

MAIN STREET PROPERTIES

CONDOMINIUM UNITS THE CITY OF BUFFALO, WYOMING

LAND DESCRIPTION

A tract of land being Lots 34, 35, 36, 37, 38, 39, & 40, Block 6, of the Original City of Buffalo, Johnson County, Wyoming, according to the official plat thereof on file and of record in the office of the County Clerk of Johnson County, Wyoming.

STATEMENT ON EASEMENTS

All easements either recorded or as shown on this plat are hereby dedicated for their stated or intended use.

OWNERS STATEMENT

CLEAR CREEK PROPERTIES LLC, as Owner and Proprietor of the above and foregoing lands, does hereby certify:
that they have caused the "MAIN STREET PROPERTIES CONDOMINIUM UNITS" to be subdivided as appears on this plat;
that said plat is prepared and offered with free consent and in accordance with the desires of the undersigned Owner and Proprietor, containing 0.60 acres, more or less;
that said Owner and Proprietor has by these present, laid out and surveyed as "MAIN STREET PROPERTIES CONDOMINIUM UNITS";
that this subdivision is subject to that Declaration of Condominium for Main Street Properties to be recorded concurrently with this plat;

that ownership of a condominium unit of this subdivision shall consist of a fee simple estate in an individual air space unit of this subdivision together with an undivided fee simple interest in the General Common Elements of this subdivision and any future additions hereto on the lands shown hereon. The percentage of undivided interest in said General Common Elements shall be computed for each unit and listed in said Declaration and shall be amended from time to time;

that the Common Element(s) as shown hereon and being a Limited Common Element(s) and/or a General Common Element(s) of this subdivision are hereby dedicated to the use and enjoyment of the owners of units within this subdivision as defined within said DECLARATION;

that the Limited Common Element(s) of this subdivision, denoted by "LCE-" and followed by the letter of the appurtenant unit(s), are portions of the Common Elements of this subdivision and are hereby dedicated to the exclusive use and enjoyment of the Owner of the corresponding unit(s), subject to the easements granted herein and subject to the right of the Main Street Properties and its authorized representatives to enter upon said Limited Common Element(s) for the purpose of installing, maintaining, inspecting, or repairing, utility features, structures, and Common Elements of the subdivision;

that an easement across the Common Element(s) of this subdivision is hereby granted to those utility companies, their successors and assigns, serving this subdivision for the construction, maintenance and repair of utility services for this subdivision, and the right to grant further easements across said Common Element(s) is hereby reserved to the undersigned Owner, its successors and assigns, for the purpose of providing access and utility services to this subdivision;

that the subdivision is subject to the rights-of-way, easements, restrictions, reservations, and conditions, of sight and/or record, including but not limited to those shown hereon.

Witness our hands this 14 day of March, 2011.

Jeffrey P. Godber
CLEAR CREEK PROPERTIES LLC
Jeffrey P. Godber
Managing Member

STATE OF WYOMING }
COUNTY OF JOHNSON }SS

The foregoing instrument was acknowledged before me by Jeffrey P. Godber, Managing Member of Clear Creek Properties LLC, a Wyoming limited liability company, who acknowledged said instrument to be the free act and deed of said corporation this 14 day of March, 2011.

Witness my hand and official seal.



Rhonda Kiefer
Notary Public

My Commission Expires: January 15, 2013

DEFINITIONS

- "UNIT" means a unit as defined in the Condominium Act referring hereto to each of the separate and identified units delineated hereon. Each Unit consists of the space bonded by the horizontal and vertical plane as shown hereon, 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 of 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 General Common Elements and the appurtenant Limited Common Elements thereto.
- "GENERAL COMMON ELEMENTS" (GCE) include all those elements which are for the use of all Unit Owners and invitees of Unit Owners of Main Street Properties. Specifically included items are listed in the DECLARATION.
- "LIMITED COMMON ELEMENTS" (LCE) shall mean those common elements which are reserved for the use of fewer than all of the Owners and invitees of Unit Owners of Main Street Properties, 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 a unit, and which are for the use of the Unit Owners and invitees of the Unit in which the elements are located or situated on the real property known as MAIN STREET PROPERTIES. Specifically included items are listed in the DECLARATION.

APPROVALS

Approved by the City of Buffalo Planning Commission this 22nd day of February, 2011.

Daphne S. Reimann
Chairperson

Craig Cope
Attest: Secretary

Approved by the Buffalo City Council this 5th day of APRIL, 2011.

[Signature]
Mayor

Juli Silberman
Attest: City Clerk

PLAT FILING INFORMATION

STATE OF WYOMING)
COUNTY OF JOHNSON)SS

This instrument was filed for record on the _____ day of _____, 2011, at _____ and was duly recorded on Hanging File page _____.

Fee: \$ _____

Register of Deeds

STATE OF WYOMING } SS Doc Number: 130499
COUNTY OF JOHNSON }
This instrument was filed for record on 6/26/2013 at 1:39 PM
and was duly recorded in book: H:FILE page: 405 - 407 fees: \$0.00
Johnson County Clerk
By *[Signature]*, Deputy

CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of "Main Street Properties Condominium Units" is based on the results of a field survey, conducted by me as a Registered Professional Land Surveyor.

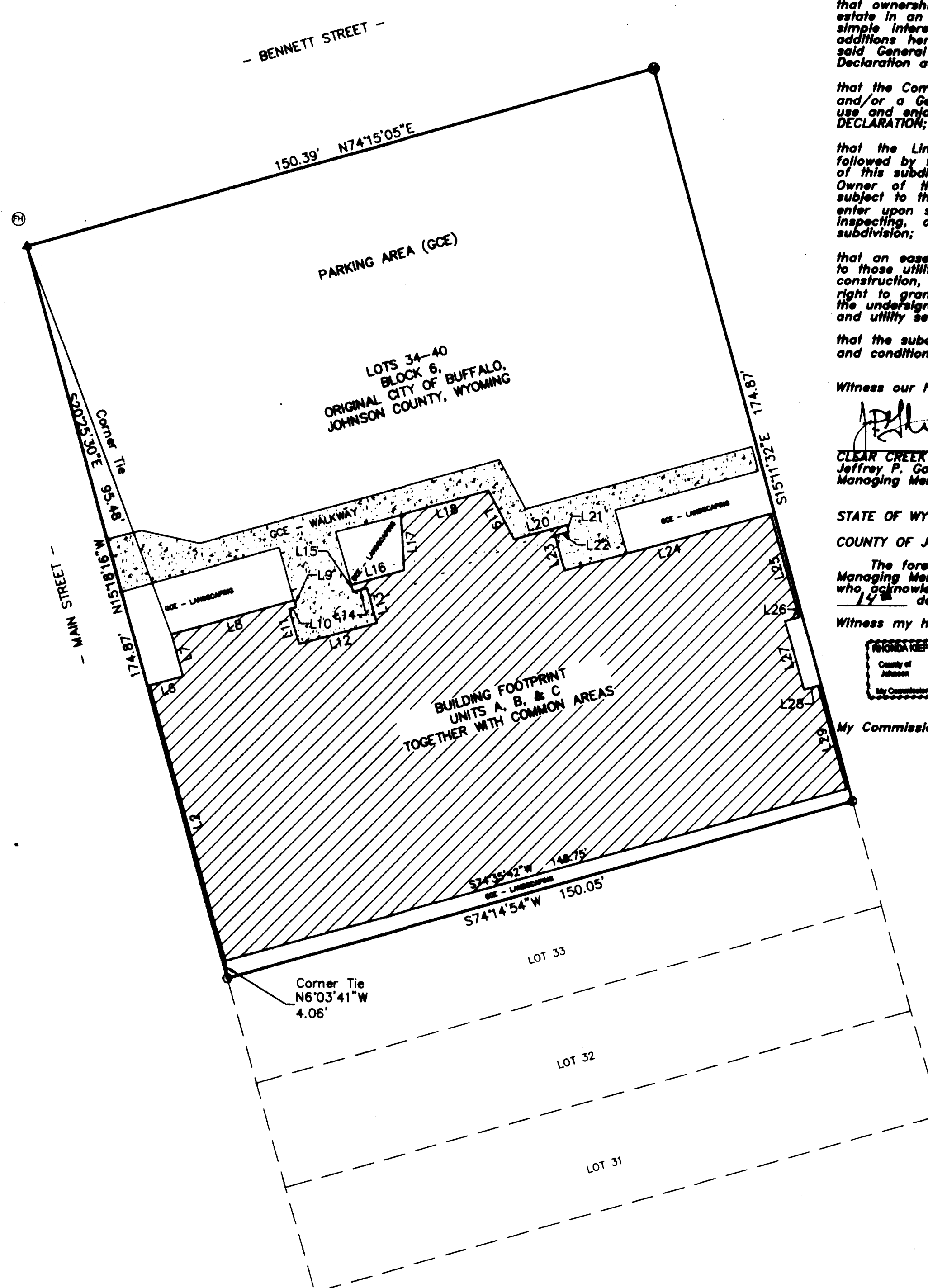


SCALE: 1" = 20'

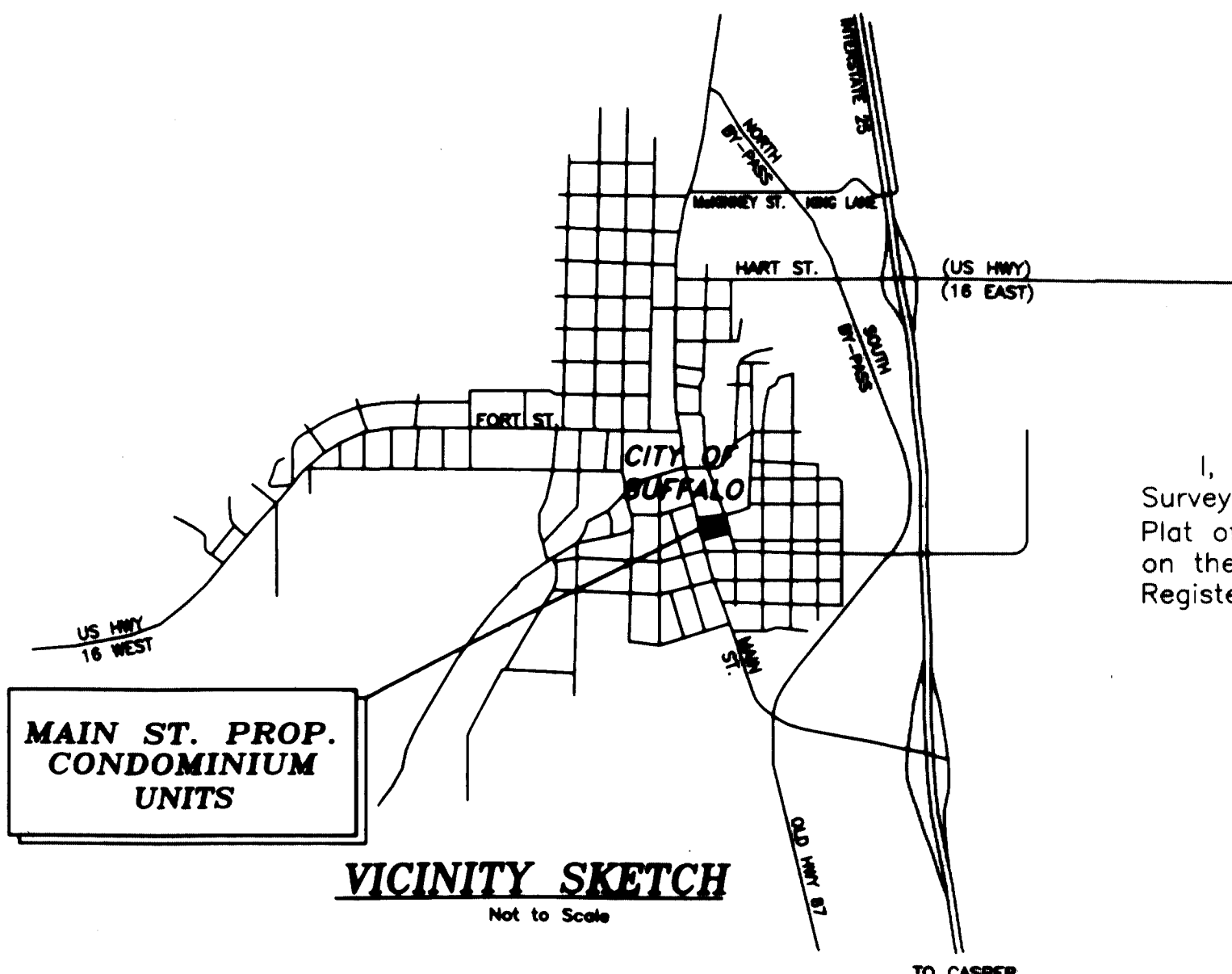
LEGEND

- ▲ = Found Aluminum Capped Rebar Stamped "PE&LS 2085"
- = Set Aluminum Capped Rebar Stamped "PLS 10566"
- ⊗ = Found Chisled "X" in concrete
- ⊙ = Property Corner lies within Existing Power Pole
- ⊕ = Existing Fire Hydrant

Line #	Length	Direction
L2	65.75'	N15°24'18"W
L6	8.00'	S74°35'42"W
L7	10.00'	S15°24'18"E
L8	29.42'	S74°35'42"W
L9	1.65'	N15°24'18"W
L10	1.63'	N74°35'42"E
L11	8.35'	N15°24'18"W
L12	18.63'	S74°35'42"W
L13	8.35'	S15°24'18"E
L14	3.33'	N74°35'42"E
L15	1.65'	S15°24'18"E
L16	12.67'	S74°35'42"W
L17	12.75'	S3°03'35"E
L18	20.88'	S74°35'42"W
L19	12.75'	N27°45'01"W
L20	12.67'	S74°35'42"W
L21	1.65'	N15°24'18"W
L22	3.30'	N74°35'42"E
L23	8.35'	N15°24'18"W
L24	49.30'	S74°35'42"W
L25	24.75'	N15°24'18"W
L26	3.33'	N74°35'42"E
L27	16.33'	N15°24'18"W
L28	3.33'	S74°35'42"W
L29	24.67'	N15°24'18"W



Property Zoning: B1
Total Property Area: 26,268 Ft. Sq.
Area Outside Building Footprint: 15,505 Ft. Sq.
Area Inside Building Footprint: 10,763 Ft. Sq.



MAIN STREET PROPERTIES
CONDOMINIUM UNITS
225 South Main Street
Buffalo, WY 82834

SITE PLAN

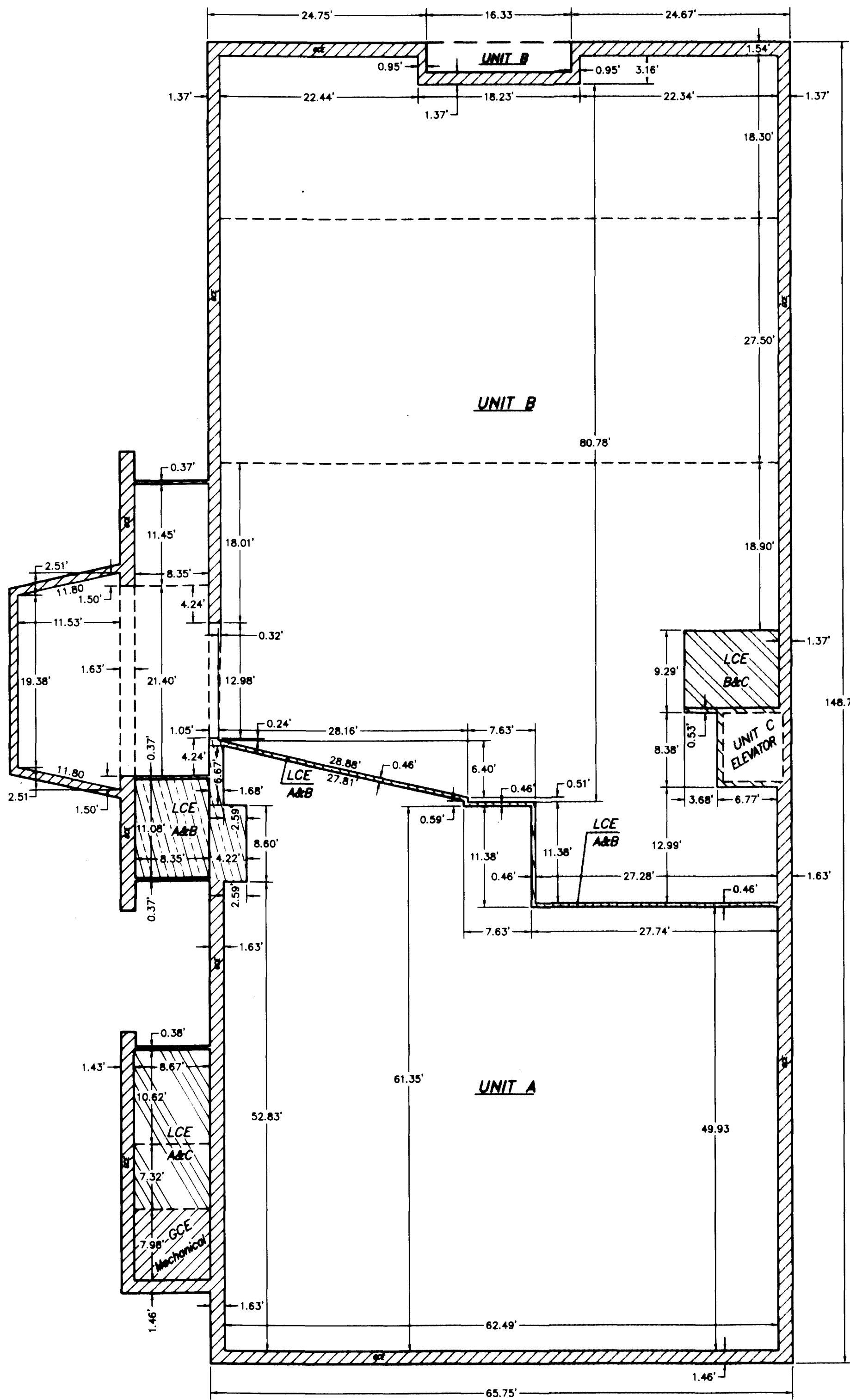
Prepared for:
CLEAR CREEK PROPERTIES LLC,
1445 Sammis Trail
Rapid City, SD 57702

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/884-7028
Date Drawn: 02/22/2011 Scale: See Drawing
Drawn By: TDP Checked By: KAN
Project No. B09-084 File Name: 09-084 CCP.dwg

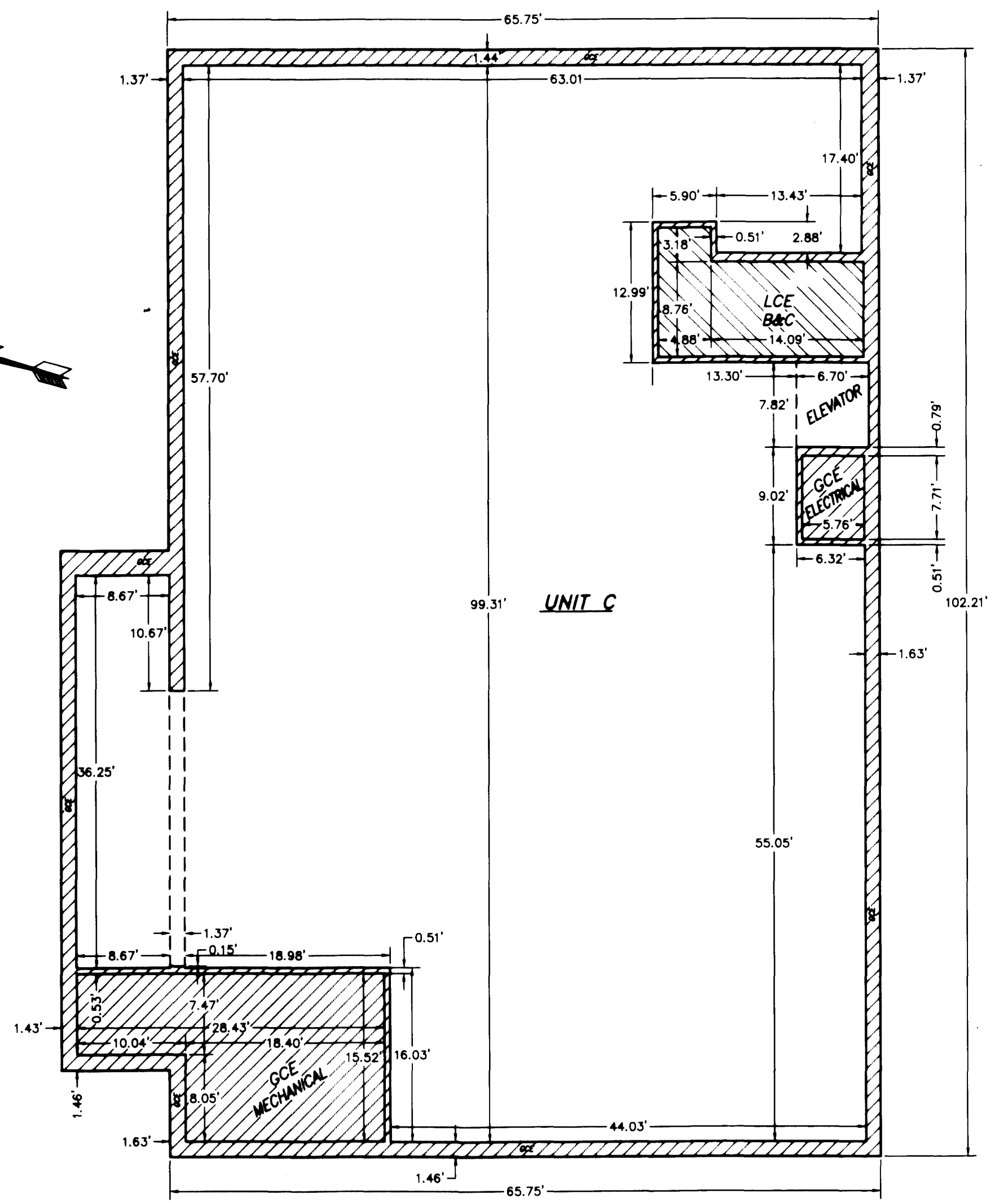
No.	DATE	REVISION DESCRIPTION	BY

MAIN STREET PROPERTIES

CONDOMINIUM UNITS
THE CITY OF BUFFALO, WYOMING



GROUND LEVEL
SCALE: 1" = 10'



BASEMENT LEVEL
SCALE: 1" = 10'

Number of Condominium Units: 3

Square footage of Condominium Units:
Unit A: 3,596 Ft. Sq.
Unit B: 5,861 Ft. Sq.
Unit C: 6,032 Ft. Sq.

DEFINITIONS

- "UNIT" means a unit as defined in the Condominium Act referring hereto to each of the separate and identified units delineated hereon. Each Unit consists of the space bounded by the horizontal and vertical plane as shown hereon, 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 of 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 General Common Elements and the appurtenant Limited Common Elements thereto.
- "GENERAL COMMON ELEMENTS" (GCE) include all those elements which are for the use of all Unit Owners and invitees of Unit Owners of Main Street Properties. Specifically included items are listed in the DECLARATION.
- "LIMITED COMMON ELEMENTS" (LCE) shall mean those common elements which are reserved for the use of fewer than all of the owners and invitees of Unit Owners of Main Street Properties, 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 a unit, and which are for the use of the Unit Owners and invitees of the Unit in which the elements are located or situated on the real property known as MAIN STREET PROPERTIES. Specifically included items are listed in the DECLARATION.

No.	DATE	REVISION DESCRIPTION	BY

MAIN STREET PROPERTIES
CONDOMINIUM UNITS
225 South Main Street
Buffalo, WY 82834

PLAN VIEW

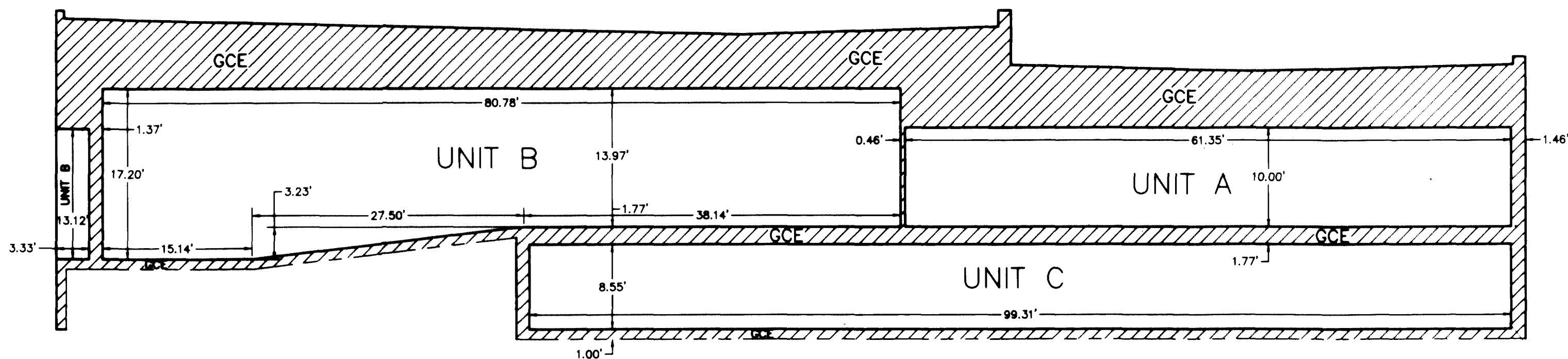
Prepared for:
CLEAR CREEK PROPERTIES LLC,
1445 Sammis Trail
Rapid City, SD 57702

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/684-7029
Date Drawn: 02/22/2011 Scale: See Drawing
Drawn By: FJP Checked By: TDP
Project No. B09-084 File Name: 09-084 CCP.dwg

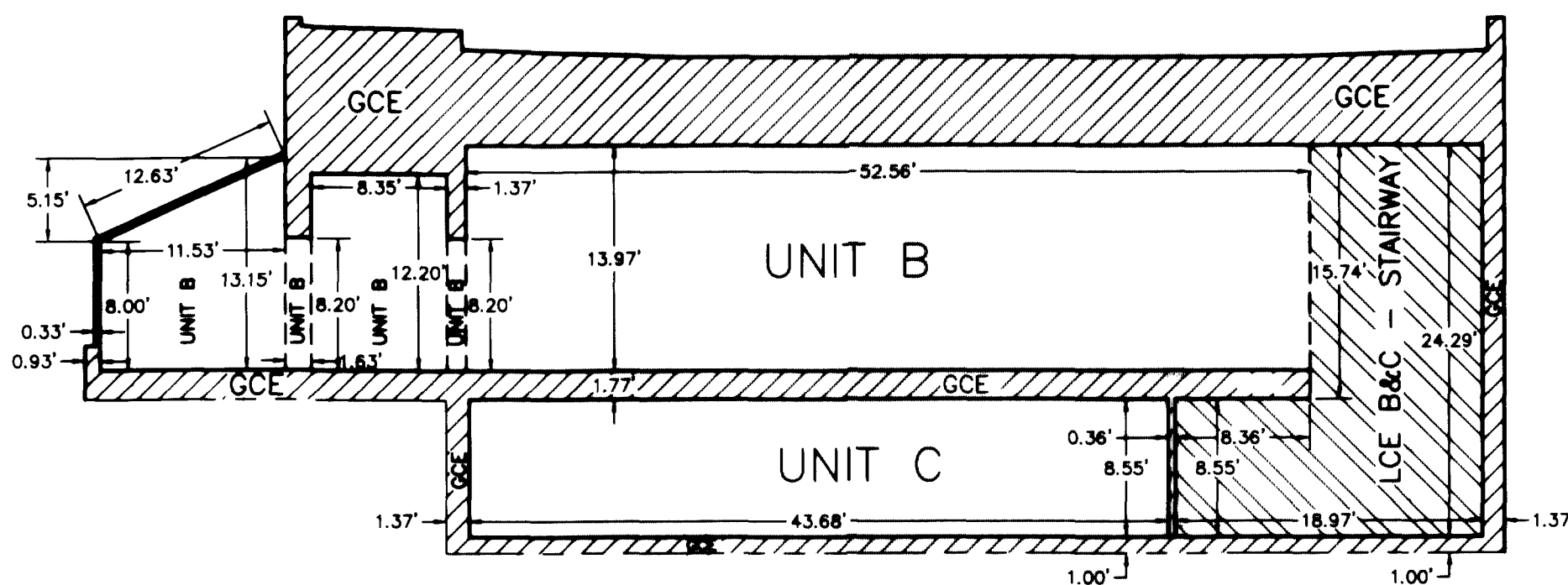
MAIN STREET PROPERTIES

CONDOMINIUM UNITS THE CITY OF BUFFALO, WYOMING

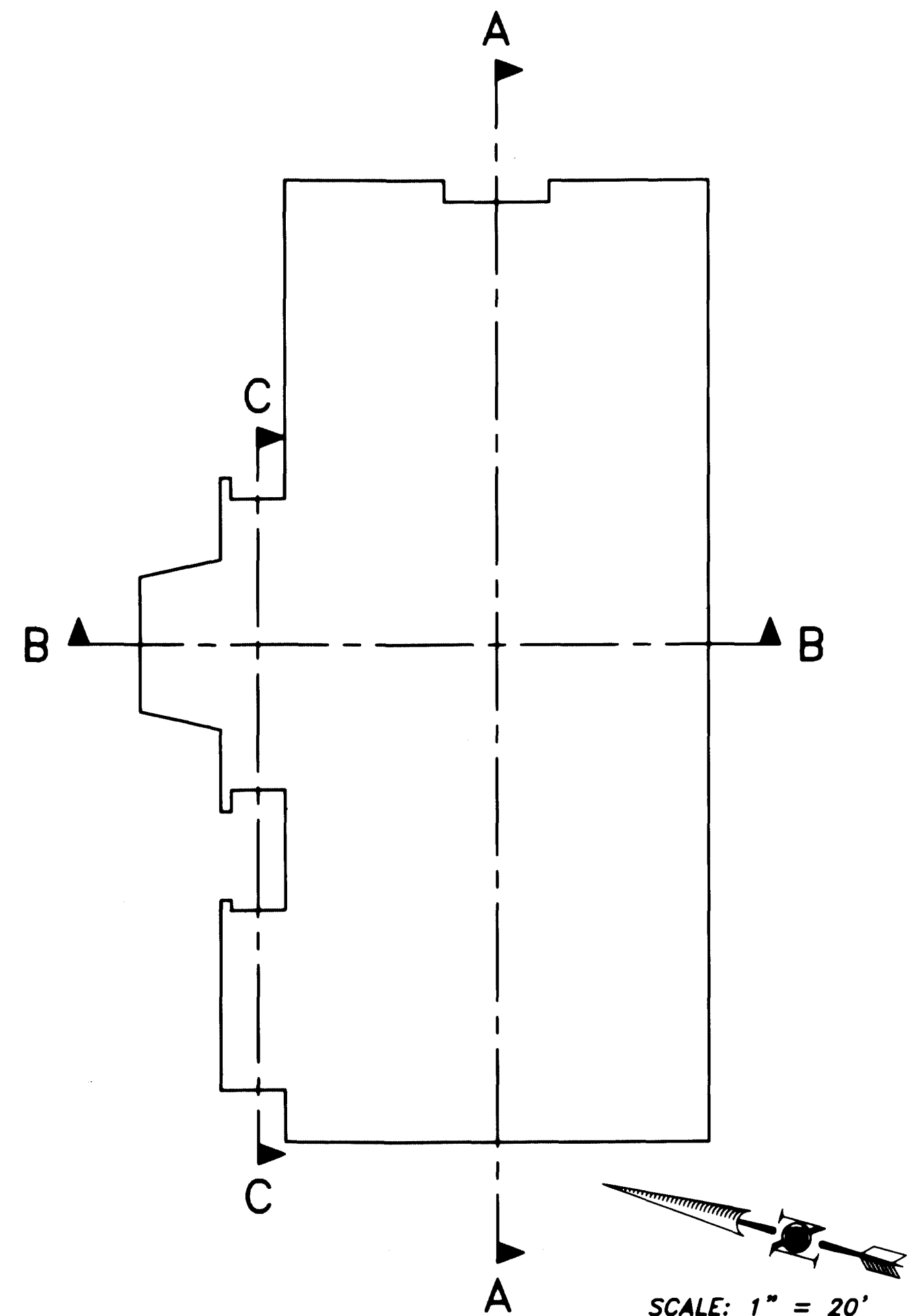
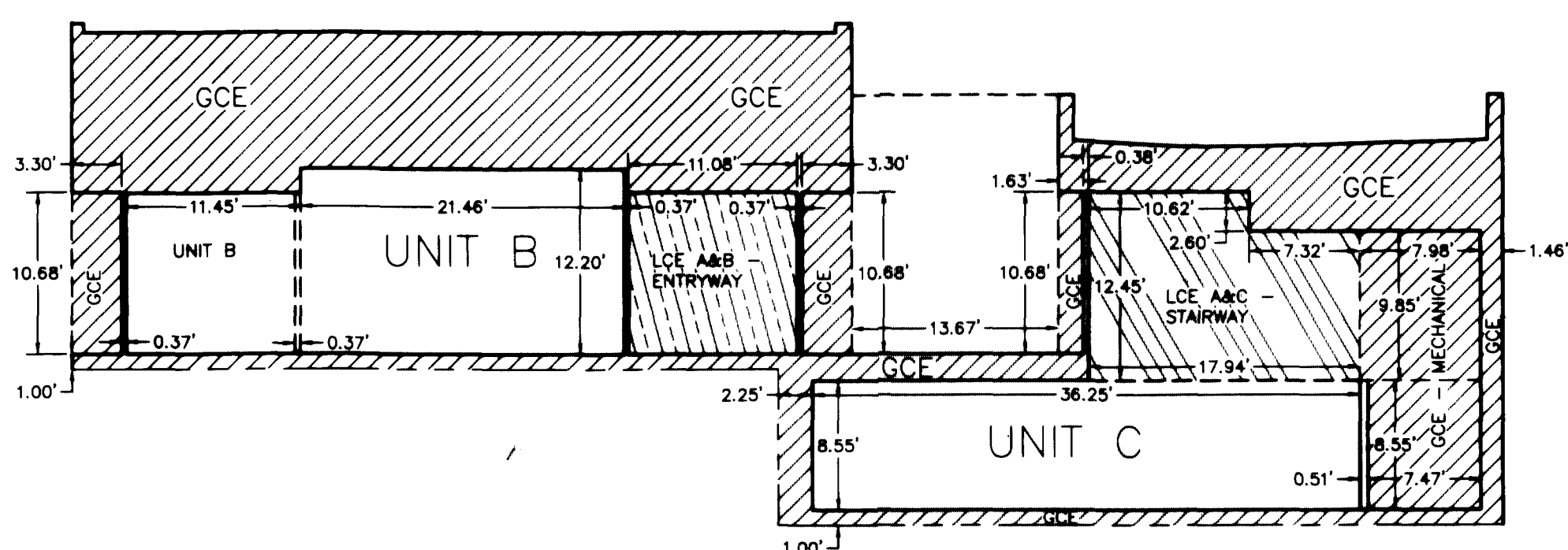
Section 'A-A'
SCALE: 1" = 10'
Facing South



Section 'B-B'
SCALE: 1" = 10'
Facing East



Section 'C-C'
SCALE: 1" = 10'
Facing South



Number of Condominium Units: 3

Square footage of Condominium Units:

Unit A: 3,596 Ft. Sq.
Unit B: 5,861 Ft. Sq.
Unit C: 6,032 Ft. Sq.

DEFINITIONS

- "UNIT" means a unit as defined in the Condominium Act referring hereto to each of the separate and identified units delineated hereon. Each Unit consists of the space bonded by the horizontal and vertical plane as shown hereon, 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 of 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 General Common Elements and the appurtenant Limited Common Elements thereto.
- "GENERAL COMMON ELEMENTS" (GCE) include all those elements which are for the use of all Unit Owners and invitees of Unit Owners of Main Street Properties. Specifically included items are listed in the DECLARATION.
- "LIMITED COMMON ELEMENTS" (LCE) shall mean those common elements which are reserved for the use of fewer than all of the owners and invitees of Unit Owners of Main Street Properties, 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 a unit, and which are for the use of the Unit Owners and invitees of the Unit in which the elements are located or situated on the real property known as MAIN STREET PROPERTIES. Specifically included items are listed in the DECLARATION.

MAIN STREET PROPERTIES
CONDOMINIUM UNITS
225 South Main Street
Buffalo, WY 82834

PROFILE VIEW

Prepared for:
CLEAR CREEK PROPERTIES LLC,
1445 Sammis Trail
Rapid City, SD 57702

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/884-7029
Date Drawn: 02/22/2011 Scale: See Drawing
Drawn By: FJP Checked By: TDP
Project No. B09-084 File Name: 09-084 CCP.dwg

No.	DATE	REVISION DESCRIPTION	BY