

BENCHMARK

CITY OF GILLETTE CONTROL NETWORK, REFERENCE VCM 10 LOCATED IN THE SW4SW4 OF SECTION 38, T.50N., R.72W., OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING. BENCHMARK HAVING AN ELEVATION OF 4501.384

DISCLOSURE STATEMENT

WATER AND SANITARY SEWER SERVICES ARE NOT PROVIDED TO THIS SITE.

**CONDOMINIUM PLAT
OF
BIG TOY STORAGE, LLC
OF BUILDING "A"**

AS A PORTION OF LOT 2
MOON MEADOW ESTATES #3
CITY OF GILLETTE,
CAMPBELL COUNTY, WYOMING.

TRACT P
COMMERCIAL

CURVE TABLE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°57'22"	N45°21'48"W	20.00	31.40	28.27
C2	01°56'52"	N89°21'03"W	640.00	22.13	22.13
C3	89°57'22"	S45°21'48"E	20.00	31.40	28.27

HARVEST MOON DRIVE (60' R/W)

BUTLER SPAETH (100' R/W)

Lot 2

ARIEL AVENUE (60' R/W)

TRACT T
COMMERCIAL

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: The undersigned being the Owners of the following described property:

Calamity Development, LLC.

A PARCEL OF LAND SITUATED IN A PORTION OF LOT 2, MOON MEADOW ESTATES #3, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 2, MOON MEADOW ESTATES #3 THENCE ALONG THE EAST LINE OF LOT 2 BEING N00°23'07"W A DISTANCE OF 323.98 FEET TO THE POINT OF BEGINNING; THENCE S89°39'31"W A DISTANCE OF 240.50 FEET TO A POINT; THENCE N00°22'22"W A DISTANCE OF 115.50 FEET TO THE NORTH LINE OF LOT 2, MOON MEADOW ESTATES #3; THENCE ALONG THE NORTH LINE OF LOT 2, MOON MEADOW ESTATES #3 BEING N89°39'31"E, A DISTANCE OF 220.49 FEET TO A POINT OF CURVATURE; THENCE 31.40 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°57'22", A CHORD BEARING OF S45°21'48"E AND CHORD LENGTH OF 28.27 FEET TO A POINT; THENCE S00°23'07"E, A DISTANCE OF 95.52 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 27,980 SQUARE FEET MORE OR LESS.

Has caused the same to be surveyed, vacated and revised as shown on this map to be known as BIG TOY STORAGE, LLC OF BUILDING "A".

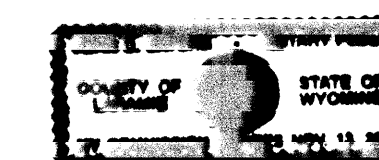
A CONDOMINIUM DECLARATION FOR BIG TOY STORAGE, LLC OF BUILDING "A" is filed contemporaneously herewith in the Office of the Clerk and Recorder of CAMPBELL County, Wyoming.

James D. Volk
James D. Volk, Member
Calamity Development, LLC.
A Wyoming Limited Liability Company

ACKNOWLEDGMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The dedication instrument was acknowledged before me this 31st day of January, 2010, by James D. Volk, Member, Calamity Development, LLC., A Wyoming Limited Liability Company.



James D. Volk
Notary Public, Laramie County, Wyoming

My Commission Expires 11-13-11

APPROVALS

DATE ON THIS PLAT REVIEWED THIS 23rd DAY OF February 2011, A.D., BY THE CITY ENGINEER OF GILLETTE, WYOMING.

Mark J. ...
CITY ENGINEER

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS 23rd DAY OF January, 2010 A.D.

Valerie ...
CHAIRMAN

Sharon ...
SECRETARY

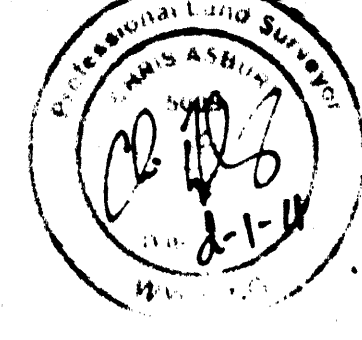
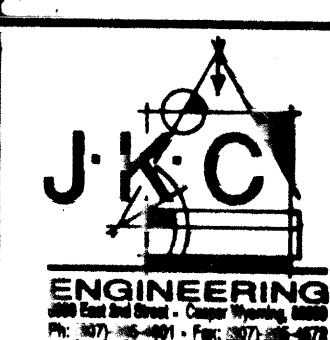
APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS 23rd DAY OF January, 2011, A.D.

...
MAYOR

...
CITY CLERK

CERTIFICATE OF SURVEYOR

I, CHRIS ASBURY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS CONDOMINIUM PLAT OF BIG TOY STORAGE, LLC WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION DURING AUGUST 2010; AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.

**FILING RECORD**

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:04 O'CLOCK P.M., February 25, 2011, AND IS DULY RECORDED IN PLAT BOOK 9, PAGE NUMBER 316-317.

James F. ...

COUNTY CLERK

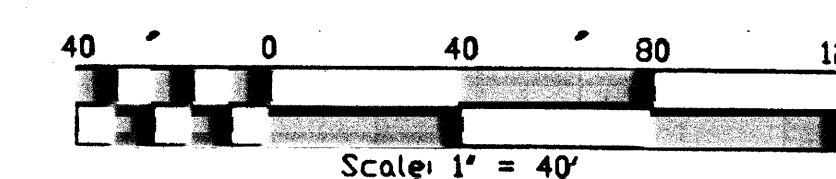
Linda ...
DEPUTY

**NOTES**

1. NO TRASH ENCLOSURES TO BE ESTABLISHED.
2. PERMITTED USES: STORAGE UNITS (PURCHASED BY INDIVIDUALS)
3. PARKING SPACES: N/A
4. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
5. DRIVEWAYS AREAS ARE ASPHALT WITH CONCRETE VALLEY PAN.
6. EXISTING CURB AND GUTTER IS ALL ROLLOVER.
7. THIS PROJECT WILL BE BUILT UNDER THE S1 GROUP OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE.
8. 600 AMP SERVICE IS REQUESTED FOR THIS BUILDING 120/240.

LEGEND

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "IGC 5008"
- FOUND 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "IGC 5008"
- ▬ EXISTING SIDEWALK AND CURB AND GUTTER
- ▬ PROPOSED ASPHALT SURFACE
- ▬ PROPOSED CONCRETE SURFACE



**CONDOMINIUM PLAT
OF
BIG TOY STORAGE, LLC
OF BUILDING "A"**
AS A PORTION OF LOT 2
MOON MEADOW ESTATES #3
CITY OF GILLETTE,
CAMPBELL COUNTY, WYOMING.

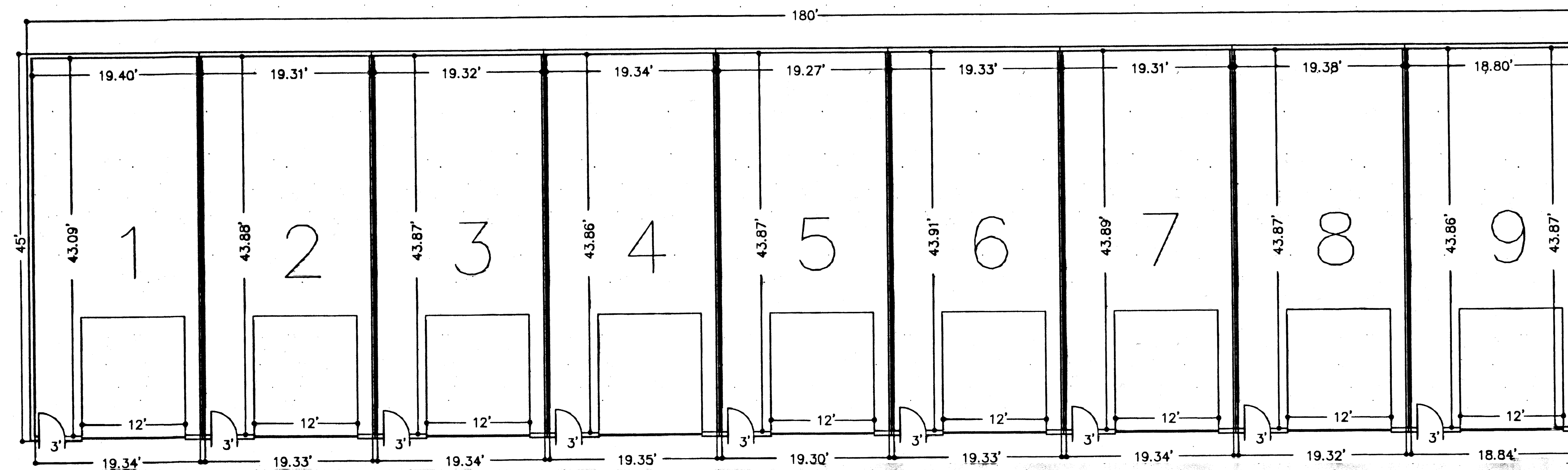
PREPARED AUGUST, 2010

SHEET 1 OF 2

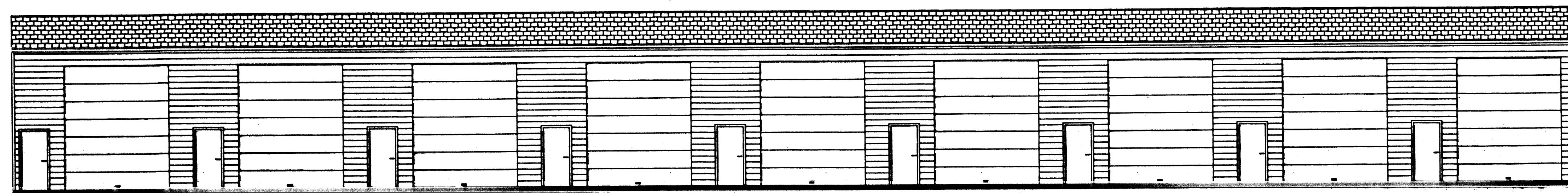
IGC MANAGEMENT Inc.
1807 Capitol Avenue
Suite 200
Cheyenne, Wyoming 82001

Office: (307) 635.5773
Fax: (307) 635.7227

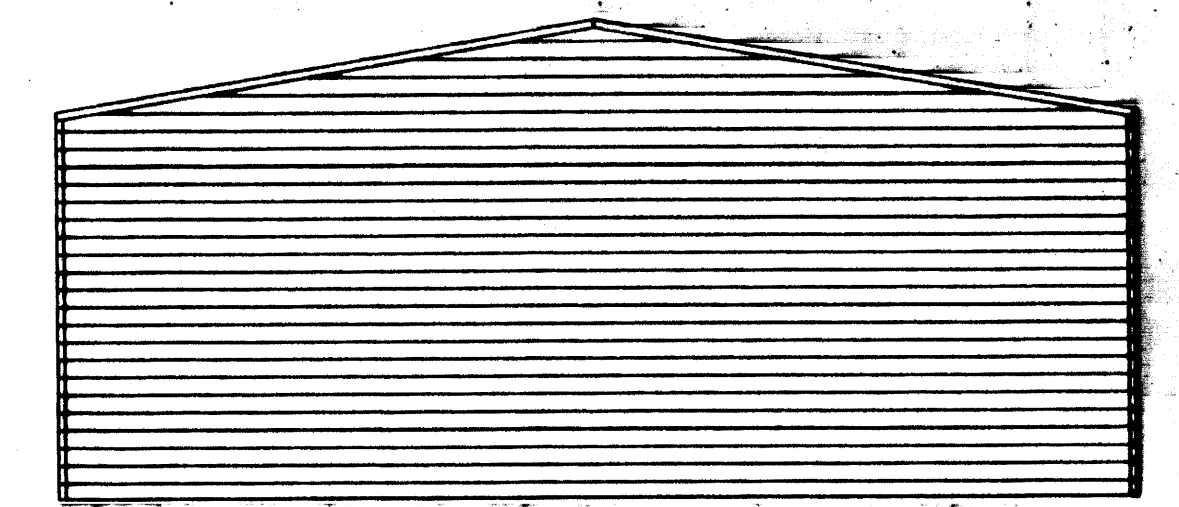
CONDOMINIUM PLAT OF BIG TOY STORAGE, LLC OF BUILDING 'A'



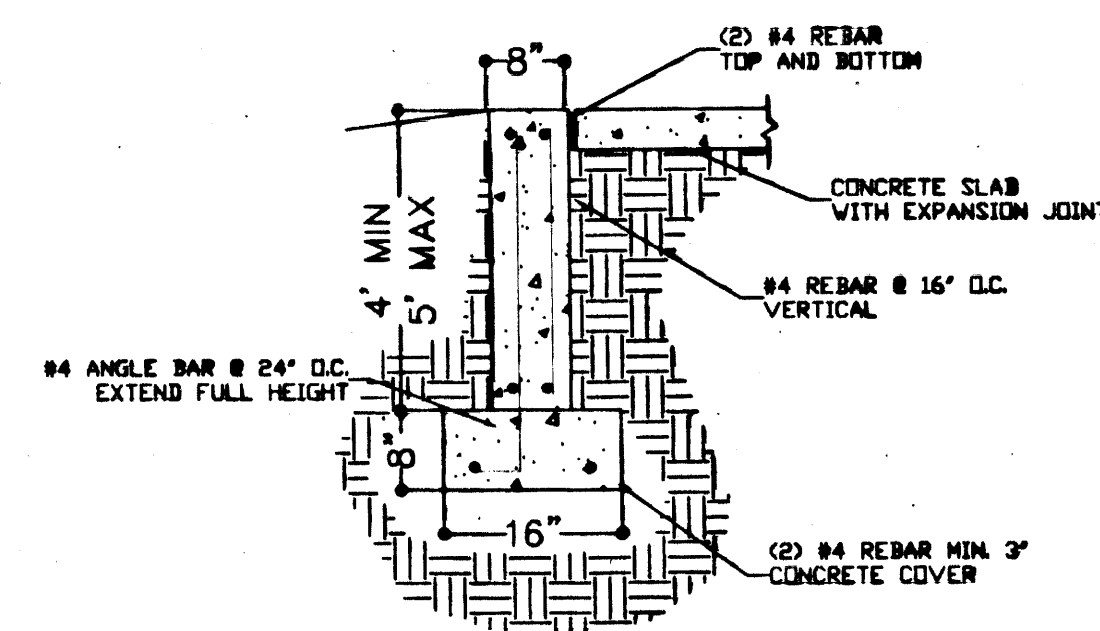
FLOOR PLAN
SCALE 1"=8'



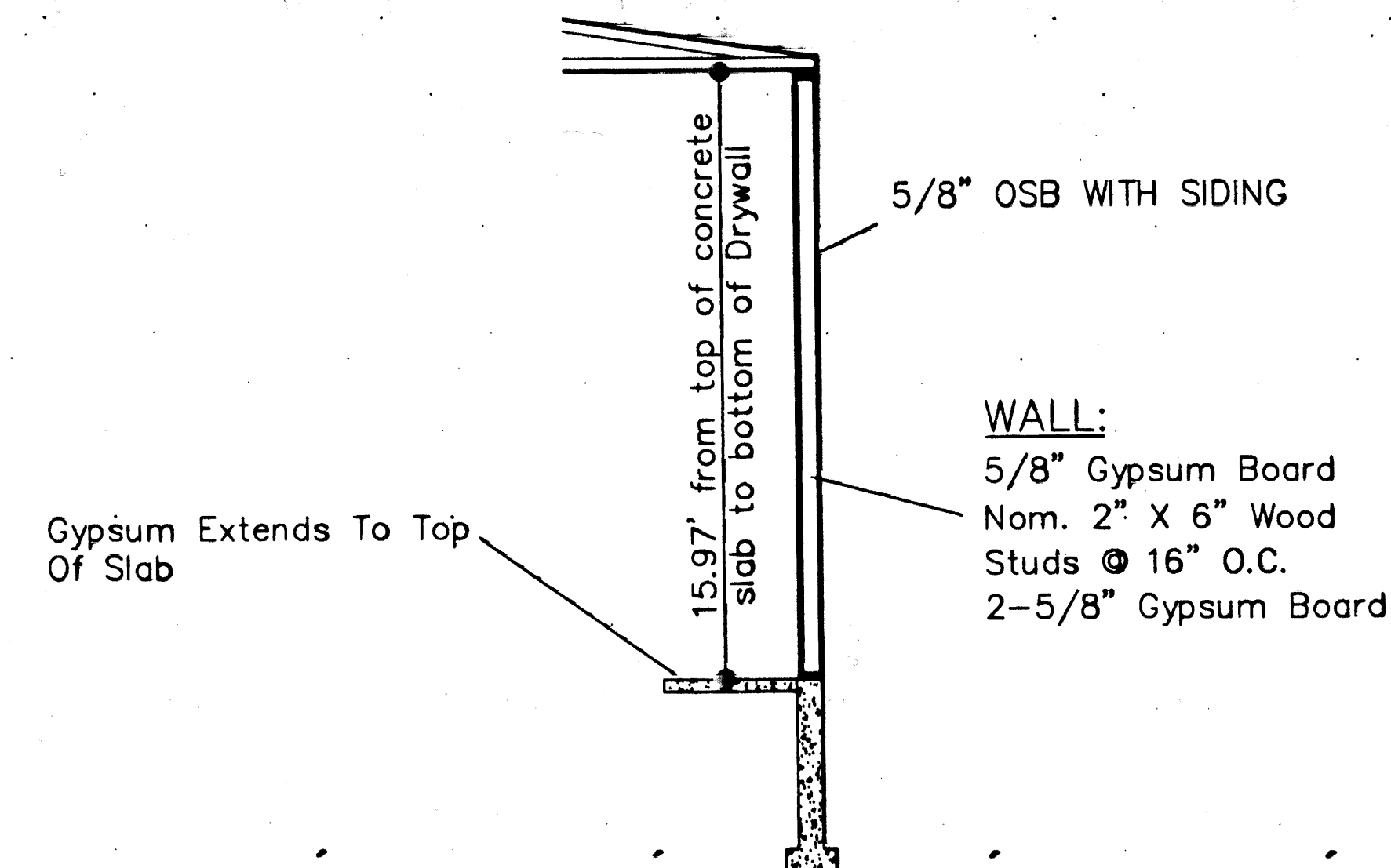
FRONT ELEVATION
SCALE 1"=8'



SIDE ELEVATION
SCALE 1"=8'



SECTION A
SCALE 1"=4'



DETAIL B
SCALE 1"=4'

GENERAL NOTES

2.1 "Individual Air Space Unit" means a single unit depicted on the Map and consisting of all enclosed rooms located in the Condominium Unit and bounded by the interior surfaces of the perimeter walls, floors, ceilings and doors thereof, together with all non-bearing walls, fixtures, and improvements therein contained. The interior surface of a perimeter door means the position at which such surface of a perimeter door or window when such door is closed. The Individual Air Space Unit shall hereinafter be referred to as the "Unit."

Unit shall not include any of the structural components of the Building or utility or service lines located within the Unit but serving more than one Unit. Moreover, the Individual Air Space Unit shall not include the General Common Elements or any other part of the Buildings not expressly defined in this Section 2.1. The boundaries of each Unit are delineated and designated by an identifying number on the Map.

2.2 "Project" means the condominium community established by this Declaration known as the Big Toy Storage, LLC of Building "A" of Gillette, WY Condominiums.

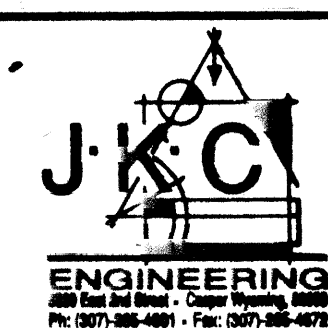
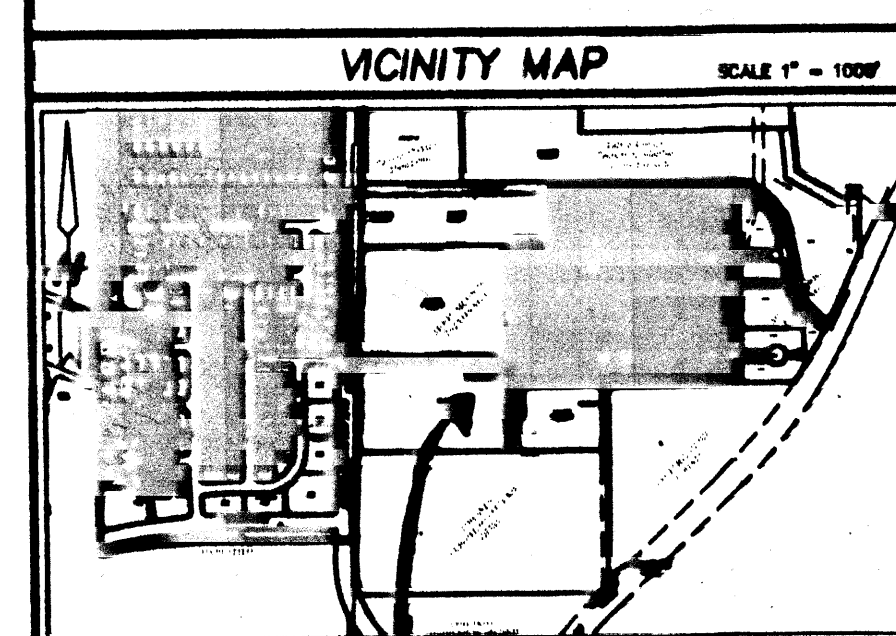
2.3 "Limited Common Elements" means those General Common Elements which are reserved for use by fewer than all the owners of the Individual Air Space Units.

2.4 "General Common Elements" means and includes the land on which a building is located, including, but not limited to, the foundations, columns, girders, beams, supports, main walls, roofs, stairs, stairways, sidewalks, yards, walkways, driveways and parking lots; installations of common services, if any, such as electricity, power, light, water, heating, air conditioning, trash collection, and all other facilities on such land. The General Common Elements shall be owned as tenants in common, by the Owners of the separate Units, each owner of a Unit having an undivided interest in such General Common Elements as provided herein.

2.5 "Map" means the Condominium plat, consisting of a Map of the land, a legal description thereof, a floor plan of each typical Unit within the Building, horizontal locations of boundaries of each Unit, unit identification numbers together with such other information as may be included thereof in the discretion of the Declarant. The Map is incorporated herein by this reference and filed with the clerk simultaneously herewith.

2.6 "Building" means the one (1) building located on the Real Property containing the Unit as shown on the Map.

2.7 "Condominium Unit" or "Unit" mean the same thing and refer to the fee simple interest and title in and to the Individual Air Space Unit and an undivided fee simple interest in the General Common Elements.



CONDOMINIUM PLAT OF BIG TOY STORAGE, LLC OF BUILDING 'A'

A PORTION OF
LOT 2
MOON MEADOW ESTATES #5
CITY OF GILLETTE,
CAMPBELL COUNTY, WYOMING.

REVISED OCTOBER, 2010

SHEET 2 OF 2

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