

BEING A PORTION OF BLOCK ONE AND BLOCK TWO
HIGHLAND PARK 2ND ADDITION
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



-
- | | |
|--|------------------------------|
| | FOUND ALUMINUM CAP |
| | PARCEL BOUNDARY |
| | SUBJECT PROPERTY LINE |
| | PROPOSED PAVED SURFACE |
| | PROPOSED CONCRETE SURFACE |
| | PROPOSED DEVELOPMENT |
| | LIMITED COMMON ELEMENT (LCE) |
| | GENERAL COMMON ELEMENT (GCE) |

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

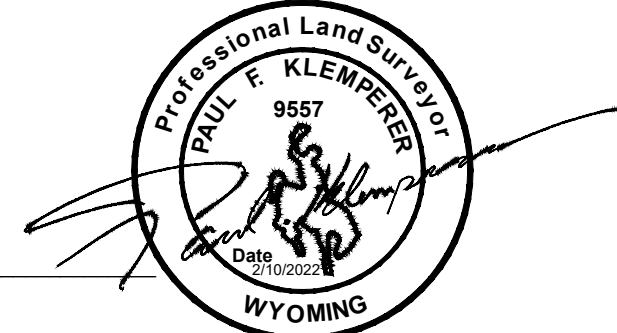
I, PAUL F. KLEMPERER, DO HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING AND THAT BY AUTHORITY OF OWNERS I HAVE DESCRIBED HEREON FOR CONDOMINIUM OWNERSHIP TO BE KNOWN AS THE BURTON FLATS CONDOMINIUM, D WING.

THAT TO THE BEST OF MY KNOWLEDGE, IT IS AN ACCURATE REPRESENTATION OF ALL DIMENSIONS AND AREAS ARE CORRECTLY SHOWN;

THAT THE SUBJECT PROPERTY IS LOCATED WITHIN PARENT PARCEL:

LOTS 1-14, BLOCK ONE AND LOTS 1-14, BLOCK TWO, HIGHLAND PARK 2ND ADDITION, CITY OF SHERIDAN, LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 2; TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PM, SHERIDAN COUNTY, WYOMING.

SAID PARCEL CONTAINS 5.10 ACRES MORE OR LESS.



PAUL F. KLEMPERER
WYOMING PLS #9557

2 SITE MAP
SCALE: 1" = 40'

- NOTES:**

1. BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, WYOMING EAST CENTRAL ZONE.
2. DISTANCES ARE SURFACE; NAD 83 (1993); NAVD 88 (U.S. SURVEY FEET); DATUM ADJUSTMENT FACTOR (DAF): 1.000235. DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, WYOMING EAST CENTRAL ZONE, COORDINATES.
3. PARCEL AS SHOWN BEING THE FORMER ELEMENTARY SCHOOL LOCATED IN THE CITY OF SHERIDAN, NOW RECORDED AS BURTON FLATS, LLC, AT RECEPTION NO. 2020-756134 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND RECORDER.
4. PREVIOUS CONDOMINIUM PLATS OF BURTON FLATS FILED AND RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER ON FEBRUARY 26, 2019 AT INSTRUMENT NO. 2019-748355, ON OCTOBER 2, 2020 AT INSTRUMENT NO. 2020-762543, AND JANUARY 12, 2022 AT INSTRUMENT NO. 2022-775624.

CERTIFICATE OF OWNER

[illegible]

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS DESCRIBED IN
THE SURVEYORS CERTIFICATE SHOWN HEREBY CERTIFY:

THAT THE FOREGOING CONDOMINIUM MAP AND THE DEPICTION OF THE LANDS, BUILDING, AND COMMON ELEMENTS AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THAT THE NAME OF THE CONDOMINIUM SHALL BE THE BURTON FLATS
CONDOMINIUMS, D WING;

THAT THIS CONDOMINIUM IS SUBJECT TO THE DECLARATION OF THE BURTON
FLATS CONDOMINIUMS AS RECORDED AT RECEPTION NUMBER 2019-751249
(BOOK 582, PAGE 13) IN THE SHERIDAN COUNTY CLERK AND RECORDER'S
OFFICE IN SHERIDAN, WYOMING:

THAT OWNERSHIP OF A CONDOMINIUM UNIT SHOWN ON THIS MAP SHALL
CONSIST OF A FEE SIMPLE INTEREST IN AN INDIVIDUAL AIR SPACE UNIT
TOGETHER WITH AN UNDIVIDED FEE SIMPLE INTEREST IN THE COMMON
ELEMENTS, INCLUDING COMMON ELEMENTS. THE PERCENTAGE OF UNDIVIDED
INTEREST IN SAID COMMON ELEMENT SHALL BE THAT COMPUTED FOR EACH
UNIT IN SAID DECLARATION OF CONDOMINIUM AND OF COVENANTS,
CONDITIONS, AND RESTRICTIONS. OWNERSHIP OF A CONDOMINIUM SHALL ALSO
INCLUDE APPURTENANT MEMBERSHIPS IN THE THE BURTON FLATS
CONDOMINIUM ASSOCIATION;

THAT THE COMMON ELEMENT, BEING THAT PORTION OF THIS CONDOMINIUM LYING OUTSIDE OF THE BUILDING FOOTPRINT AS SHOWN HEREON AND BEING A PORTION OF THE GENERAL COMMON ELEMENTS OF THIS SUBDIVISION IS HEREBY DEDICATED TO THE USE AND ENJOYMENT OF THE OWNERS OF UNITS WITHIN THIS CONDOMINIUM;

THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAW
OF THE STATE OF WYOMING ARE HEREBY RELEASED;

THAT THIS CONDOMINIUM IS SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND CONDITIONS, OF SIGHT OR OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2022.

BY: BURTON FLATS, LLC

STATE OF WYOMING)

COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME _____ DAY

OF _____ 2022, BY _____

MY COMMISSION EXPIRES:

NOTARY PUBLIC

CERTIFICATE OF RECORDER

STATE OF WYOMING)

COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY
OFFICE AT _____ O'CLOCK ____ ON _____, 2022
AND FILED IN DRAWER _____, PLAT NUMBER _____,
INSTRUMENT NO. _____ FEE _____

COUNTY CLERK

DEPUTY COUNTY CLERK

DEFINITIONS

THE FOLLOWING TERMINOLOGY IS IN ACCORDANCE WITH THE CONDOMINIUM OWNERSHIP ACT, WYOMING STATUTES, 1977, AS AMENDED, SECTION 34-20- 101 THROUGH 34-20- 104.

A. " UNITS" - MEANS AN INDIVIDUAL AIR SPACE UNIT TOGETHER WITH THE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SUCH UNIT, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE BURTON FLATS CONDOMINIUM BUILDING FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE, AS ILLUSTRATED HEREIN.

B. "GENERAL COMMON ELEMENT" - MEANS THE AREA DESCRIBED IN THAT DECLARATION OF CONDOMINIUM OF THE BURTON FLATS CONDOMINIUM BUILDING FILED OF RECORD WITH THE SHERIDAN COUNTY CLERK'S OFFICE AS ILLUSTRATED HEREIN.

C. "LIMITED COMMON ELEMENT" - MEANS THOSE COMMON ELEMENTS DESIGNATED IN THE DECLARATION AS RESERVED FOR USE BY FEWER THAN ALL THE OWNERS OF THE INDIVIDUAL AIRSPACE UNITS

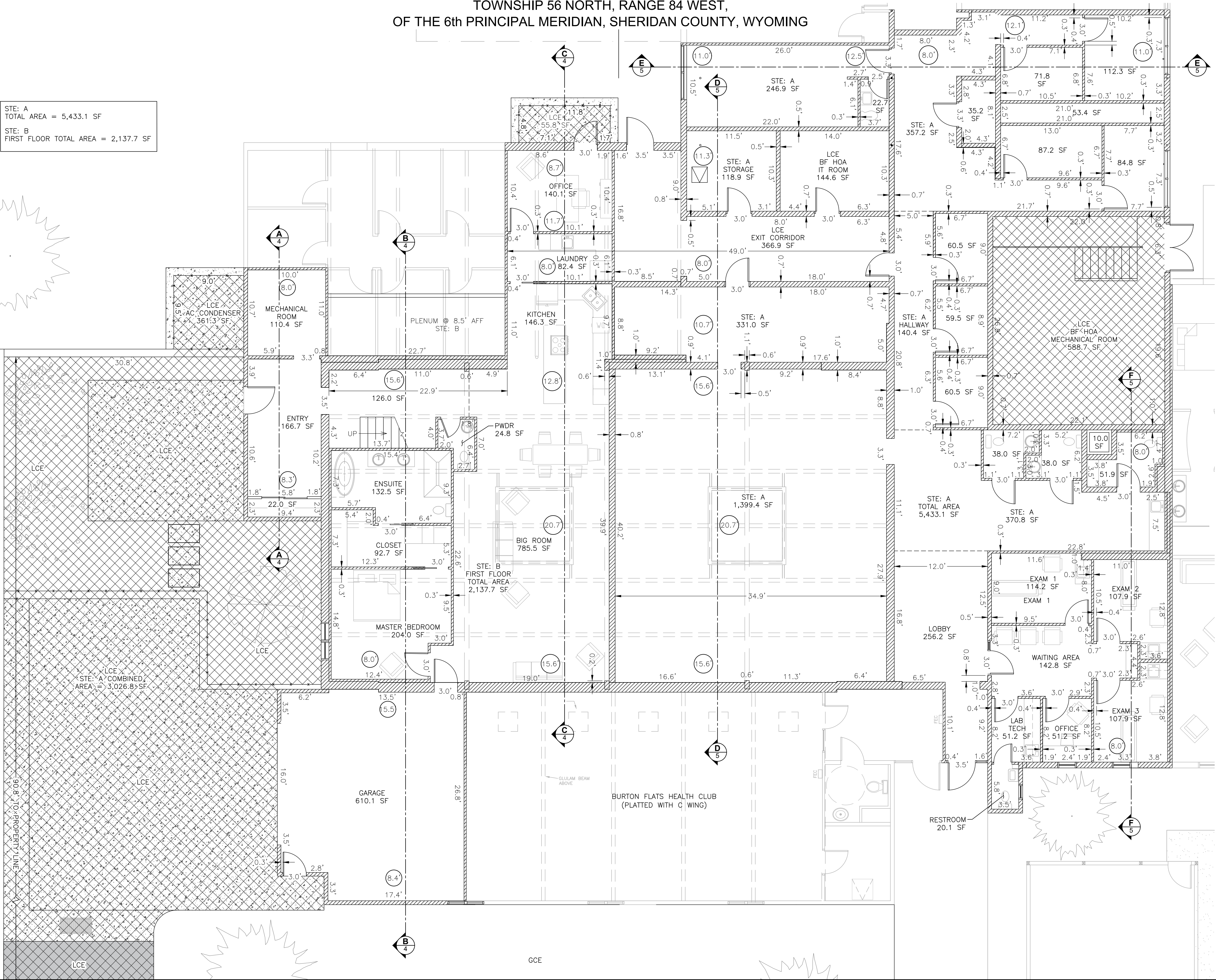
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REPLAT OF BURTON FLATS CONDOMINIUMS, D WING

BEING A PORTION OF BLOCK ONE AND BLOCK TWO
HIGHLAND PARK 2ND ADDITION

LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

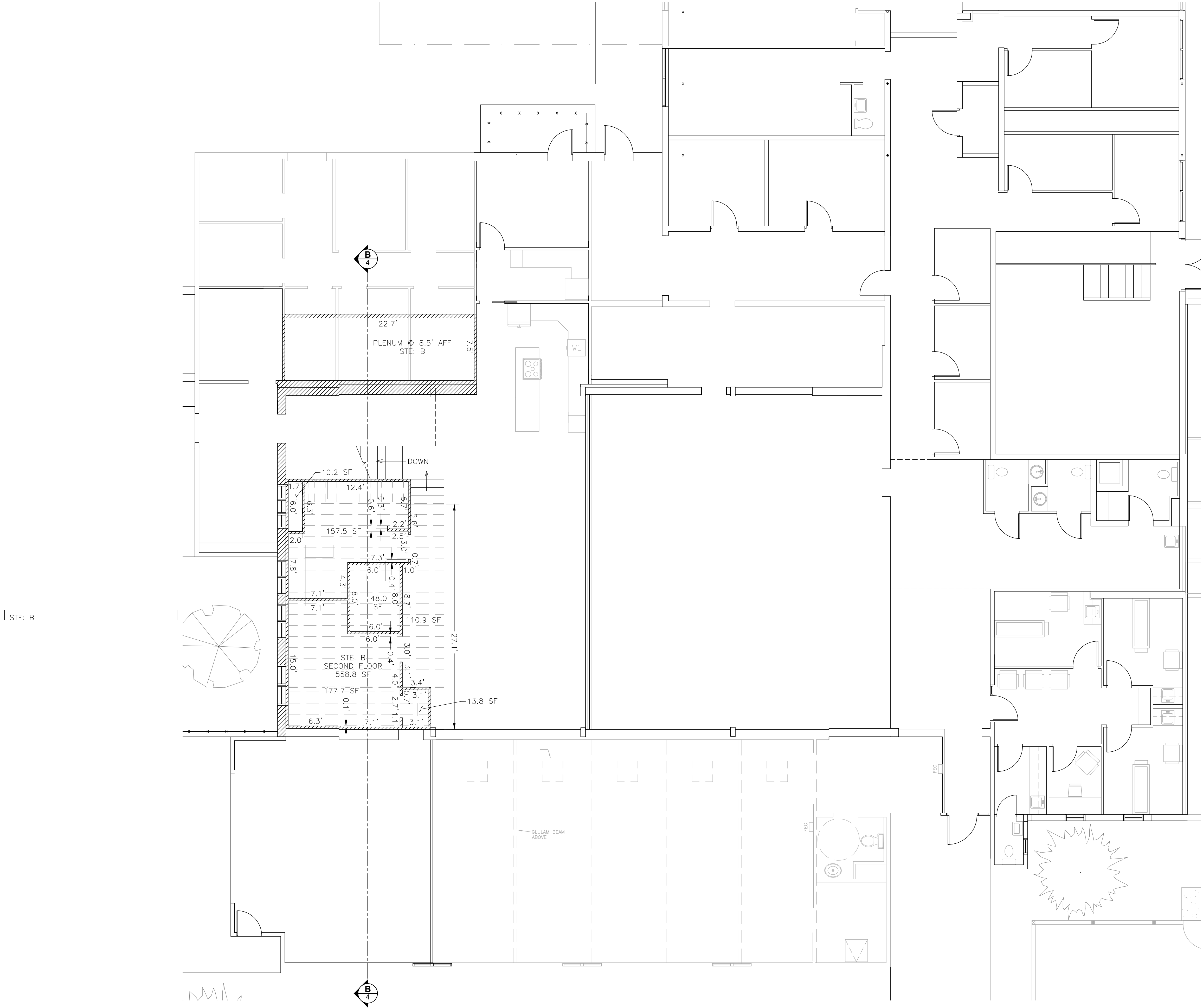
STE: A
TOTAL AREA = 5,433.1 SF
STE: B
FIRST FLOOR TOTAL AREA = 2,137.7 SF



SHEET 2 2 OF 5 REV: 1	REPLAT OF BURTON FLATS CONDOMINIUMS, D WING 1301 BURTON STREET FLOOR DETAILS BURTON FLATS, LLC 1656 S. SHERIDAN AVE. SHERIDAN, WYOMING 82801	 Tribhydro CORPORATION 1252 Commerce Drive Laramie, Wyoming 82070 www.tribhydro.com (P) 307/451-4747 (F) 307/451-7728	DRAWN BY: PAC	WARNING IF THIS BAR DOES NOT MEASURE 1" IN LENGTH THEN DRAWING IS NOT AT INTENDED SCALE	REV.	DATE	DESCRIPTION	BY	CHKD	
			CHECKED BY: PK							
			DATE: 2/10/2022							
			SCALE: 1" = 6'		0	1/7/2022	ISSUE FOR CLIENT REVIEW		PAC	PK
			FILE: 56V-BF-W-DETAIL		1	2/10/2022	REPLAT OF BURTON FLATS COMDOMINIUM, D WING		PAC	PK

REPLAT OF BURTON FLATS CONDOMINIUMS, D WING

BEING A PORTION OF BLOCK ONE AND BLOCK TWO
HIGHLAND PARK 2ND ADDITION
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



REPLAT OF BURTON FLATS
CONDOMINIUMS, D WING, 1301 BURTON
STREET SECOND FLOOR DETAILS

BURTON FLATS, LLC
1656 S. SHERIDAN AVE.
SHERIDAN, WYOMING 82801



DRAWN BY: PAC
CHECKED BY: PK
DATE: 2/10/2022
SCALE: 1" = 6'
FILE: 56V-BF-W-DETAIL

WARNING
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MEASURE 1" IN LENGTH
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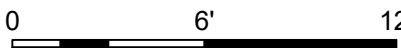
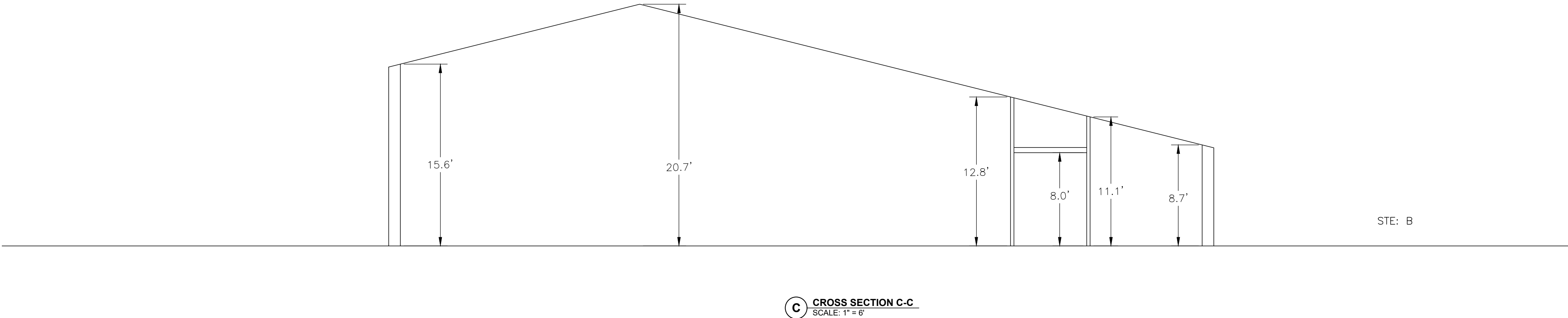
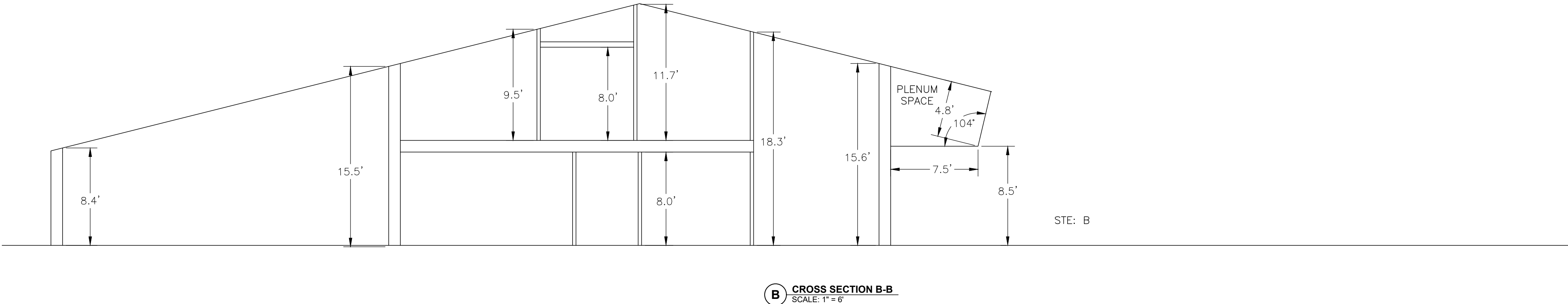
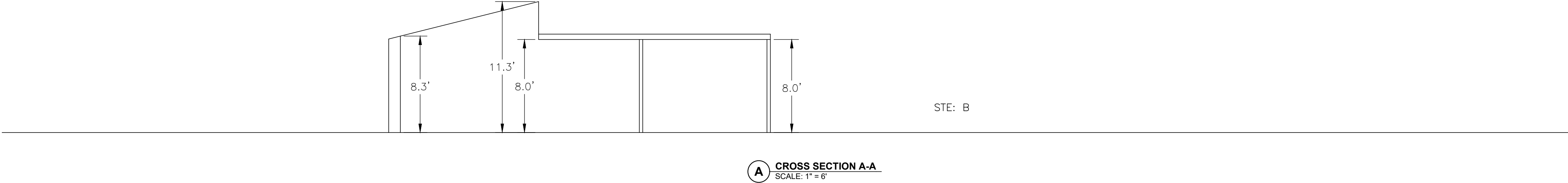
REV.	DATE	DESCRIPTION	BY	CHKD
1	2/10/2022	REPLAT OF BURTON FLATS CONDOMINIUM, D WING	PAC	PK
0	1/7/2022	ISSUE FOR CLIENT REVIEW	PAC	PK

SHEET
3
3 OF 5

REV: 1

REPLAT OF BURTON FLATS CONDOMINIUMS, D WING

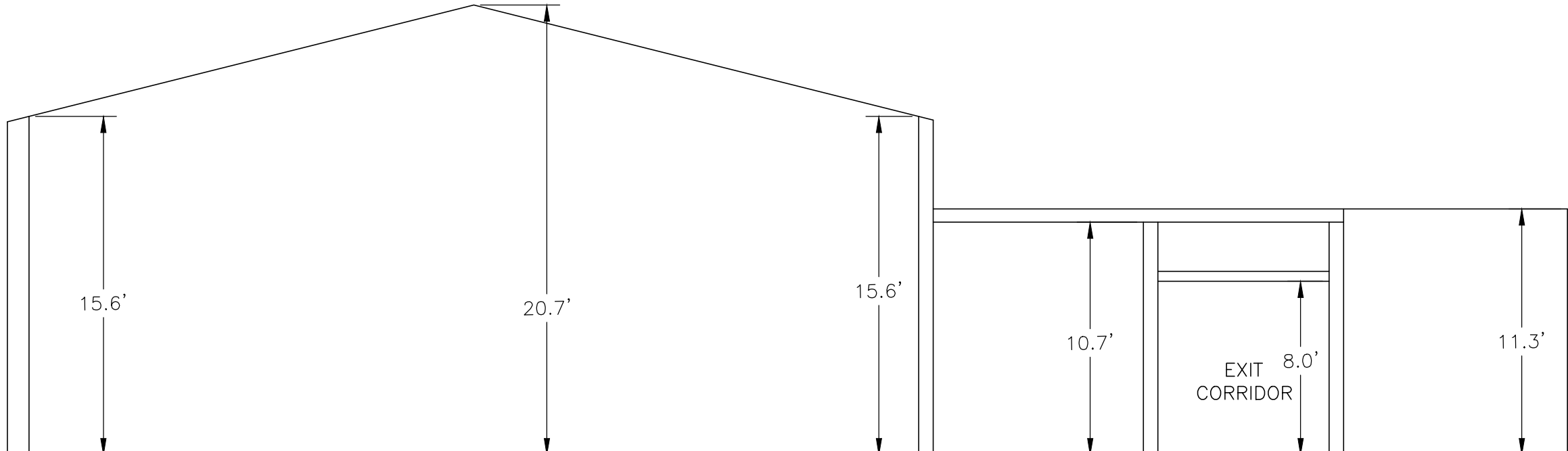
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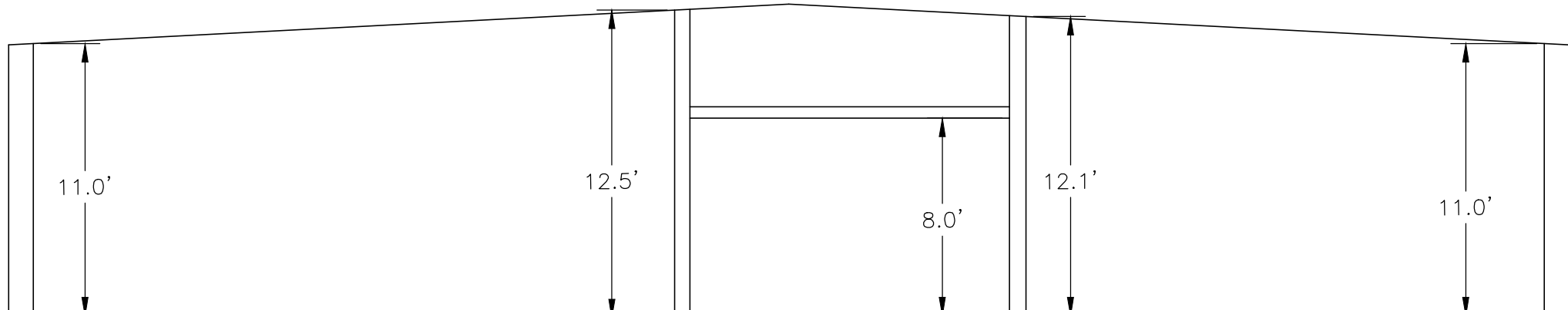
SHEET 4 4 OF 5 REV: 1	REPLAT OF BURTON FLATS CONDOMINIUMS, D WING 1301 BURTON STREET BUILDING CROSS SECTIONS A, B, AND C	 Tribhydro CORPORATION 1252 Commerce Drive Laramie, Wyoming 82070 www.tribhydro.com (P) 307/445-7474 (F) 307/445-7729	DRAWN BY: PAC	WARNING						
			CHECKED BY: PK	IF THIS BAR DOES NOT MEASURE 1" IN LENGTH THEN DRAWING IS NOT AT INTENDED SCALE						
			DATE: 2/10/2022							
			SCALE: 1" = 5'							
	BURTON FLATS, LLC 1656 S. SHERIDAN AVE. SHERIDAN, WYOMING 82801									

REPLAT OF BURTON FLATS CONDOMINIUMS, D WING

BEING A PORTION OF BLOCK ONE AND BLOCK TWO
HIGHLAND PARK 2ND ADDITION
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 28,
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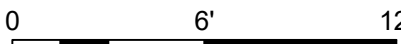
D CROSS SECTION D-
SCALE: 1" = 6'



E CROSS SECTION E-
SCALE: 1" = 6'



F CROSS SECTION F-1
SCALE: 1" = 6'



SHEET 5 5 OF 5	REPLAT OF BURTON FLATS CONDOMINIUMS, D WING, 1301 BURTON STREET BUILDING CROSS SECTIONS D, E, AND F	 Trihydro CORPORATION 1252 Commerce Drive Laramie, Wyoming 82070 (307) 245-2424, (307) 245-7729	DRAWN BY: PAC	WARNING IF THIS BAR DOES NOT MEASURE 1" IN LENGTH THEN DRAWING IS NOT AT INTENDED SCALE					
			CHECKED BY: PK						
			DATE: 2/10/2022						
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					0	1/7/2022	ISSUE FOR CLIENT REVIEW	PAC	PK
REV: 1			FILE: 56V-BF-W-DETAIL	REV.	DATE	DESCRIPTION	BY	CHKD	