

CONDOMINIUM PLAT THE VILLAGE AT COMANCHE COVE

Phase I

Building 4 (Unit A & B), Building 5 (Unit A), and Building 6 (Unit A & B)
Lots 19, 20, 21 & 22 of Block 3 of the
4-K Addition to the City of Buffalo, Wyoming

NOTES AND/OR DEFINITIONS:

1. DIMENSIONS:
 - A. Exterior dimensions to average outside finish wall surface.
 - B. Interior dimensions to average interior wall finish surface.
2. ELEVATIONS:
 - A. Finish ceiling elevations to average interior finish ceiling surface.
 - B. Finish floor elevations to average interior finish floor surface.
 - C. Basis of elevations is USGS Benchmark K38.
3. "Condominium Unit" or "Unit":
 - A. The fee simple interest in and to an Individual Air Space Unit, together with the undivided interest in the Common Elements appurtenant to the Individual Air Space Unit as specified within the Declaration for Condominiums for the Village at Comanche Cove, together with an unrestricted right of ingress and egress to the Unit, which is perpetual so that it passes with the fee simple interest of the Unit.
4. "Individual Air Space Unit":
 - A. A single unit depicted on the Plat and consisting of enclosed rooms in the Building and bounded by the unfinished perimeter walls, ceilings, floors, doors, and windows thereof and including all items specified with the Declaration for Condominiums for the Village at Comanche Cove, however, an Individual Air Space Unit shall not include any of the structural components of the Building or utility or service lines located within the Individual Air Space Unit but serving more than one Individual Air Space Unit.
5. "Common Elements":
 - A. All of the area in Lots 19, 20, 21, and 22, Block 3 of the 4K Addition to the City of Buffalo, Wyoming, excepting the Individual Air Space Unit but including all components specified within the Declaration of Condominiums for the Village at Comanche Cove.
6. "Limited Common Elements":
 - A. Those parts of the Common Elements which are limited to and reserved for the use of the Owners of one or more, but fewer than all, of the Condominiums Units which are adjacent to an Individual Air Space Unit and further defined within the Declaration for Condominiums for the Village at Comanche Cove.
7. Property Corner Building Ties:
 - A. Property corner ties to the building as shown on the Plat are to the outside foundation of the building.

DEDICATION

Know all men by these presents that the undersigned Village at Comanche Cove, LLC, a Wyoming Limited Liability Corporation, being the owner, proprietor or parties of interest in the land shown on this plat do hereby certify:

That the foregoing plat designated as THE VILLAGE AT COMANCHE COVE, Phase I, is comprised of Lots 19, 20, 21 & 22, Block 3, of the 4-K Addition to the City of Buffalo, Johnson County, Wyoming, and contains an area of 0.24 acres, more or less, and, that this condominium development, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the condominium development as it is divided into common areas, units and easements.

Executed this 26th day of MARCH, 2002, by:

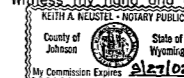
OWNER:
Village at Comanche Cove, LLC, a Wyoming Limited Liability Corporation

Kelly C. Lawrence
Kelly C. Lawrence, Managing Member

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 26th day of MARCH, 2002, by Kelly C. Lawrence as Manager for Village at Comanche Cove, LLC, a Wyoming Limited Liability Corporation, as a free and voluntary act and deed.

Witness my hand and official seal.



Keith A. Neustel
Notary Public

My Commission Expires: 01/27/02

001325

This plat was filed for record in the office of the Clerk of Johnson County, Wyoming, 11:15 o'clock a.m., 03/14, 2002, and is duly recorded in Book 2, Page No. 207-209

Linda Barnett
County Clerk

Declaration for Condominiums for The Village At Comanche Cove filed in the Office of the Clerk of Johnson County, Wyoming, in Book 20454, Pages 13-13.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of THE VILLAGE AT COMANCHE COVE located in Lots 19, 20, 21, and 22, Block 3 of the 4K Addition to the City of Buffalo, Wyoming, was made from notes taken during an actual field survey and/or interpreted from architectural drawings and accurately delineates those conditions showing the condominium units and other elements of the development.



APPROVALS

Approved by the City of Buffalo Planning Commission on the 26th day of MARCH, 2002.

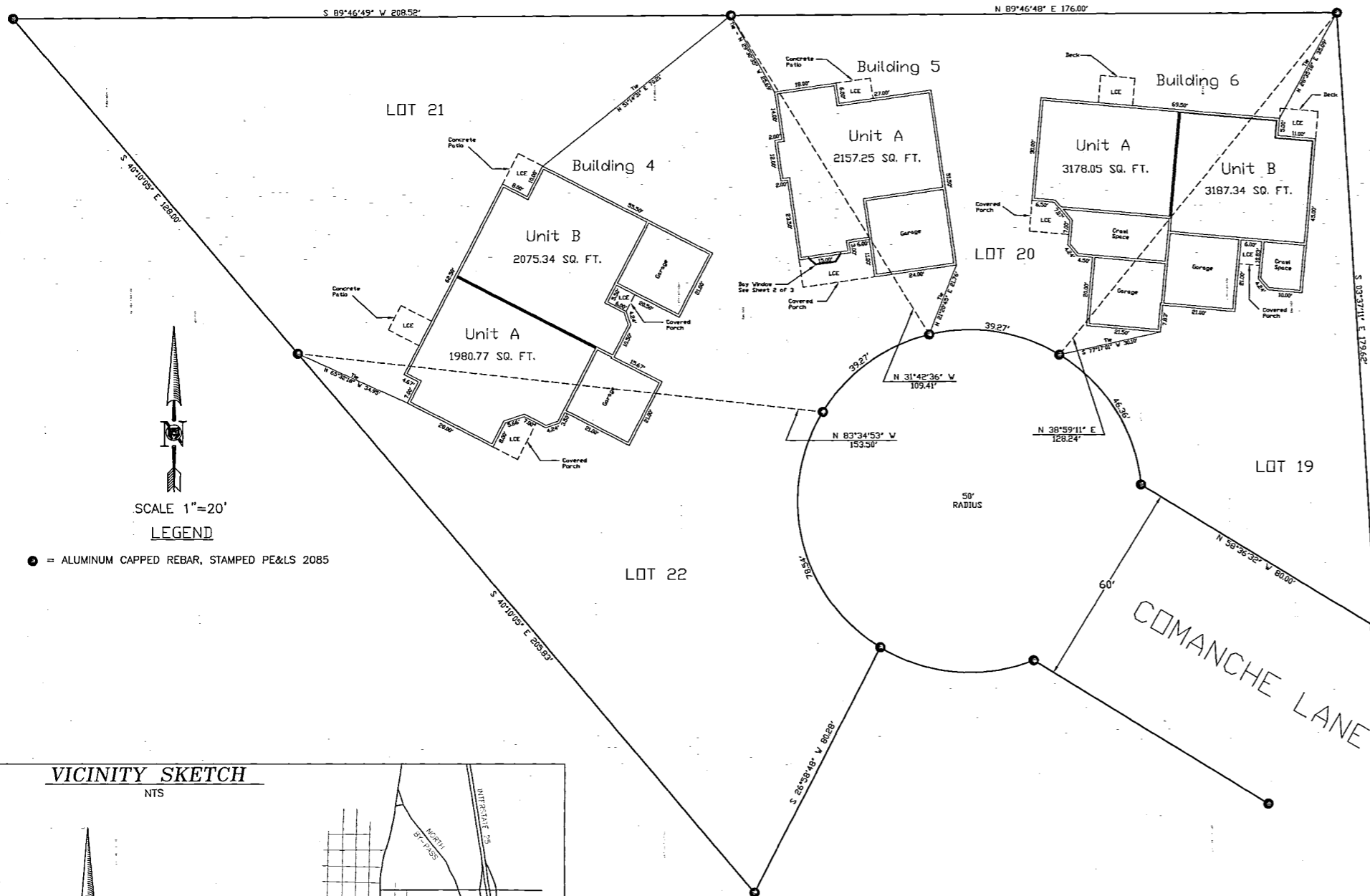
Donald P. Ayers
Chairman

Donald P. Ayers
Secretary Acting

Approved by the City Council of the City of Buffalo, Wyoming, on the 2nd day of APRIL, 2002.

Neil S. Boyer
Mayor

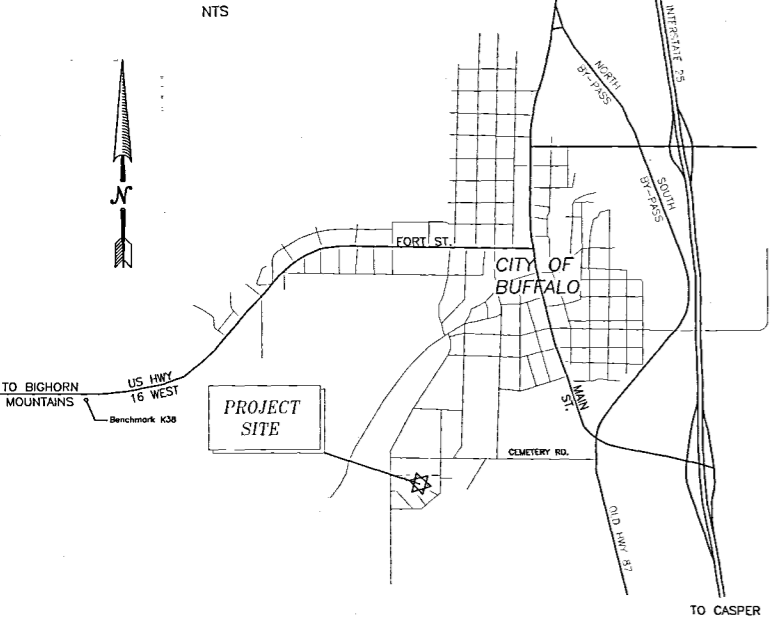
Kay S. Wiest
City Clerk



SCALE 1"=20'
LEGEND

● = ALUMINUM CAPPED REBAR, STAMPED PE&LS 2085

VICINITY SKETCH



GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029
Date Drawn: 3/11/02
Drawn By: JFA
Project No.: B02-27

Scale: 1" = 20'
Checked By: KAN
File Name: CONDO1.DWG

FINAL PLAT
Prepared for:
MILL IRON PARTNERS, LLC
662 N. MAIN ST., SUITE 200
Buffalo, WY 82834

THE VILLAGE AT COMANCHE COVE

No.	DATE	DESCRIPTION	TWJ	BY
1.	3/14/02	KAN Redlines		



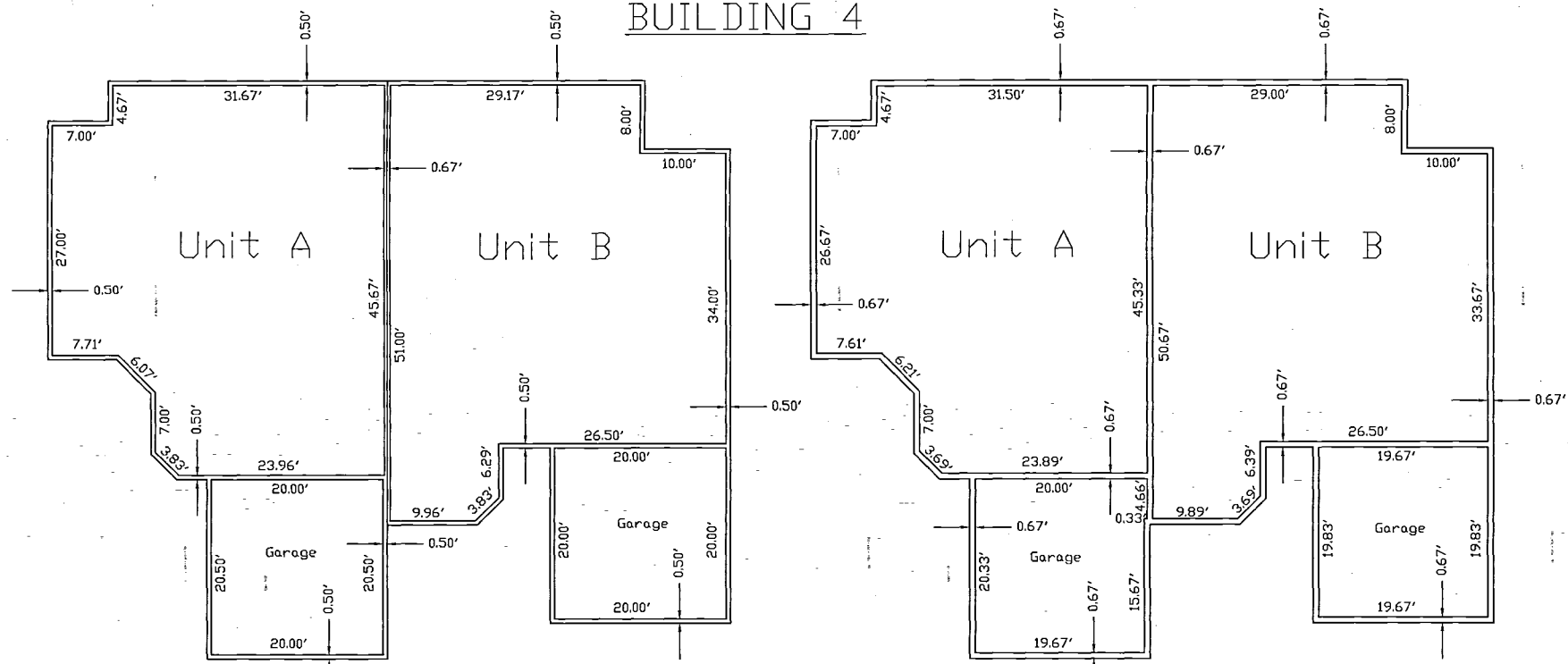
FINAL PLAT

Prepared for:
 MILL IRON PARTNERS, LLC
 682 N. MAIN ST., SUITE 200
 Buffalo, WY 82834

**THE VILLAGE AT COMANCHE COVE
 DIMENSIONS**

No.	DATE	DESCRIPTION	TWJ	BY
1	3/7/14/02	KAN, Redlines		

BUILDING 4



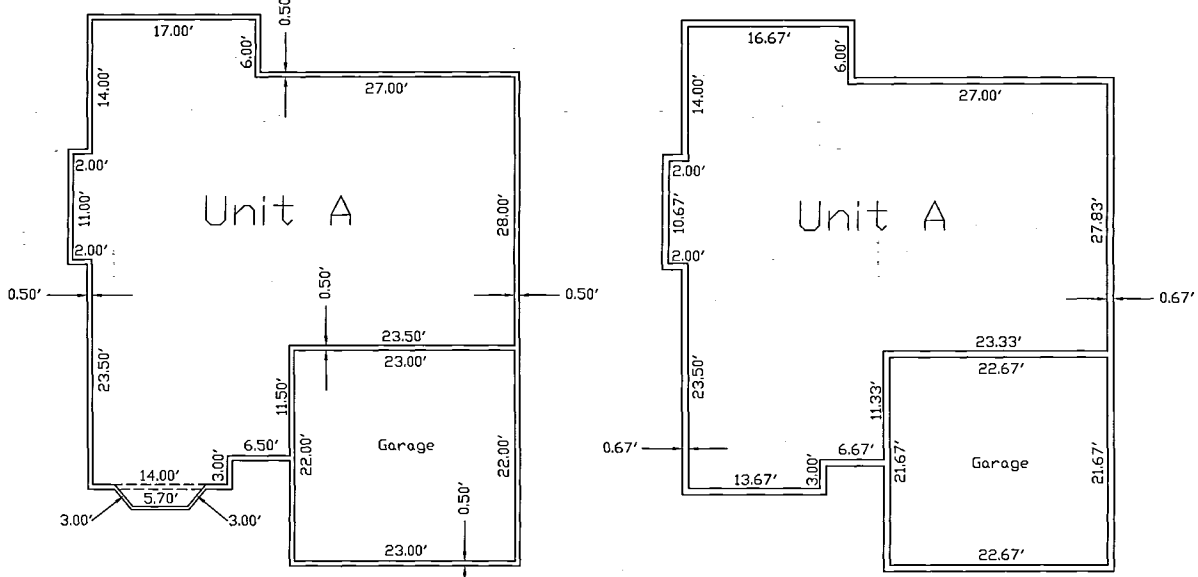
Plan View
Main Level
SCALE 1"=10'

Plan View
Foundation
SCALE 1"=10'

**CONDOMINIUM PLAT
 THE VILLAGE AT COMANCHE COVE
 Phase I**

Building 4 (Unit A & B), Building 5 (Unit A), and Building 6 (Unit A & B)
 Lots 19, 20, 21 & 22 of Block 3 of the
 4-K Addition to the City of Buffalo, Wyoming

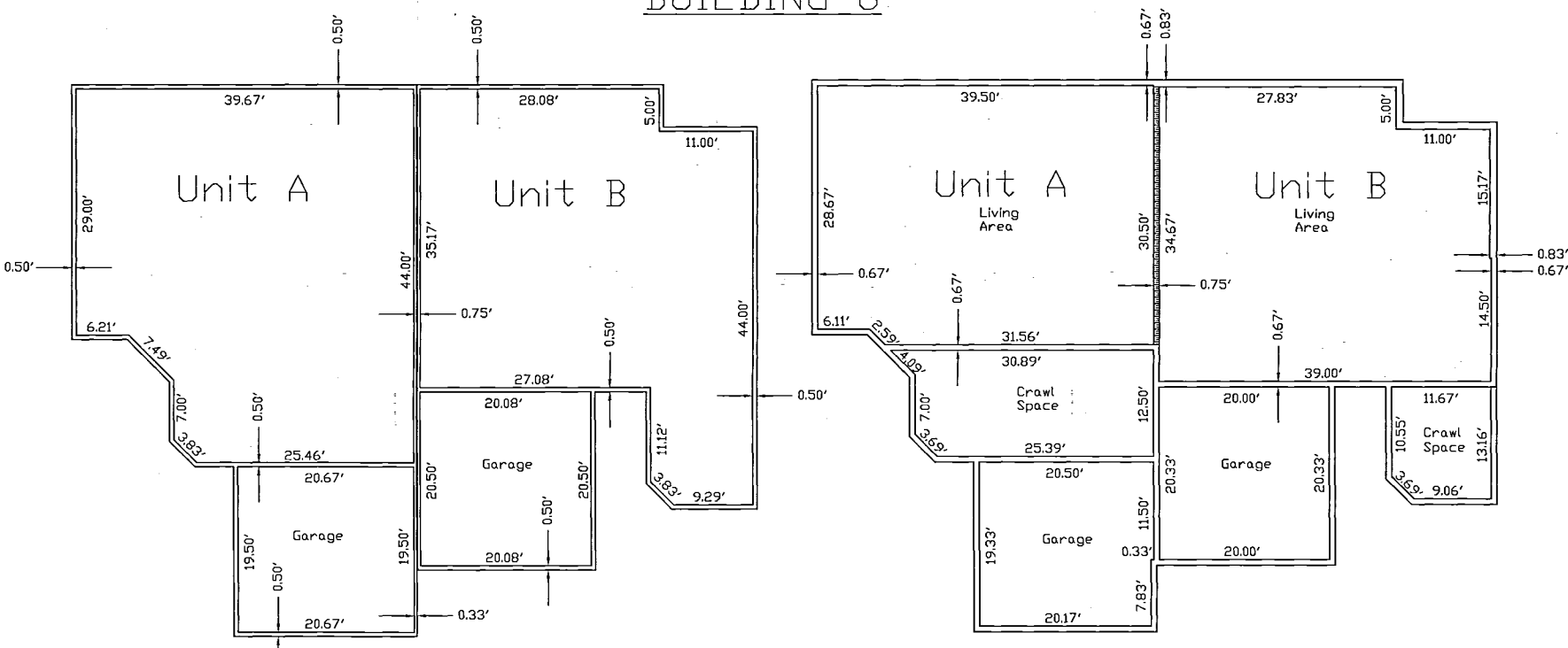
BUILDING 5



Plan View
Main Level
SCALE 1"=10'

Plan View
Foundation
SCALE 1"=10'

BUILDING 6



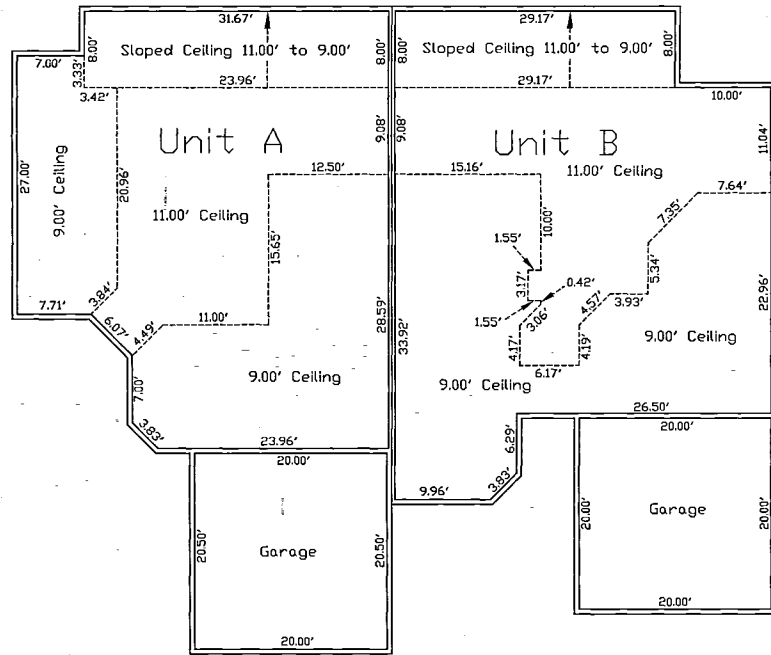
Plan View
Main Level
SCALE 1"=10'

Plan View
Basement
SCALE 1"=10'

CONDOMINIUM PLAT
THE VILLAGE AT COMANCHE COVE
 Phase I

Building 4 (Unit A & B), Building 5 (Unit A), and Building 6 (Unit A & B)
 Lots 19, 20, 21 & 22 of Block 3 of the
 4-K Addition to the City of Buffalo, Wyoming

BUILDING 4



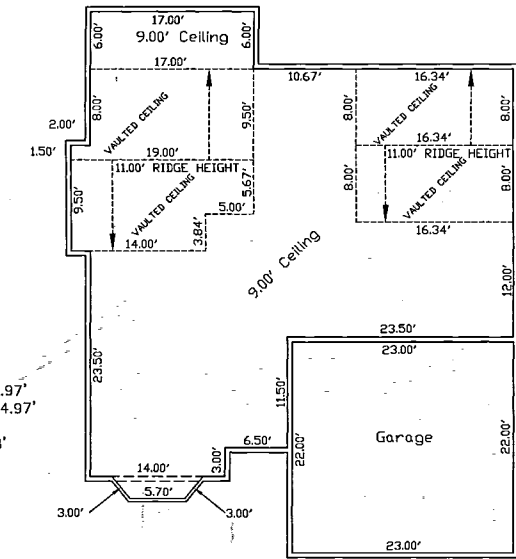
Plan View
Main Level

ELEVATION:
 BUILDING 4, UNIT B
 GARAGE FLOOR = 4737.48'
 MAIN FLOOR = 4738.79'
 GARAGE CEILING = 4749.98'
 MAIN FLOOR 9' CEILING = 4749.79'
 MAIN FLOOR 11' CEILING = 4751.79'

ELEVATION:
 BUILDING 4, UNIT A
 GARAGE FLOOR = 4737.48'
 MAIN FLOOR = 4738.81'
 GARAGE CEILING = 4749.98'
 MAIN FLOOR 9' CEILING = 4749.81'
 MAIN FLOOR 11' CEILING = 4751.81'

SCALE 1"=10'

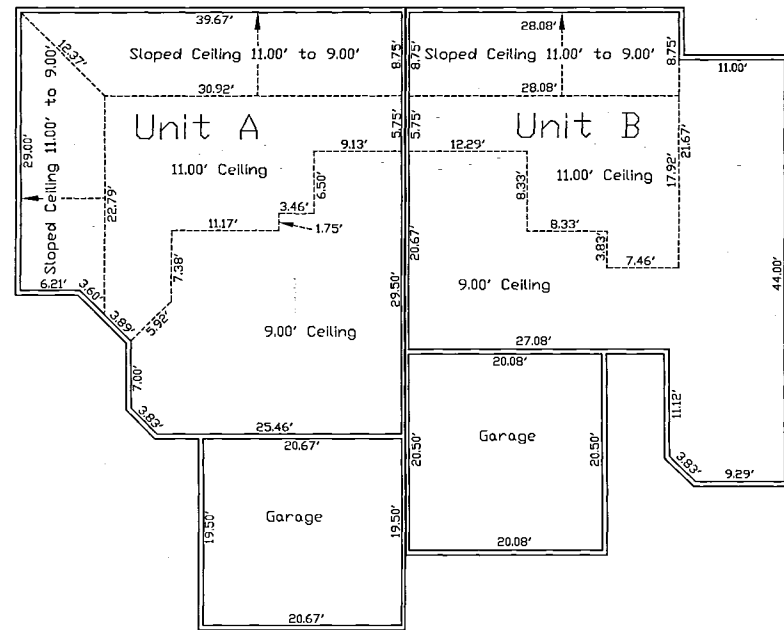
BUILDING 5



Plan View
Main Level

ELEVATION:
 BUILDING 5, UNIT A
 GARAGE FLOOR = 4742.76'
 MAIN FLOOR = 4743.97'
 GARAGE CEILING = 4753.26'
 MAIN FLOOR 9' CEILING = 4752.97'
 MAIN FLOOR 11' CEILING = 4754.97'
 BAY WINDOW = 4746.38'
 BAY WINDOW CEILING = 4751.28'

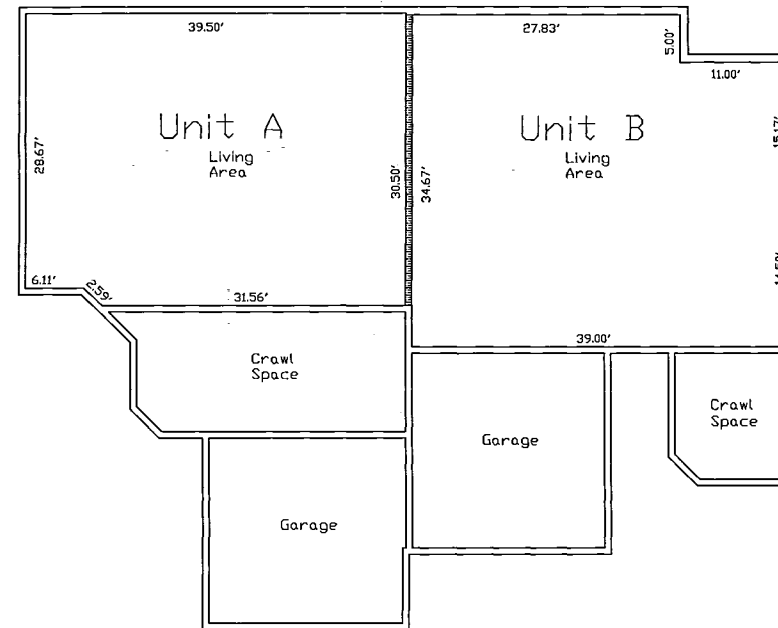
BUILDING 6



Plan View
Main Level

ELEVATION:
 BUILDING 6, UNIT A
 BASEMENT FLOOR = 4741.24'
 GARAGE FLOOR = 4747.63'
 MAIN FLOOR = 4748.74'
 BASEMENT CEILING = 4748.73'
 GARAGE CEILING = 4758.13'
 MAIN FLOOR 9' CEILING = 4759.74'
 MAIN FLOOR 11' CEILING = 4761.74'

SCALE 1"=10'



Plan View
Basement

ELEVATION:
 BUILDING 6, UNIT B
 BASEMENT FLOOR = 4741.25'
 GARAGE FLOOR = 4747.61'
 MAIN FLOOR = 4748.75'
 BASEMENT CEILING = 4748.75'
 GARAGE CEILING = 4758.01'
 MAIN FLOOR 9' CEILING = 4759.75'
 MAIN FLOOR 11' CEILING = 4761.75'

SCALE 1"=10'

GRIZZLY ENGINEERING
 CONSULTING ENGINEERS AND LAND SURVEYORS
 P.O. BOX 1004
 BUFFALO, WYOMING 82834

Date Drawn: 3/17/02
 Drawn By: JFA
 Project No. B02-27

Scale: 1" = 10'
 Checked By: KAN
 File Name: CONDOT.DWG

FINAL PLAT

Prepared for:
 MILL IRON PARTNERS, LLC
 682 N. MAIN ST., SUITE 200
 Buffalo, WY 82834

THE VILLAGE AT COMANCHE COVE
ELEVATIONS

No.	DATE	BY	DESCRIPTION
1	3/14/02	KAN	Revisions