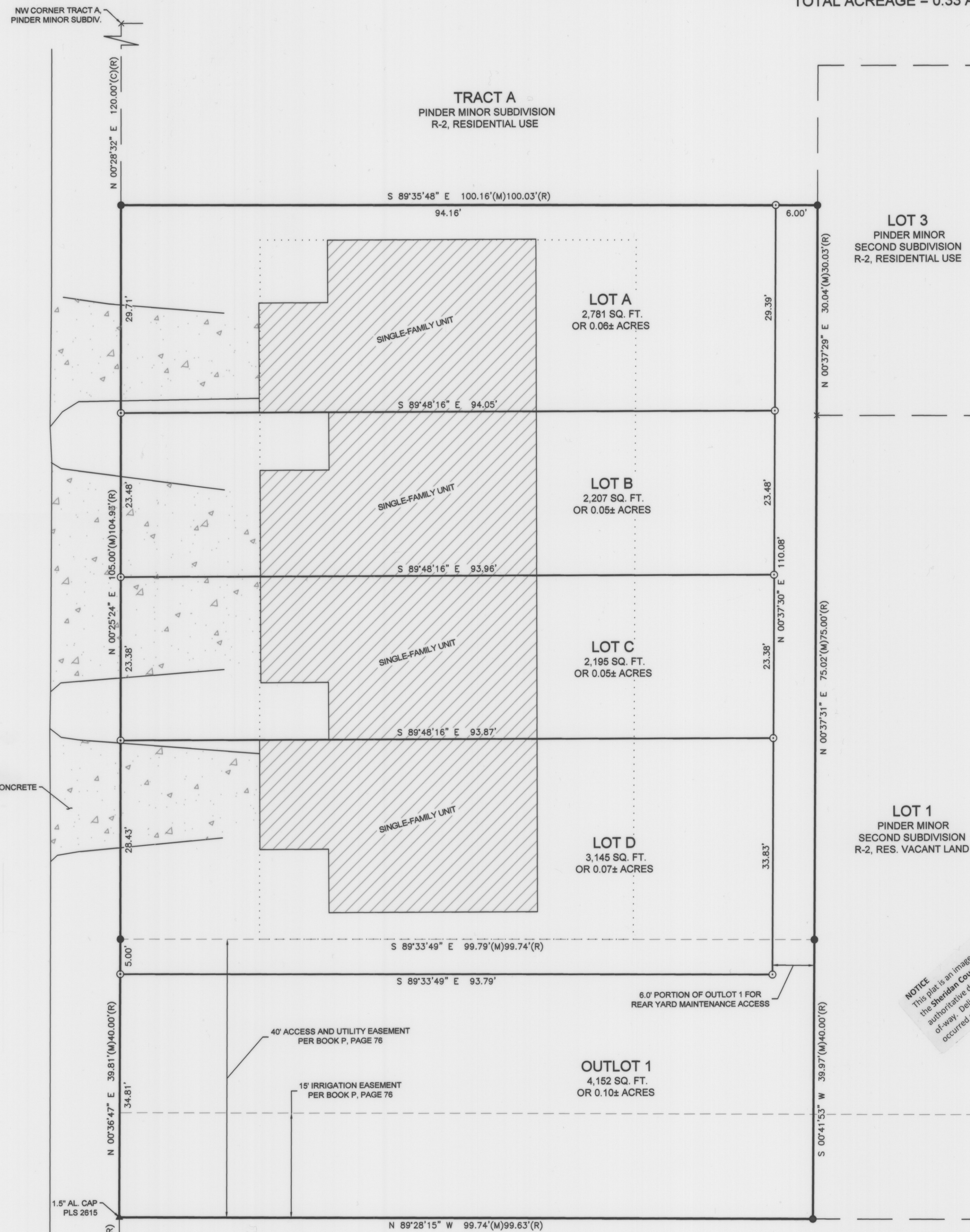
Kimberly Hein
County Clerk

CERTIFICATE OF SURVEYOR

I, Jason D. Levanen, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of ROUGEAU MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



Prepared for:	ATM Holdings, LLC 231 Wildflower Circle Sheridan, WY 82801
Prepared by:	Arrow Survey Group, Inc. Sheridan, WY 82801 (307)751-7543
DP: \21-051 Condo-Townhomes.dwg	Date: 05/11/2021
Rev: 06/23/2021	Sheet 1 of 1



LEGEND

- - SET 1.5" ALUM CAP LS10287
- - FOUND 2" ALUM CAP PER PLS#8663
- ▲ - FOUND MONUMENTATION AS NOTED
- (M) - MEASURED
- (R) - RECORD PER RECORD NO. 561997
- - EASEMENTS AS NOTED
- - LOT LINE
- - SUBDIVISION BOUNDARY
- - ADJOINING PROPERTY
- - EXISTING FENCE
- - SETBACKS

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 all-way, delineations, measurements or representations may have occurred since the original plat was recorded.

R#17