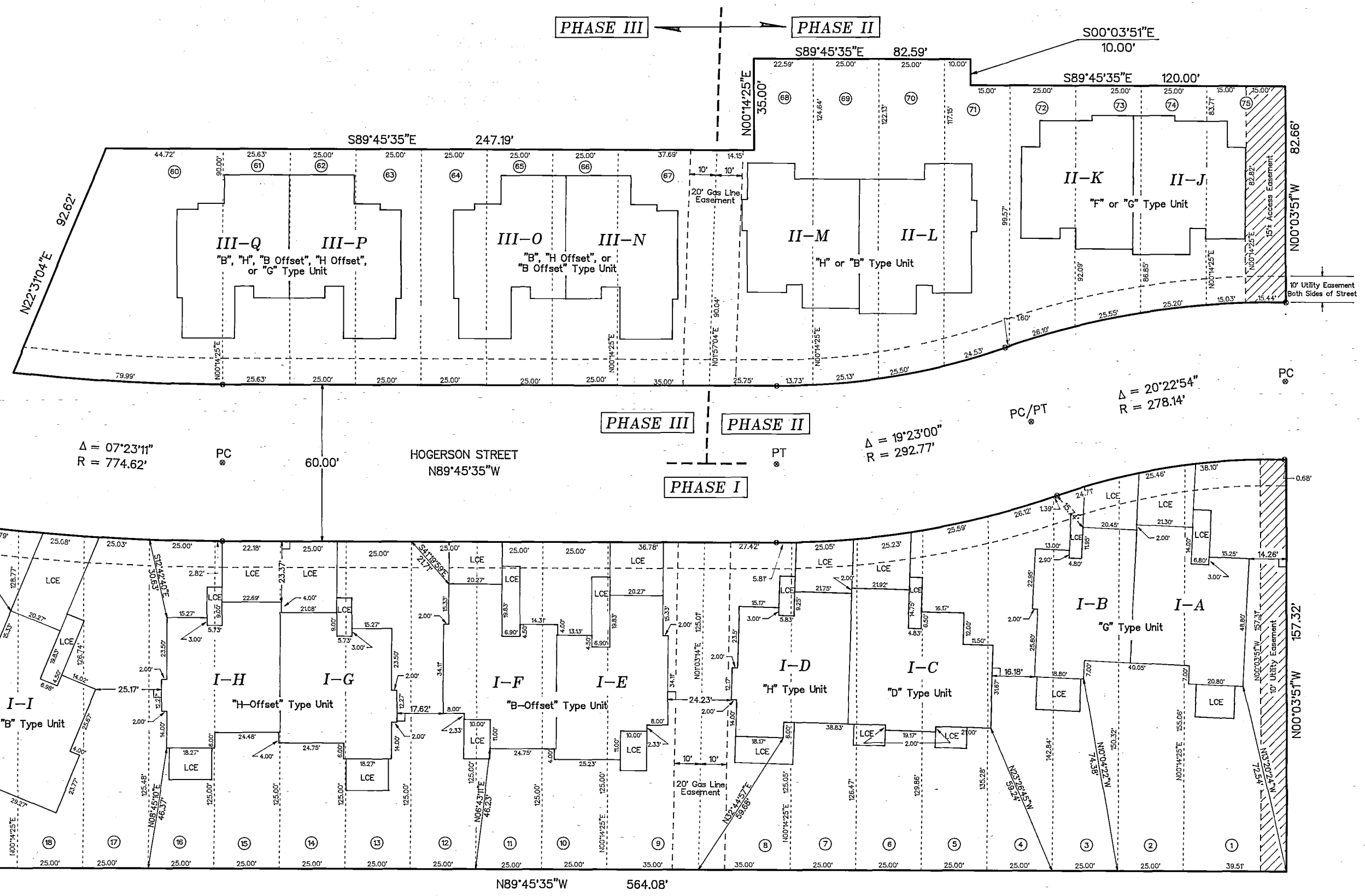




NORTH

SCALE: 1" = 20'



$\Delta = 07^{\circ}23'11''$   
R = 774.62'

$\Delta = 19^{\circ}23'00''$   
R = 292.77'

$\Delta = 20^{\circ}22'54''$   
R = 278.14'

PHASE I

PHASE I

**NOTES:**

- 1) Exterior dimensions shown indicate outside edge of exterior siding.
- 2) See page 4/4 for Definitions, Certificate of Surveyor, Certificate of Owners, Approvals, and Land Use Table.
- 3) Any revision necessary to accurately portray Phase I and all future condominium development in Phase I and Phase II, shall be filed at the appropriate time in the Johnson County Courthouse as a Certificate of Surveyor. No amendment of this plat is required.

Lots 1-19 and 60-75, North Ridge Addition to the City of Buffalo, Wyoming

**NORTH RIDGE PATIO HOMES CONDOMINIUMS**

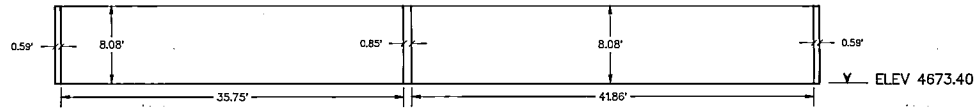
Prepared for:  
Rory Huff  
184 Rock Creek Road  
Buffalo, WY 82834



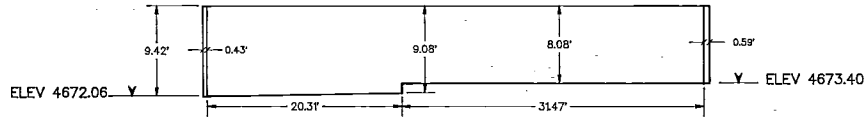
**GRIZZLY ENGINEERING**  
CONSULTING ENGINEERS and LAND SURVEYORS  
P.O. BOX 1004  
BUFFALO, WYOMING 82834  
307/684-7029  
Date Drawn: 8/8/96  
Scale: 1" = 20'  
Drawn By: TSR  
Checked By: KAN  
Project No: 96-23  
File Name: HUFFPLAT1GCD

**ELEVATIONS**

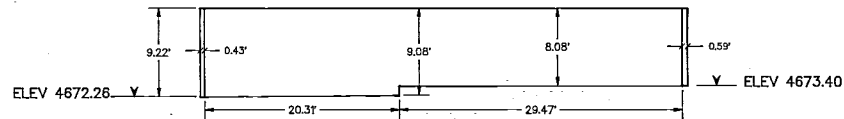
SECTION A-A  
Typical Units I-A and I-B



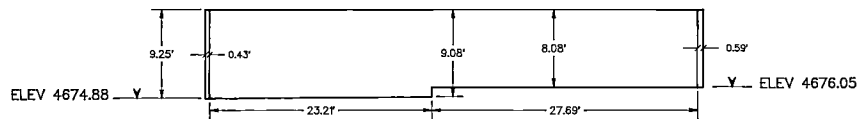
SECTION B-B  
Unit I-A and Attached Garage



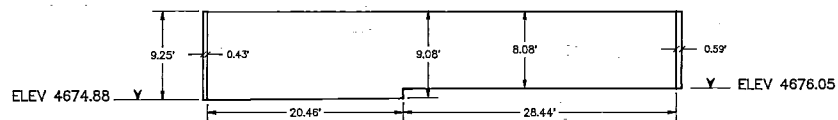
SECTION C-C  
Unit I-B and Attached Garage



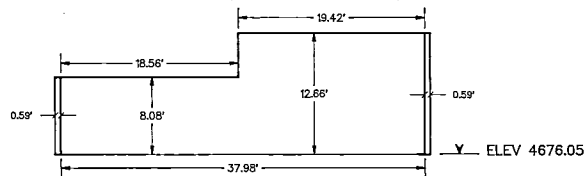
SECTION D-D  
Unit I-C and Attached Garage



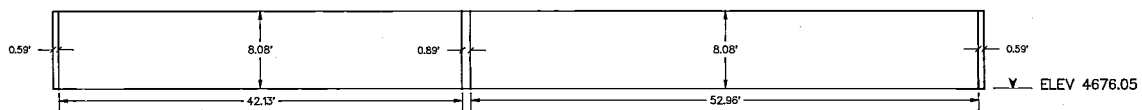
SECTION E-E  
Unit I-D and Attached Garage



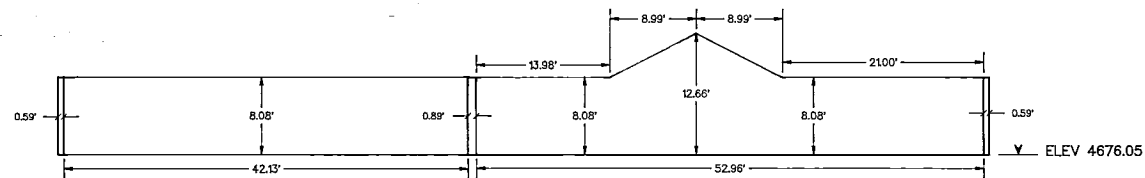
SECTION F-F  
Unit I-C with Cathedral Ceiling



SECTION G-G  
Typical Units I-C and I-D



SECTION H-H  
Typical Unit I-D and  
Unit I-C with Cathedral Ceiling



**NOTES:**

- Interior dimensions shown represent distances as measured from the outside face of the innermost layer of sheet rock.
- Exterior dimensions shown represent distances as measured from the outside face of the exterior siding.
- Unless otherwise specified, all exterior structural walls are 0.59' thick.
- See page 4/4 for Definitions, Certificate of Surveyor, Certificate of Owners, Approvals, and Land Use Table.
- Elevations based upon USC&GS.

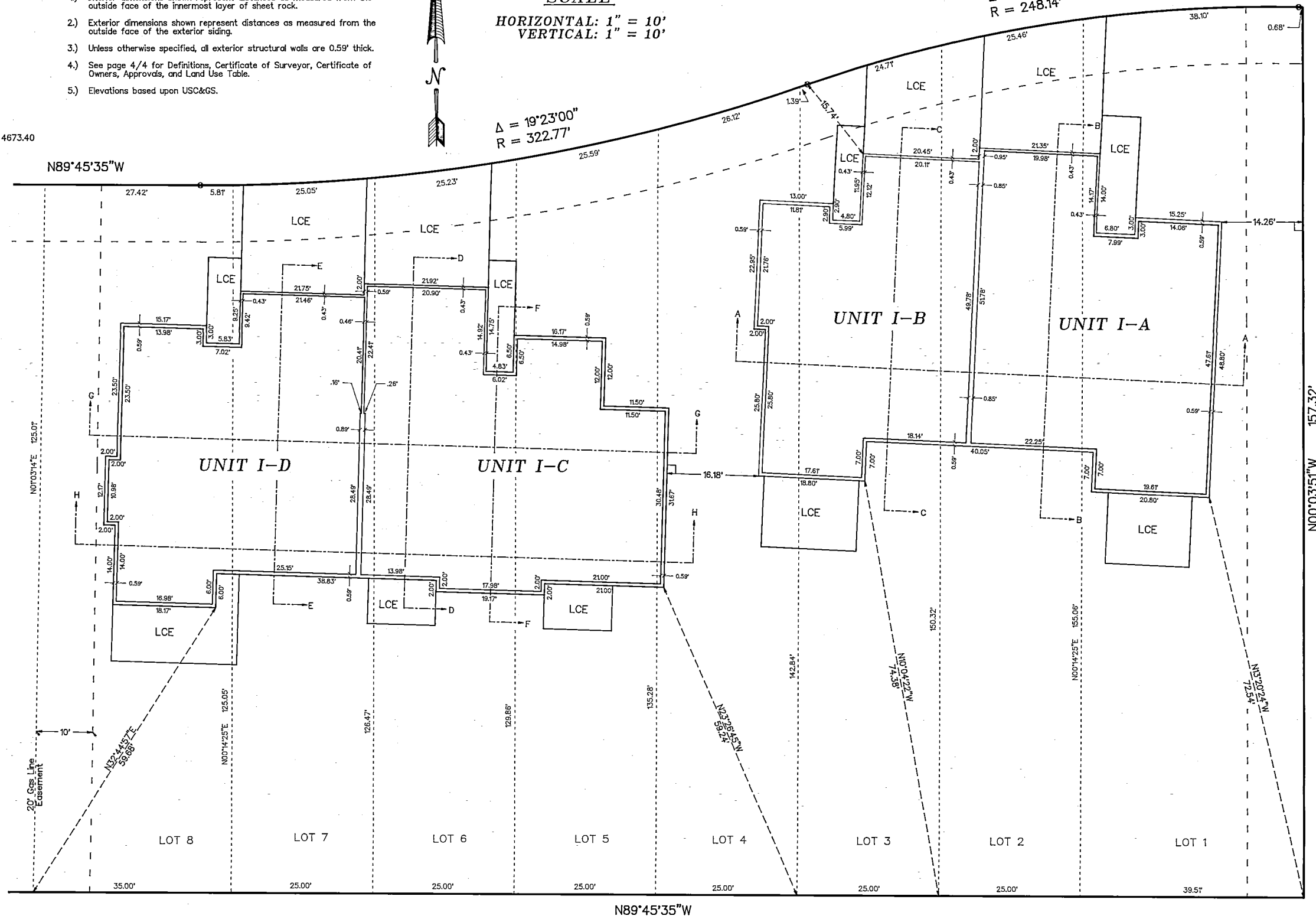
**SCALE**

HORIZONTAL: 1" = 10'  
VERTICAL: 1" = 10'



$\Delta = 20^\circ 22' 54''$   
 $R = 248.14'$

$\Delta = 19^\circ 23' 00''$   
 $R = 322.77'$



Lots 1-8, North Ridge Addition  
to the  
City of Buffalo, Wyoming

**NORTH RIDGE PATIO  
HOMES CONDOMINIUMS**

Prepared for:  
Rory Huff  
184 Rock Creek Road  
Buffalo, WY 82834

**GRIZZLY ENGINEERING**  
CONSULTING ENGINEERS and LAND SURVEYORS

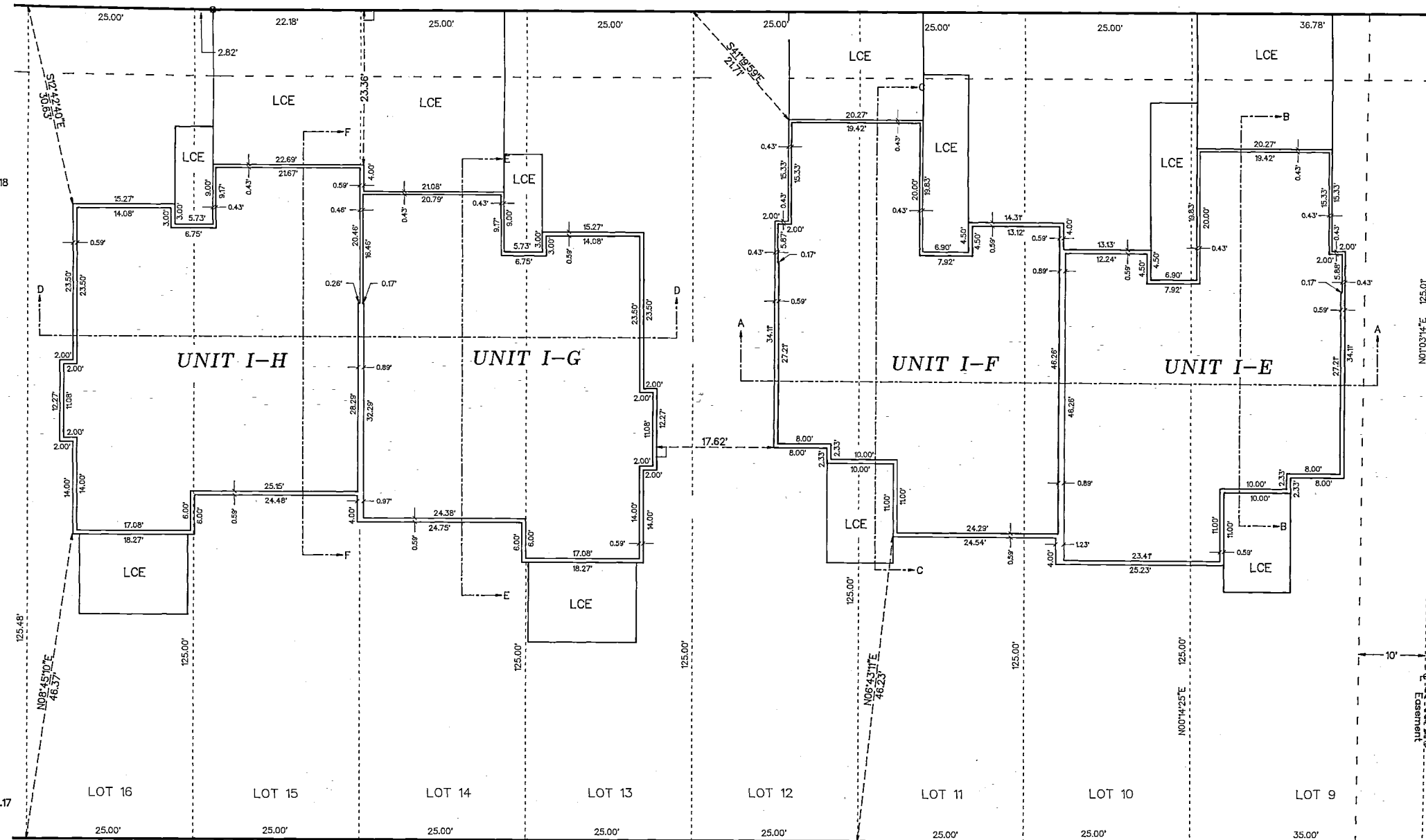
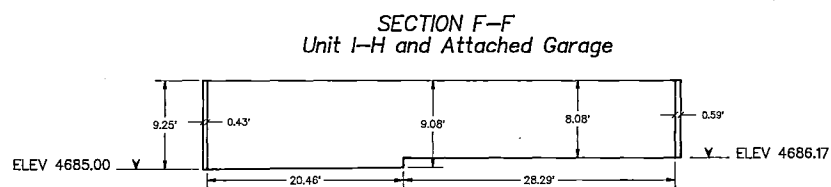
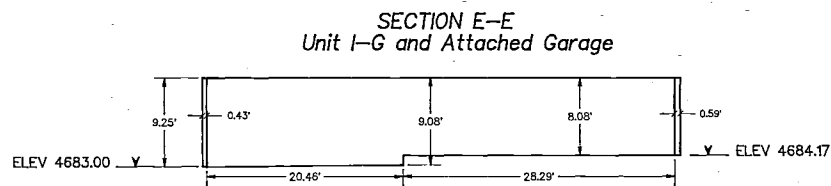
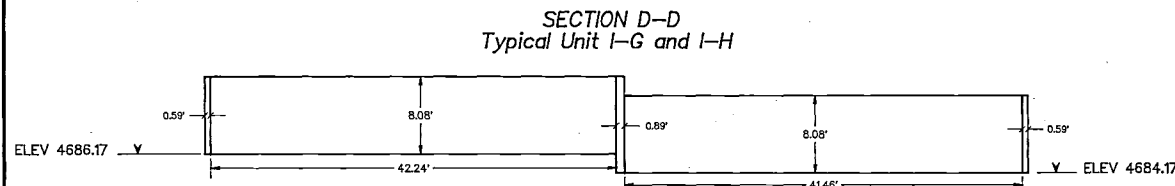
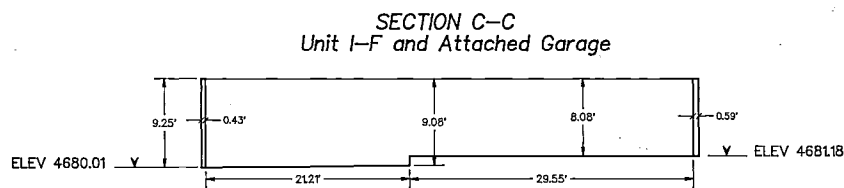
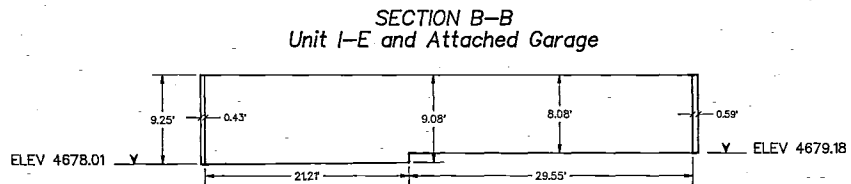
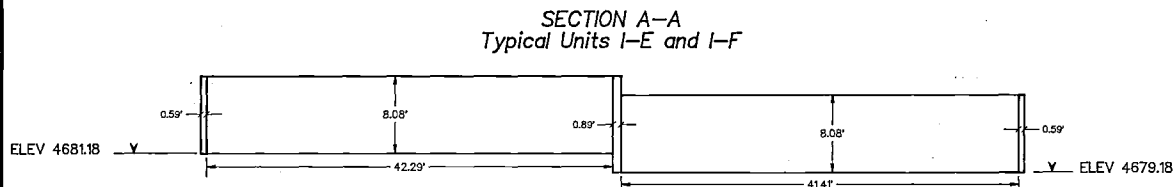
P.O. BOX 1004  
BUFFALO, WYOMING 82834

307/684-7029  
Date Drawn: 8/8/96 Scale: 1" = 10'  
Drawn By: TSR Checked By: KAN  
Project No: 96-23 File Name: HUFPLAT2.GCD

**ELEVATIONS**

$\Delta = 07^{\circ}23'11''$   
 $R = 804.62'$

N89°45'35"W



N89°45'35"W

**NOTES:**

- 1) Interior dimensions shown represent distances as measured from the outside face of the innermost layer of sheet rock.
- 2) Exterior dimensions shown represent distances as measured from the outside face of the exterior siding.
- 3) Unless otherwise specified, all exterior structural walls are 0.59" thick.
- 4) See page 4/4 for Definitions, Certificate of Surveyor, Certificate of Owners, Approvals, and Land Use Table.
- 5) Elevations based upon USC&GS.



**SCALE**

HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 10'

Lots 9-16, North Ridge Addition  
 to the  
 City of Buffalo, Wyoming

**NORTH RIDGE PATIO  
 HOMES CONDOMINIUMS**

Prepared for:  
 Rory Huff  
 184 Rock Creek Road  
 Buffalo, WY 82834



GRIZZLY ENGINEERING  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 P.O. BOX 1004  
 BUFFALO, WYOMING 82834  
 307/684-7029  
 Date Drawn: 8/8/98  
 Drawn By: TSR  
 Project No: 96-23  
 Scale: 1" = 10'  
 Checked By: KAN  
 File Name: HUFFLAT3.GCD

**CERTIFICATE OF OWNERS**

State of Wyoming )  
 County of Johnson ) SS

The undersigned owner and proprietor of the lands described in the Certificate of Surveyor and shown hereon certifies:

that the foregoing submission to condominium as shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor;

that the name of the condominium shall be "North Ridge Patio Homes Condominiums";

that the Common Elements are hereby granted and dedicated to the Unit owners of North Ridge Patio Homes Condominiums;

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 condominium and future additions hereto;

that the Limited Common Elements are reserved for the use of the owner of the appurtenant Unit, 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 North Ridge Patio Homes 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 "Declaration For Condominium of North Ridge Patio Homes Condominiums".

IN TESTIMONY WHEREOF: **Robert R. Huff, President of Wild Horse Land Corporation, and Brenda L. Huff, Secretary/Treasurer of Wild Horse Land Corporation**, have caused these present to be signed this 8th day of August, 1996.

Wild Horse Land Corporation:

Robert R. Huff  
 Robert R. Huff, Pres.

Brenda L. Huff  
 Brenda L. Huff, Sec/Treas.

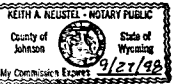
State of Wyoming )  
 County of Johnson ) SS

The foregoing instrument was acknowledged before me by **ROBERT R. HUFF, President of WILD HORSE LAND CORPORATION, a Wyoming corporation, and BRENDA L. HUFF, Secretary/Treasurer of WILD HORSE LAND CORPORATION, a Wyoming corporation**, whom acknowledged said instrument to be the free act and deed of said corporation this 8th day of August, 1996.

Witness my hand and official seal.

Keith A. Neustel  
 Notary Public

My Commission Expires: 9/27/98



**APPROVALS**

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

Donald P. Kwaan  
 Chairman

Shirley  
 Secretary

Approved by the City of Buffalo, Wyoming, this 8th day of August, 1996.

Nels B. Sjogren  
 Mayor

Sam W. Kelly  
 City Clerk

STATE OF WYOMING )  
 COUNTY OF JOHNSON ) SS

This instrument was filed for record on the 8th day of August, 1996, at 4:00 PM, and was duly recorded in Plat Book 2, page 146.

Fee: \$ 50.00

Deborah Roberts  
 Register of Deeds

By: Deputy

Lots 17-19, North Ridge Addition to the City of Buffalo, Wyoming

**NORTH RIDGE PATIO HOMES CONDOMINIUMS**

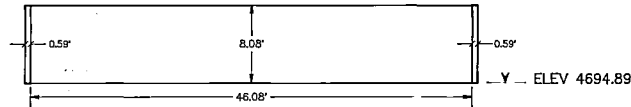
Prepared for:  
**Rory Huff**  
 184 Rock Creek Road  
 Buffalo, WY 82834



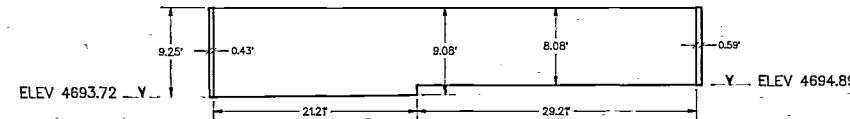
P.O. BOX 1004  
 BUFFALO, WYOMING 82834  
 307/684-7029  
 Date Drawn: 8/8/96 Scale: 1" = 10'  
 Drawn By: TSR Checked By: KAN  
 Project No: 96-23 File Name: HUFPLAT4.GCD

**ELEVATIONS**

SECTION A-A  
 Typical Unit I-I



SECTION B-B  
 Unit I-I and Attached Garage



**NOTES:**

- Interior dimensions shown represent distances as measured from the outside face of the innermost layer of sheet rock.
- Exterior dimensions shown represent distances as measured from the outside face of the exterior siding.
- Unless otherwise specified, all exterior structural walls are 0.59" thick.
- Elevations based upon USC&GS.

**DEFINITIONS**

- "Unit" means a unit as defined in the Condominium Act, referring hereto to each of the separate and identified units delineated in the Plat attached to the Declaration as Exhibit "A". Each Unit consists of the space bounded by the horizontal and vertical plane as shown on Exhibit "A", 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.
- "Condominium" or "Condominium Unit" means the fee simple title in and to a Unit together with the appurtenant general common elements and the appurtenant limited common elements thereto.
- "Common Elements" shall mean both general common elements and limited common elements.

- General Common Elements include all those elements which are for the use of all Unit Owners and guests of Unit Owners of NORTH RIDGE PATIO HOMES CONDOMINIUMS. Specifically included are:

Grounds surrounding the building, driveways, the land on which the buildings are located, paths, sidewalks and walkways, any portion of the parking areas not specifically allocated to a particular unit, any irrigation system placed on the property for landscape maintenance, any portions of the buildings designated on the Plat as common to all Units, electrical, gas, telephone, water and sewer lines and connections serving all of the units, landscaping, plants and other materials and improvements separate from and outside of the buildings containing the units, and other elements necessary for the safety, maintenance and existence of NORTH RIDGE PATIO HOMES CONDOMINIUMS in which each Unit Owner shall have a designated percentage of interest, as set forth in the declaration.

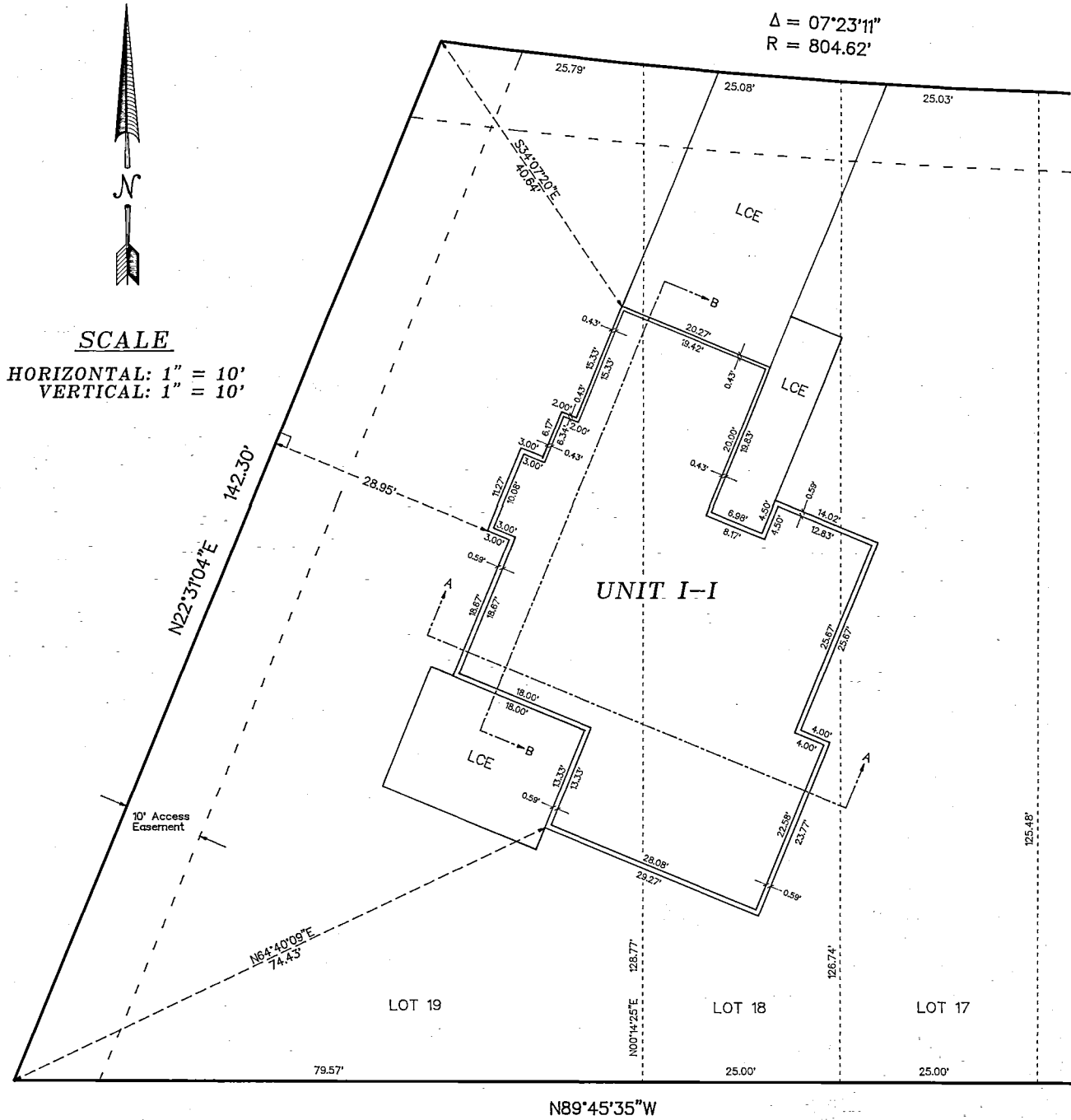
- "Limited Common Elements" (LCE) as used in this Declaration shall mean those common elements which are reserved for the use of fewer than all of the owners and guests of Unit Owners of NORTH RIDGE PATIO HOMES CONDOMINIUMS, to the exclusion of other such owners and guests. As to any given Unit Owner or Owners, limited common elements shall mean the common elements which are located within or affixed to the building containing his unit, and which are for the use of the Unit Owners and guests of that Unit in which the elements are located or situated on the real property known as NORTH RIDGE PATIO HOMES CONDOMINIUMS. Specifically included are:

Flues, chimneys, ducts, cables, conduits, public utility lines, water, sewer, electrical, gas, cable television lines, hot and cold water pipes (all such utility pipes and lines are limited common elements where they service only one or two units; where they service all units, they shall be general common elements), stairways, balconies, entrances, stoops, furnaces, patios, decks, boilers, hot water tanks, and fixtures, or other portions of the building servicing only a particular unit or less than all of the units. The percentage of the separate unit's interest in the limited common elements shall be computed by determining the number of units that have use of the limited common elements and dividing that number into the total value of those limited common elements.

- Refer to the "Declaration of Condominium" as recorded for the definitions attached to the "NORTH RIDGE PATIO HOMES CONDOMINIUMS".

Declaration for Condominium filed in Book 86A45, Pages \_\_\_\_\_

$\Delta = 07^{\circ}23'11''$   
 $R = 804.62'$



**SCALE**  
 HORIZONTAL: 1" = 10'  
 VERTICAL: 1" = 10'

**CERTIFICATE OF SURVEYOR**

State of Wyoming )  
 County of Johnson ) SS

I, **Keith A. Neustel**, a duly Registered Land Surveyor in the State of Wyoming, do hereby certify:

That this plat of the "NORTH RIDGE PATIO HOMES CONDOMINIUMS" was made from notes taken during an actual field survey under my direct supervision and that it accurately shows the conditions as they exist on the ground and/or as they were originally staked during the field survey and/or as interpreted by Ty Ross from architectural drawings expressly created for the construction of NORTH RIDGE PATIO HOMES CONDOMINIUMS.

That the lands shown hereon are described as:

Lots 1-19 and Lots 60-75 of the North Ridge Addition to the City of Buffalo, Wyoming.

Said parcel of land containing 115,283.85 ft<sup>2</sup> (2.647 acres), more or less, and being subject to easements, rights-of-way, restrictions, reservations, and agreements of sight and/or of record.

That this plat conforms to applicable Wyoming State Statutes.



**TABLE OF LAND USES**

Total Area, This Project	115,283.85 ft <sup>2</sup>
Zoning Classification:	R-3
Land Use:	Condominium
Number of Units:	17 Condominium Units 1 Common Lot
Total Acreage:	2.647 Ac.