

CERTIFICATE OF OWNERS

State of Wyoming)
 County of Johnson) SS

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon certify:

that the foregoing subdivision 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 subdivision shall be "Foote Street Condominiums";

that the Common Elements are hereby granted and dedicated to the Foote Street Condominium Homeowner's Association;

that the Common Elements are dedicated to the common use and enjoyment of the owners, their heirs, assigns, and guests, of a Unit within this subdivision and future additions hereto;

that the Limited Common Elements are reserved for the use of the owner of the appurtenant lot, subject to rights of the Homeowner's Association, and its authorized representatives to enter upon said Limited Common Elements for the purpose of installing, maintaining, inspecting, or repairing, utility features and structures of the Foote Street Condominiums;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released;

that said Condominium is subject to a declaration of covenants, conditions, and restrictions to be recorded with this plat and herein after referred to as "The Declaration For Condominium";

IN TESTIMONY WHEREOF: James R. Stafford and Mary Kay Stafford have caused these present to be signed this 23rd day of January, 1996.

Attest: *James R. Stafford* *Mary Kay Stafford*
 James R. Stafford Mary Kay Stafford

The foregoing instrument was acknowledged before me by James R. Stafford and Mary Kay Stafford this 23rd day of January, 1996.



Kerry C. Money
 Notary Public

My Commission Expires: Feb. 10, 1999

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 23rd day of January, 1996.

Donal P. Kuan *Secretary*
 Chairman Secretary
 Approved by the City of Buffalo, Wyoming, this 6th day of February, 1996.
Neil B. Lippner *Kay W. Wertz*
 Mayor City Clerk

STATE OF WYOMING)
 COUNTY OF JOHNSON) SS 055622

This instrument was filed for record on the 7th day of February, 1996, at 9:10 Am, and was duly recorded in Flat Book 2, page 136.
 Fee: \$ 50.00

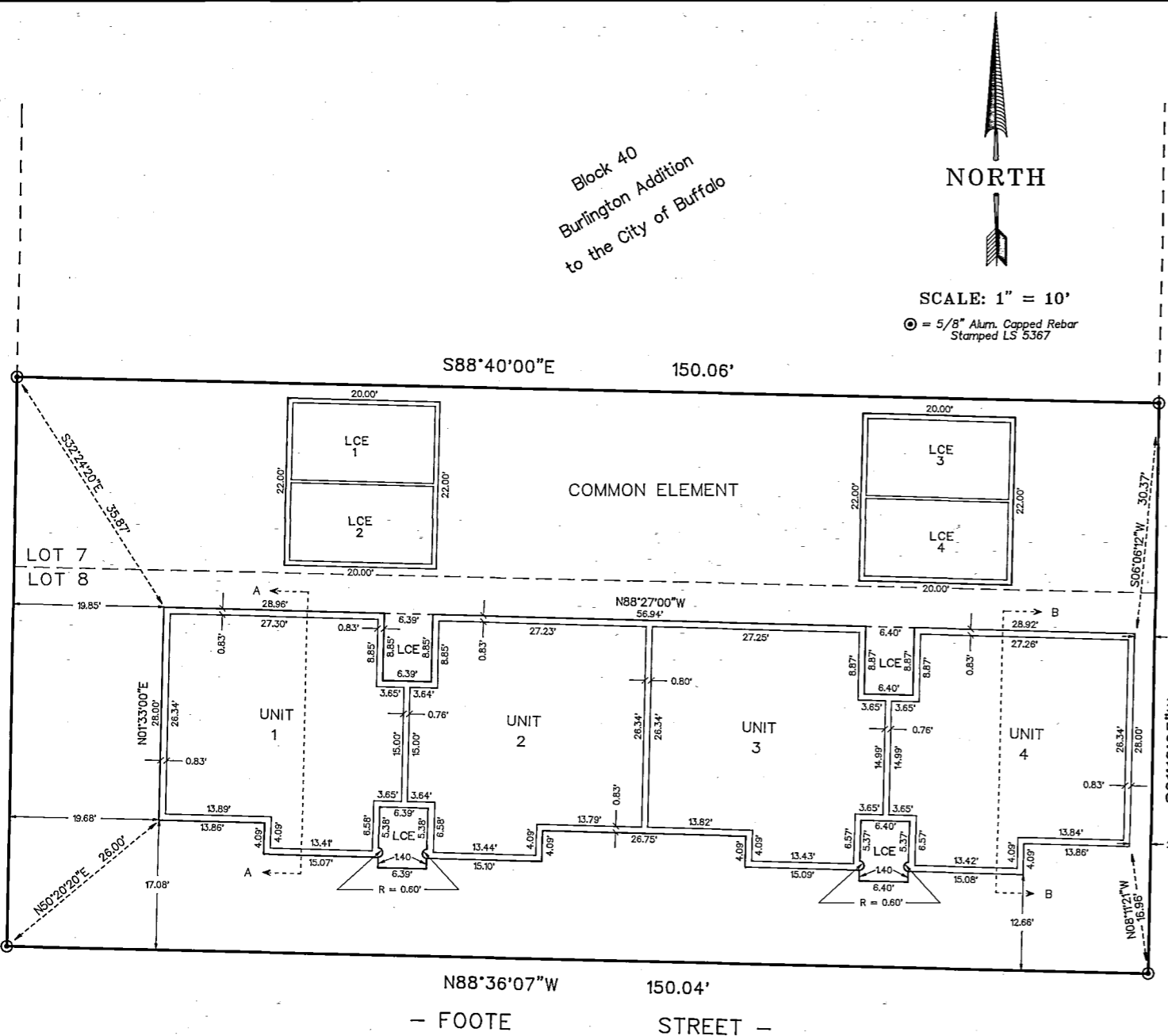
Senady Roberts
 Register of Deeds By: Deputy

FOOTE STREET CONDOMINIUMS

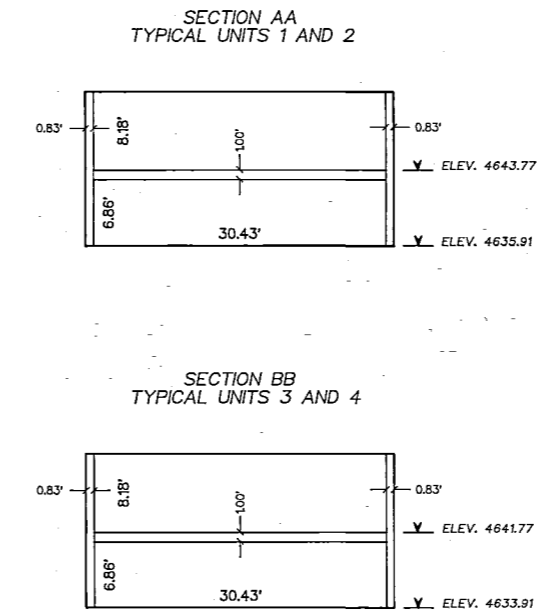
Prepared for:
 Mary Kay Stafford
 155 East Keays St.
 Buffalo, WY 82834



P.O. BOX 1004
 BUFFALO, WYOMING 82834
 307/684-7029
 Date Drawn: 1/16/96 Scale: 1" = 10'
 Drawn By: TSR Checked By: KCM
 Project No: 95-128 File Name: STAFPLAT.GCD



ELEVATIONS



CERTIFICATE OF SURVEYOR

State of Wyoming)
 County of Johnson) SS

I, Kerry C. Money, a duly Registered Land Surveyor in the State of Wyoming, do hereby certify:

That this plat of the "FOOTE STREET CONDOMINIUMS" was made from notes taken by me during an actual field survey and that it correctly shows the conditions as they exist on the ground;

That the lands shown hereon are described as:

The South one-half (1/2) of Lot Seven (7) and all of Lot Eight (8), of Block Forty (40), of the Burlington Addition to the City of Buffalo, Wyoming.

Said parcel of land containing 11253.04 sq. ft. (0.258 acres), more or less, and being subject to easements, right-of-ways, restrictions, reservations, and agreements of sight and/or of record.

That this plat conforms to applicable Wyoming State Statutes.

That all property corners are monumented as shown hereon.



TABLE of LAND USES

Total Area, This Project	11,253.04 ft ²
Area in Residential Buildings:	
Ground Floor	3,310.52 ft ²
Basement	3,310.52 ft ²
General and Limited Common Element Area	7,942.52 ft ²

Zoning Classification: R-1 Special Use (Non-conforming use of existing structure per Sec. 29-114 of the City of Buffalo Zoning Ordinance)
 Land Use: Condominium
 Number of Lots: 4 Condominium Lots, 1 Common Lot
 Total Acreage: 0.2583 Ac.
 Total Density: 15 Units/Ac.

Elevations based upon USC&GS - as shown on Contract 2 of the City of Buffalo Trunk Sewer IV Project Plans of Record.

NOTES:
 Unless otherwise noted, all exterior structural walls are 0.83' thick.
 All building dimensions are within ±0.10'.

DEFINITIONS

(a) "Unit" means a part of the Property specified as a unit in the Plat. Each Unit consists of the space bounded by the horizontal and vertical planes shown on the Plat and all appliances, plumbing and electrical and other fixtures located within the Unit. However, no structural parts of the Building in which a Unit is located, and no pipes, wires, conduits, ducts, flues, shafts, or utility lines located within a Unit but being part of a system which serves the Common Elements or one or more other Units, are part of a Unit.

(b) "Condominium" or "Condominium Unit" means the fee simple title in and to a unit together with an appurtenant membership in the Foote Street Condominium Association which owns the general common elements and the appurtenant limited common elements thereto.

(c) "Common Elements" means the Property, less the Units, and includes the land, foundations, walls, hallways, stairs, lobby, mechanical equipment area, storage rooms, central heating and cooling systems, incinerator, pipes, duct and electrical wiring, and conduits (other than pipes, ducts, electrical wiring or conduits located entirely within a Unit and serving only that Unit), exterior walks, and driveways. All structural columns within the boundaries of a Unit are part of the Common Elements. No reference in the Plat to common elements limits or defines Common Elements for purposes of the declaration.

(d) "Limited Common Elements" (LCE) means all those appurtenances which are either limited to and reserved for the exclusive use of an owner of a condominium unit or are limited to and reserved for the common use of more than one but fewer than all of the condominium unit owners.

(e) Refer to the "Declaration of Condominium" as recorded for the definitions attached to the "Foote Street Condominium".

Declaration for Condominium filed in Book 86A44, Pages 591-604