

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 0.61' thick.
- 4.) Elevations based upon USC&GS.

DEFINITIONS

"Unit" means a part of the Property specified as a unit on 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.

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

"Common Elements" means the Property, less the Units, and includes the land, foundations, walls, hallways, stairs, lobby, mechanical equipment areas, 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 on the Plat to common elements, limits or defines Common Elements for purposes of the document.

"Limited Common Elements" 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.

Refer to the "Declaration for Condominium Pioneer Homes Condominiums" as recorded for the definitions attached to the "Pioneer Homes Condominiums".

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Johnson)

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

That this plot of the "PIONEER 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 Gordon Taylor from plans prepared expressly for the construction of "PIONEER HOMES CONDOMINIUMS".

That the lands shown hereon are described as:

Lots 5-22, Block 20 of the Original City of Buffalo, Wyoming.

Said parcel of land containing 66,233.85 ft² (1.521 acres), more or less, and being subject to easements, rights-of-way, restrictions, reservations, and agreements of sight and/or of record.

That this plot conforms to applicable Wyoming State Statutes.



FINAL PLAT

Pioneer Homes

Prepared for: **Luella C. Purcell, Successor Trustee, Purcell Family Trust dated 6/17/93**
1017 N. Burrit
Buffalo, WY 82834



P.O. BOX 1004 BUFFALO, WYOMING 82834	
307/684-7029	
Date Drawn: 09/15/2000	Scale: 1" = 20'
Drawn By: GT	Checked By: gt
Project No. 00-33	File Name: Plat.DWG

Declaration for Condominium filed in Book **86A51**, Pages **254-267**

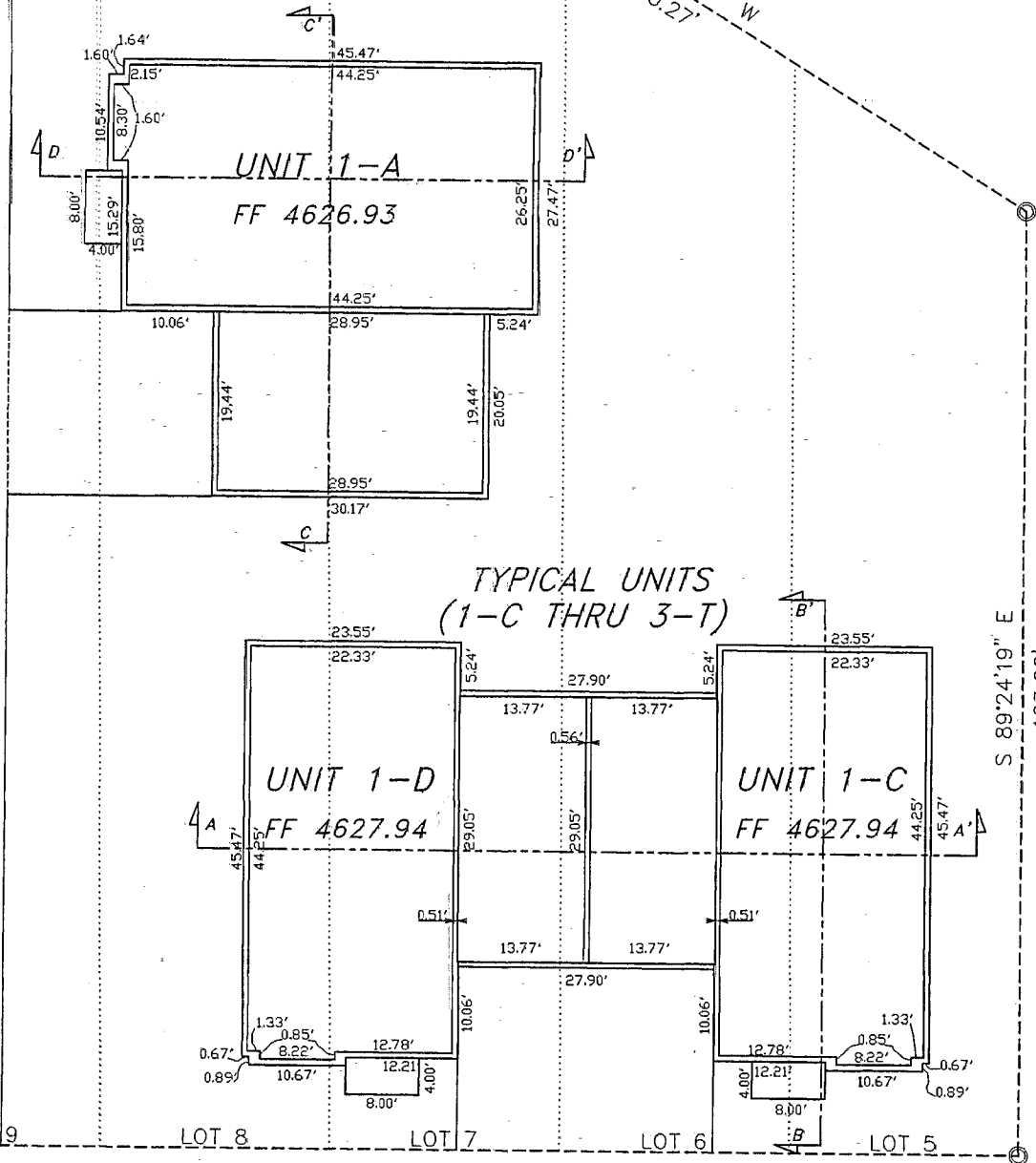
268A



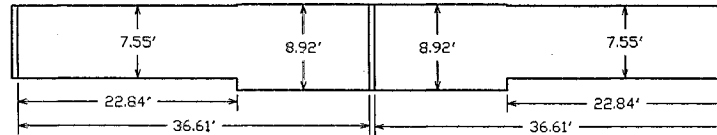
SCALE: 1" = 10'

S 32°30'29" W
90.27'

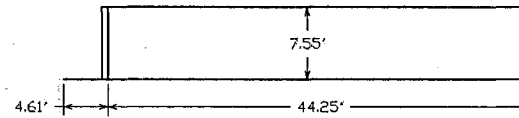
"L" STREET



SECTION A-A'



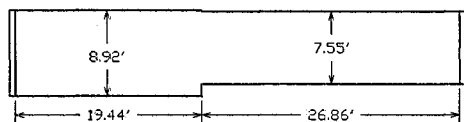
SECTION B'-B



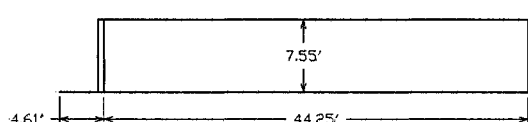
ELEVATIONS

TYPICAL UNITS
(1-C THRU 3-T)

SECTION C-C'



SECTION D-D'



ELEVATIONS
UNIT 1-A

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 "Pioneer Homes Condominiums";

that the Common Elements are hereby granted and dedicated to the Unit owners' of Pioneer 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 Pioneer 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 Pioneer Homes Condominiums";

that the "Easements for Gas Lines" as shown on sheet 1/2 are hereby dedicated for installation and maintenance of gas lines.

IN TESTIMONY WHEREOF: Luella C. Purcell, Successor Trustee, Purcell Family Trust dated 6/17/93 has caused these present to be signed this 26th day of September, 2000.

Luella C. Purcell
Luella C. Purcell, Successor Trustee, Purcell Family Trust dated 6/17/93

State of Wyoming }
County of Johnson } SS

The foregoing instrument was acknowledged before me by Luella C. Purcell, whom acknowledged said instrument to be her free act and deed this 26th day of September, 2000.

Witness my hand and official seal.

Lita M. Reustel
Notary Public

My Commission Expires: May 14, 2002



APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 3rd day of October, 2000.

Donald O. Kraus
Chairman

[Signature]
Secretary

Approved by the City of Buffalo, Wyoming, this 3rd day of October, 2000.

[Signature]
Mayor

Kay J. Wright
City Clerk

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

This instrument was filed for record on the 6th day of October, 2000, at 10:20 A.M., and was duly recorded in Plat Book #2, page 191-192.

Fee: \$ 50.00

Lisa Barnhart
Register of Deeds

By: Deputy

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1017 N. Burrit
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P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029
Date Drawn: 09/25/2000 Scale: see drawing
Drawn By: GT Checked By: gt
Project No. 00-33 File Name: P2.DWG