

Idlewild Condominiums  
Lots 1-2, Block 1 Original City  
of Buffalo, WY

**CERTIFICATE OF DEDICATION**

WE THE UNDERSIGNED, HEREBY CERTIFY THAT AIR, LAND & SEA, LLC, IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY:

SOUTH 24 FEET OF LOT 1 & NORTH 6 FEET OF LOT 2 BLOCK 1 OF THE ORIGINAL CITY OF BUFFALO, WYOMING, AS DESCRIBED BY QUITCLAIM DEED RECORDED IN BOOK 87A-51 PAGE 467, ACCORDING TO RECORDS OF THE COUNTY CLERK AND RECORDER OF JOHNSON COUNTY, STATE OF WYOMING

THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE "IDLEWILD CONDOMINIUMS" LOCATED WITHIN THE CITY OF BUFFALO, WYOMING, THAT THE "IDLEWILD CONDOMINIUMS" AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF AIR, LAND & SEA, LLC.

WITNESS OUR HANDS AND SEALS THIS 11<sup>th</sup> DAY OF JULY, 2014.

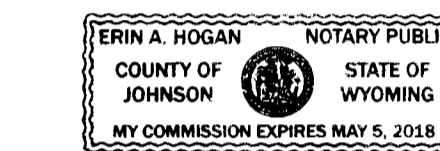
\_\_\_\_\_  
GEORGE CARPENTER, MEMBER OF AIR, LAND & SEA, LLC.

STATE OF WYOMING )  
                                  ) SS  
COUNTY OF JOHNSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: George Carpenter

THIS 11<sup>th</sup> DAY OF JULY, 2014.

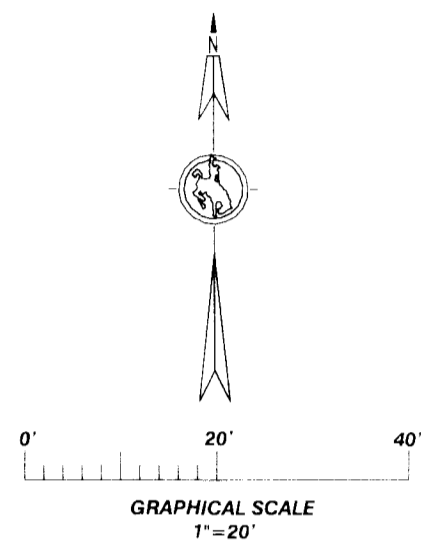
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC



MY COMMISSION EXPIRES May 5, 2018

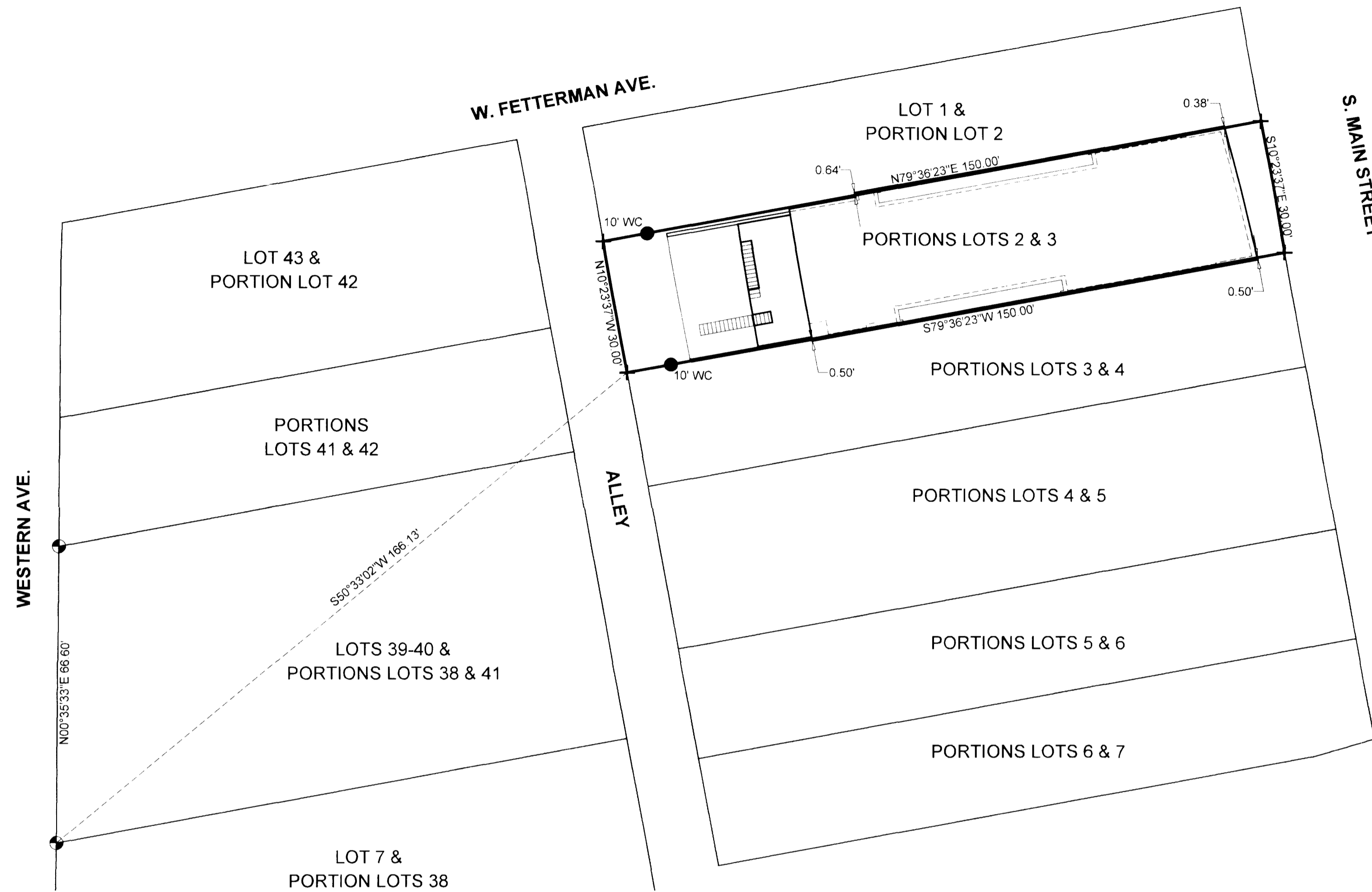
**GENERAL NOTES:**

1. THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO STATE AND LOCAL CONDOMINIUM REGULATIONS.
2. AREAS OUTSIDE OF UNIT BOUNDARIES AND LIMITED COMMON AREAS AS SPECIFIED IN THE DRAWINGS ARE CONSIDERED COMMON ELEMENTS.
3. BASIS OF COORDINATES IS THE CITY OF BUFFALO CONTROL NETWORK POINT "35-2" WITH A PUBLISHED COORDINATE OF N1726682.44, E1475244.29, ELEV. 4820.07. A DATUM ADJUSTMENT FACTOR OF 1.0002602132 WAS USED FOR GPS DATA.
4. BASIS OF BEARING IS GRID PER GPS OBSERVATION IN REFERENCE TO WYOMING STATE PLANE NAD83.
5. LAND SURVEY WAS CONDUCTED IN JAN. & FEB. 2014 WITH SNOW AND ICE CONDITIONS.
6. PER FLOOD INSURANCE RATE MAP (PANEL No. 560027 001 D, REVISED APRIL 3, 1984) SAID PROPERTY IS LOCATED WITHIN A3 FLOOD ZONE - AREAS OF 100-YEAR FLOOD.
7. ZONING CLASSIFICATION: B-3 DOWNTOWN BUSINESS DISTRICT.
8. PARKING REQUIREMENTS: PER CHAPTER 29, SECTION 7 D NO OFF-STREET PARKING IS REQUIRED FOR B-3 ZONING DISTRICTS.

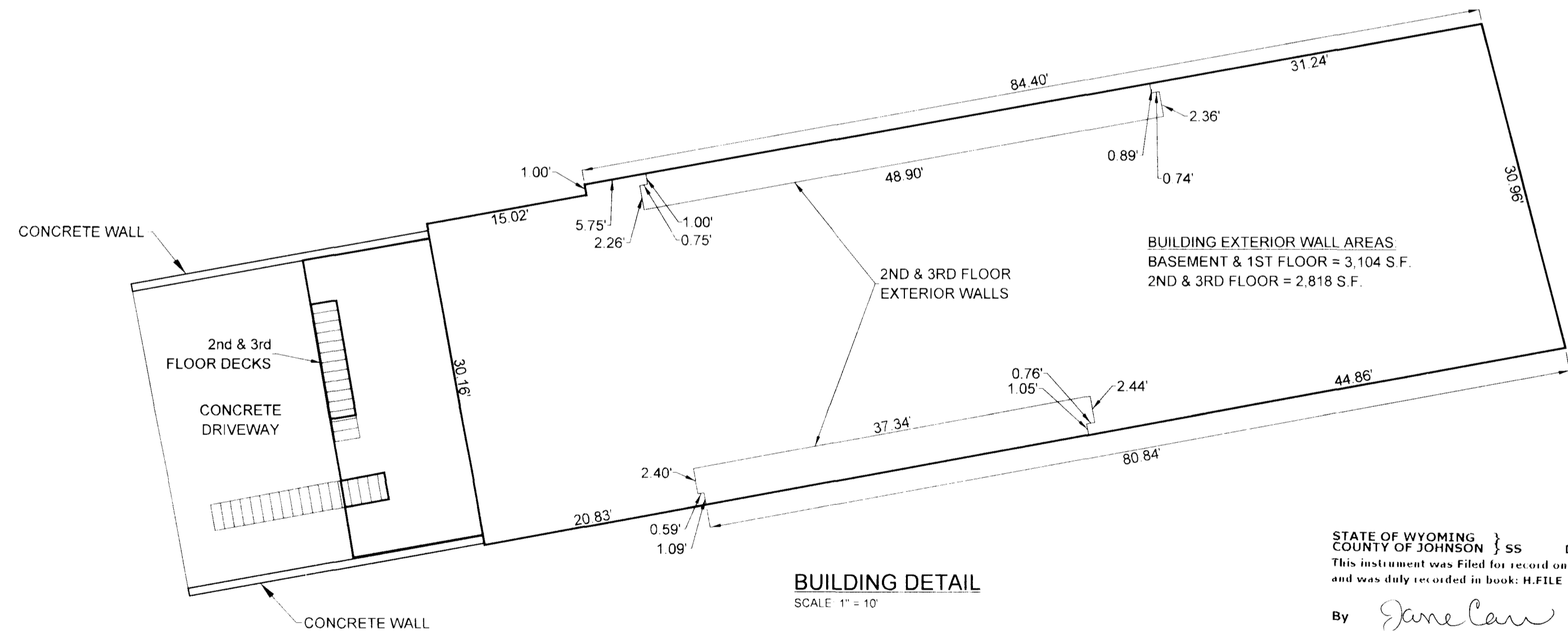


**LEGEND:**

- FOUND 1-1/2" ALUM. CAP
- SET 2" ALUM. CAP
- ⊕ NOTHING FOUND OR SET



**SITE PLAN**  
SCALE: 1" = 20'

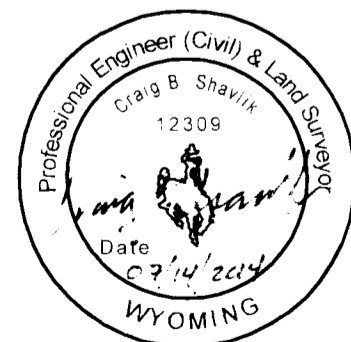


**BUILDING DETAIL**  
SCALE: 1" = 10'

STATE OF WYOMING )  
COUNTY OF JOHNSON ) SS Doc Number: 140126  
This instrument was filed for record on 7/31/2014 at 2:05 PM  
and was duly recorded in book: H.FILE page: 415 - 416 fees: 75.00  
Johnson County Clerk  
By Jane Lan, Deputy

**SURVEYOR'S CERTIFICATE**

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE IDLEWILD CONDOMINIUMS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



STATE OF WYOMING )  
                                  ) SS  
COUNTY OF JOHNSON )

CRAIG SHAVLIK, PELS 12309

**INCORPORATED CITY APPROVAL**

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_ JULY \_\_\_\_, 2014.

Attest: Craig Cope SECRETARY      Stephen G. Reimann CHAIRMAN

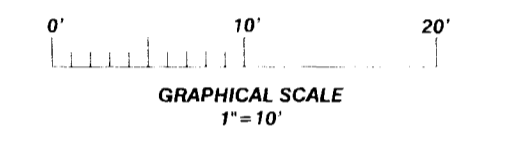
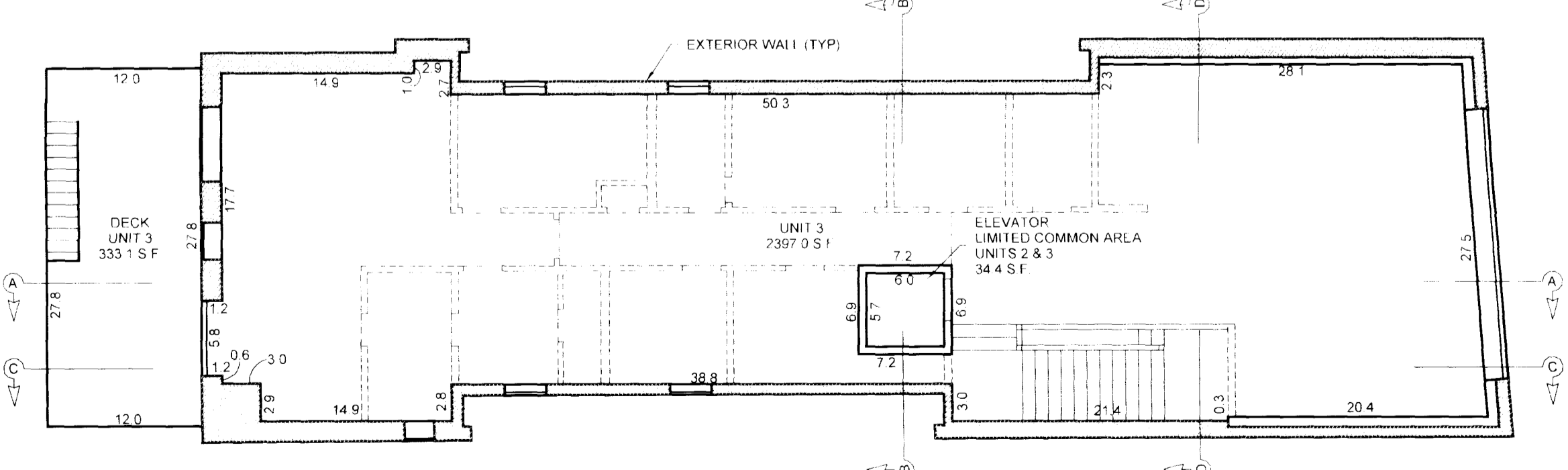
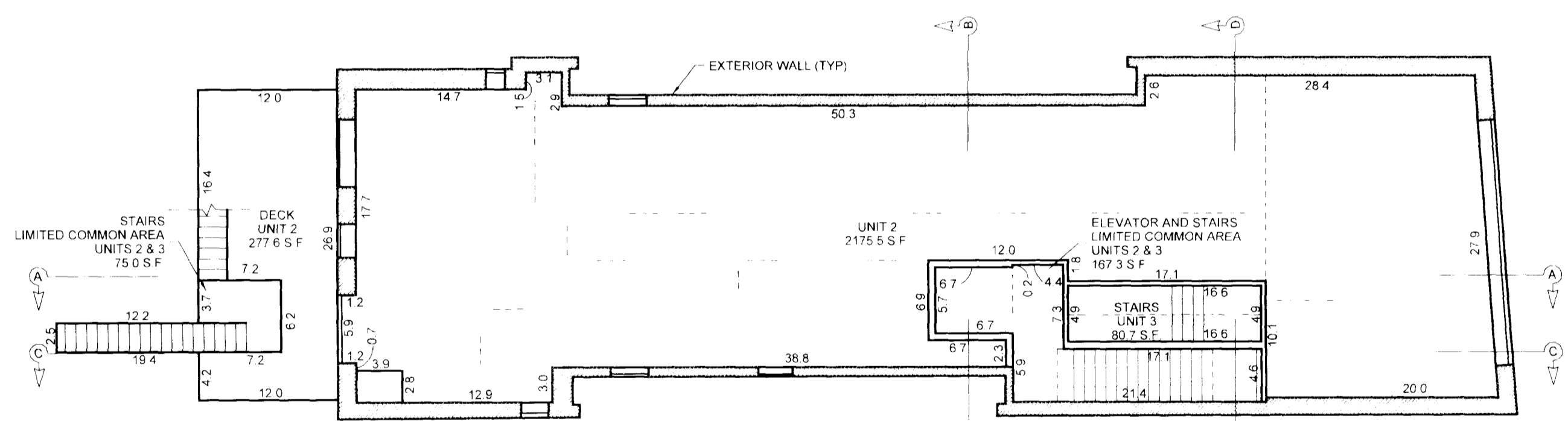
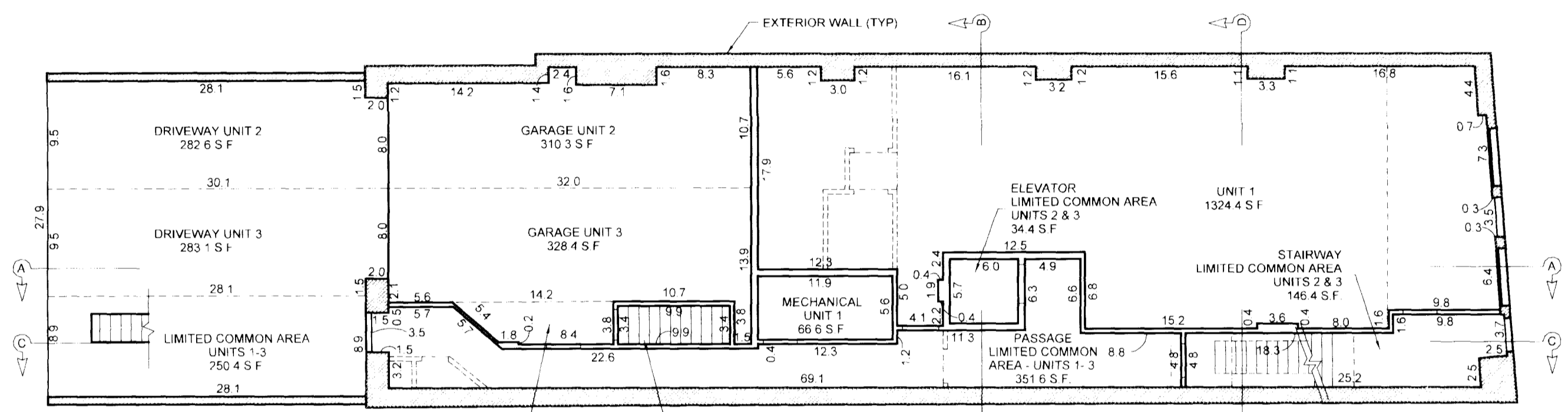
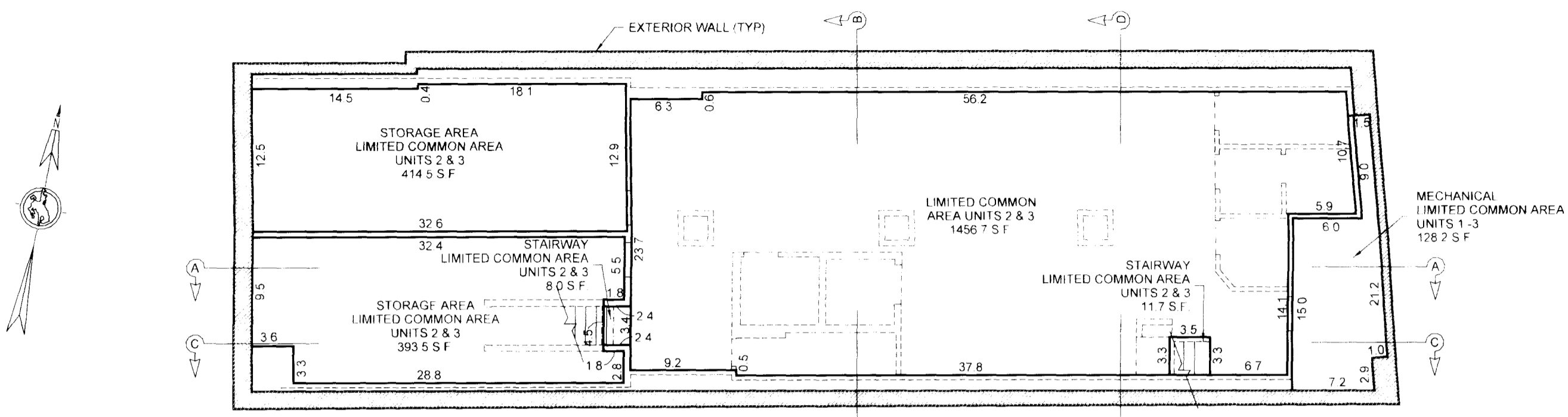
APPROVED BY THE CITY COUNCIL OF BUFFALO ON THIS \_\_\_\_ DAY OF \_\_\_\_ JULY \_\_\_\_, 2014.

Attest: [Signature] CITY CLERK      \_\_\_\_\_ MAYOR

**RECORDER'S CERTIFICATE**

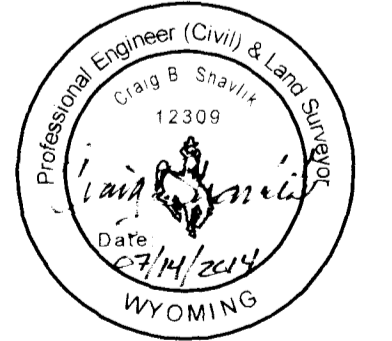
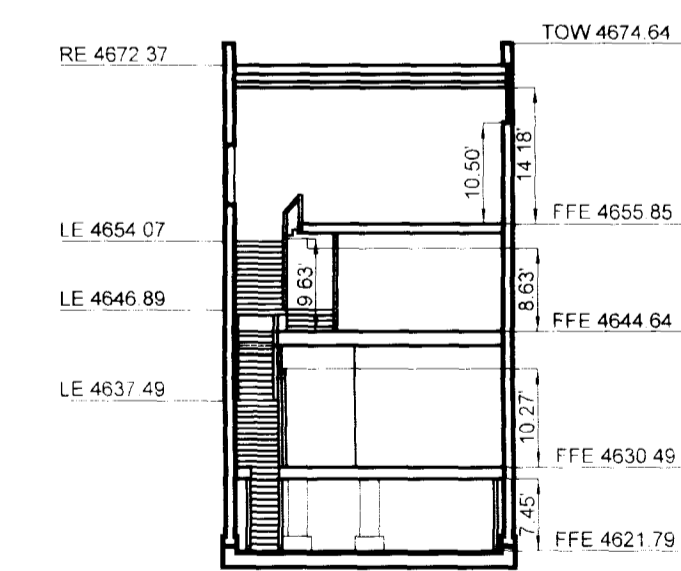
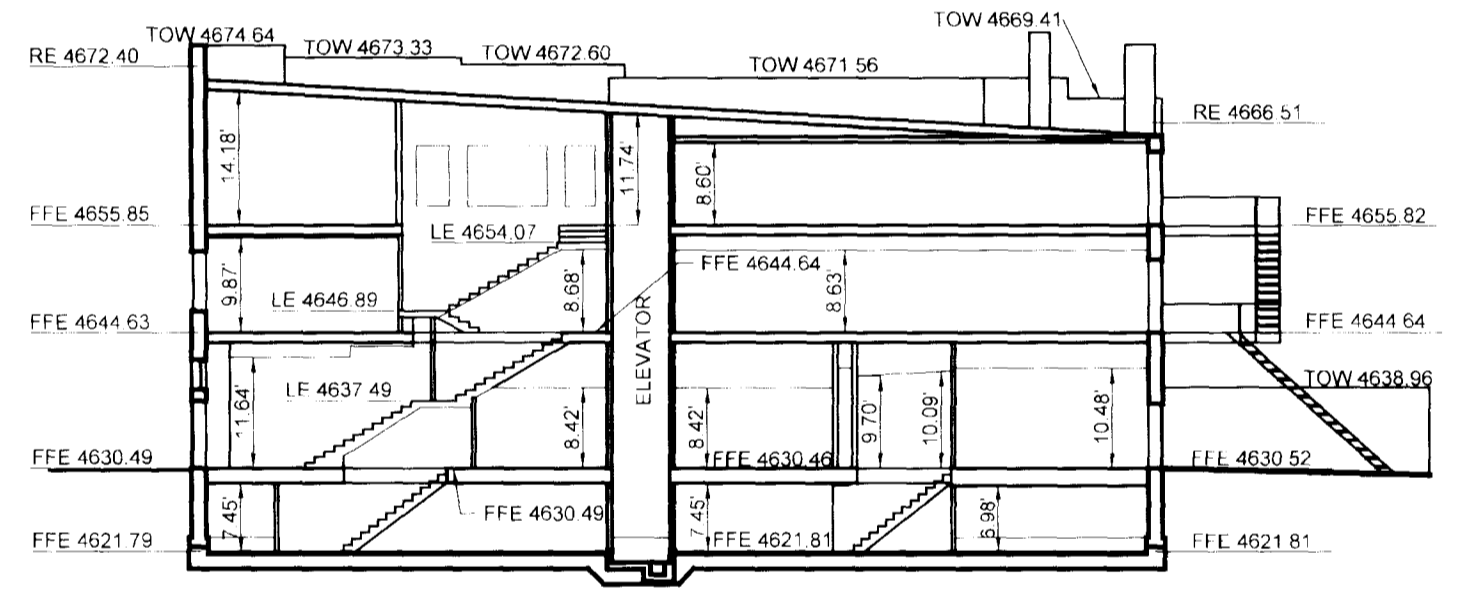
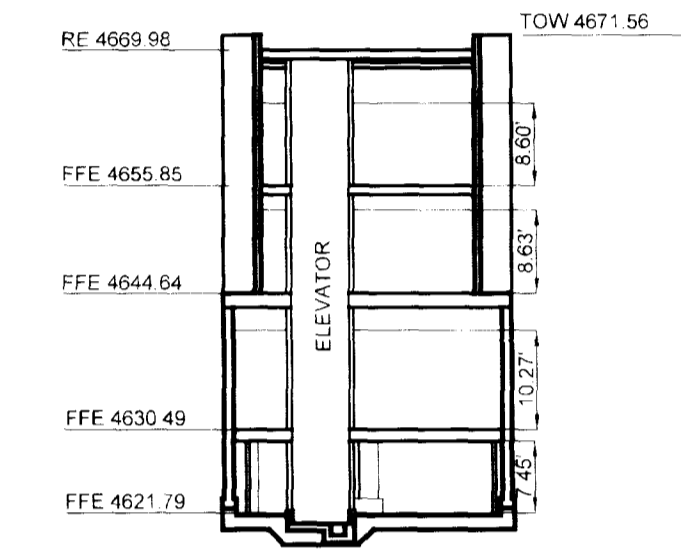
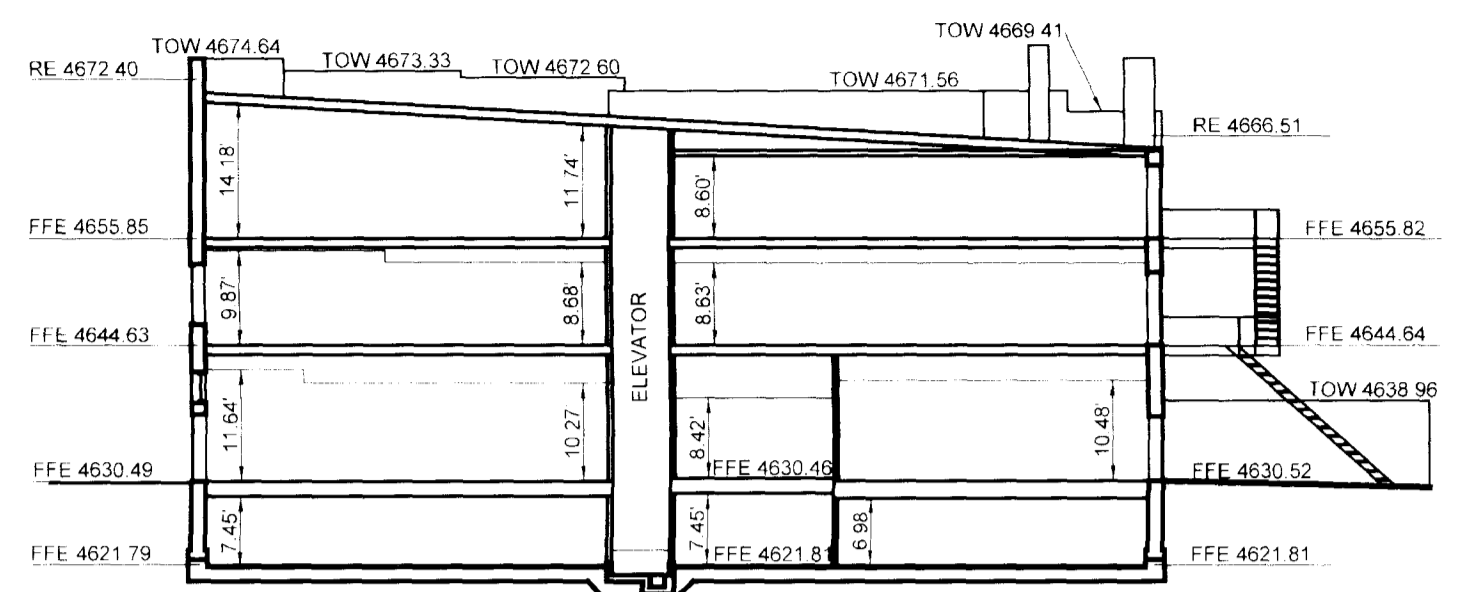
**PLAT OF**  
**IDLEWILD CONDOMINIUMS**  
**SOUTH 24 FEET OF LOT 1 & NORTH 6 FEET OF LOT 2**  
**BLOCK 1 OF THE ORIGINAL CITY OF BUFFALO, WYOMING**  
**DESCRIBED BY QUITCLAIM DEED (BK 87A-51 PG 467)**  
**12 SOUTH MAIN STREET**  
**BUFFALO, WYOMING**  
**(CONTAINING 0.10 ACRES, MORE OR LESS)**  
**SHEET 1 OF 2**

<b>PREPARED FOR:</b> AIR, LAND & SEA, LLC P.O. BOX 758 BUFFALO, WY 82834	<b>DRAWN BY:</b> CBS <b>CHECKED BY:</b> JLM <b>PROJ. No.:</b> B13046.01 <b>DATE:</b> JULY 11, 2014	<b>JLM ENGINEERING INC.</b> Engineering and Surveying for Wyoming's Future 19 North Main Buffalo, WY 82801 Tel: 307.624.1663 Fax: 307.684.4343
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- LEGEND:**
- S F SQUARE FEET
  - FFE FINISH FLOOR ELEVATION
  - LE LANDING ELEVATION
  - RE ROOF ELEVATION
  - TOW TOP OF WALL ELEVATION
  - - - CUT LINE

- GENERAL NOTES:**
- 1 THE CONDOMINIUM DEPICTED HEREON IS SUBJECT TO STATE AND LOCAL CONDOMINIUM REGULATIONS
  - 2 ELEVATIONS SHOWN ARE PER A SURVEY COMPLETED JANUARY 21 2014
  - 3 FOUNDATION AND ELEVATOR SHAFT SHOWN PER DESIGN DRAWINGS FOR THE IDLEWILD BUILDING PREPARED BY SHERD LAKE PROPERTY DEVELOPMENT. THESE WERE NOT SURVEYED
  - 4 FINISH FLOOR ELEVATIONS (FFE) ARE TO TOP OF EXISTING COVERINGS (CARPET, TILE, ETC.)



RECORDER'S CERTIFICATE

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SHEET 2 OF 2