

CONDOMINIUM PLAT

TC-4 CONDOMINIUM

CITY OF GILLETTE, WYOMING

TC-4 CONDOMINIUM

NOTES:

- I. DIMENSIONS
EXTERIOR DIMENSIONS TO AVERAGE OUTSIDE FINISH WALL SURFACE.
INTERIOR DIMENSIONS TO AVERAGE INTERIOR WALL FINISH SURFACE.
- II. ELEVATIONS
FINISH CEILING ELEVATIONS TO AVERAGE INTERIOR FINISH CEILING SURFACE.
FINISH FLOOR ELEVATIONS TO AVERAGE INTERIOR FINISH FLOOR SURFACE.
BASIS OF ELEVATIONS IS CITY OF GILLETTE BENCHMARK NO. 23.
- III. UNIT
VOLUMETRIC AREA CONTAINED WITHIN THE CONFINES OF THE AVERAGE INTERIOR DIMENSIONS AND AVERAGE ELEVATIONS.
- IV. UNIT A
ALL OF THE PARTS OF THE STRUCTURE ENCOMPASSED WITHIN THE EXTERIOR DIMENSIONS OF UNIT A, INCLUDING BUT NOT LIMITED TO ALL FOOTINGS, FOUNDATIONS, STRUCTURAL WALLS, SUPPORTS AND COVERINGS.
- V. UNIT B
ALL OF THE PARTS OF THE STRUCTURE ENCOMPASSED WITHIN THE EXTERIOR DIMENSIONS OF UNIT B, INCLUDING BUT NOT LIMITED TO ALL FOOTINGS, FOUNDATIONS, STRUCTURAL WALLS, SUPPORTS, AND COVERINGS.
- VI. COMMON AREA
ALL OF THAT AREA IN THE TC-4 CONDOMINIUM NOT INCLUDED IN THE CONFINES OF UNITS A OR B INCLUDING BUT NOT LIMITED TO PARKING AREAS, DRIVEWAYS, WALKWAYS, OPEN AREAS AND UTILITIES.

VACATION DECLARATION

DECLARATION VACATING PREVIOUS PLATTING THIS PLAT IS THE RESUBDIVISION OF LOT 26 EAST LAKEWAY SUBDIVISION AS FILED IN BOOK 10 OF PLATS, PAGE 222, OF THE RECORDS OF CAMPBELL COUNTY, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of the TC-4 CONDOMINIUM to the City of Gillette as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property and improvements by me and under my supervision and correctly shows the location and dimensions of the units, easements, and common areas of said condominium developments as the same are staked upon the ground in compliance with the City of Gillette regulations governing the platting of condominiums.



DEDICATION

Know all men by these presents that the undersigned TC4 LLC being the owners, proprietors, and parties of interest in the land shown on this plat do hereby certify:
That the foregoing plat designated as TC-4 CONDOMINIUM, a subdivision of the City of Gillette, Campbell County, Wyoming is described more particularly as follows:

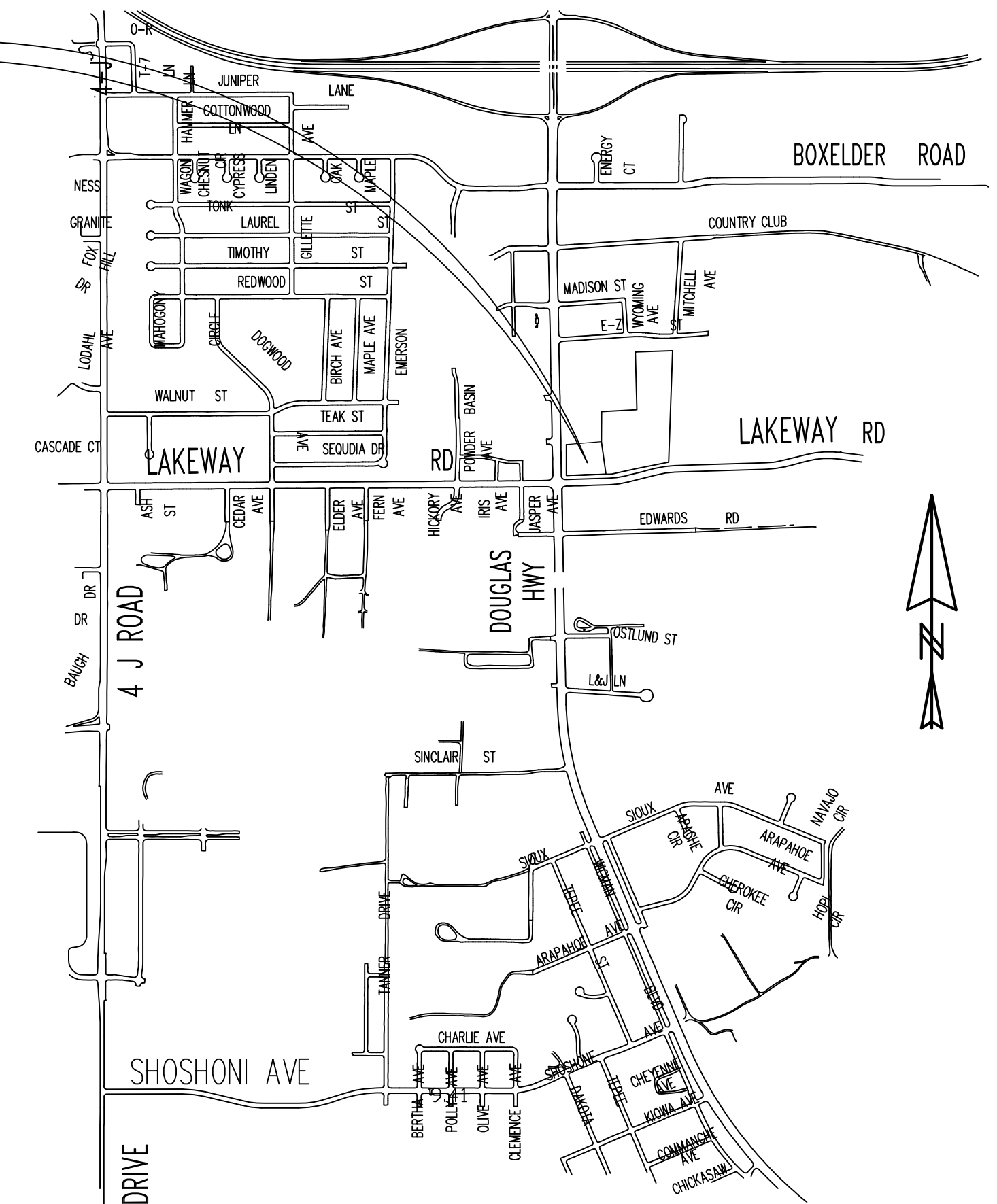
Lot 26, EAST LAKEWAY SUBDIVISION, City of Gillette, Campbell County, Wyoming to be known as Units A and B and the Common Area of TC-4 CONDOMINIUM and contains an area of .58 acres, more or less, and

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 _____ day of _____, 20____, A.D., by:

OWNERS: TC4 LLC

MANAGER: TC4 LLC



VICINITY MAP

N.T.S.

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, A.D., by _____ as Manager for TC-4 a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

APPROVALS

Data on this plat reviewed this _____ day of _____, 20____, A.D., by the City Engineer of Gillette, Wyoming.

Approved by the City Council of the City of Gillette, Wyoming this _____ day of _____, 20____, A.D.

City Engineer

Mayor

City Clerk

This plat approved by the City of Gillette Planning Commission this _____ day of _____, 20____, A.D.

Chairman

Secretary

This plat filed for record in the office of the Clerk and Recorder at _____ o'clock _____ m., _____, 20____, and is duly recorded in Book _____ Page No. _____

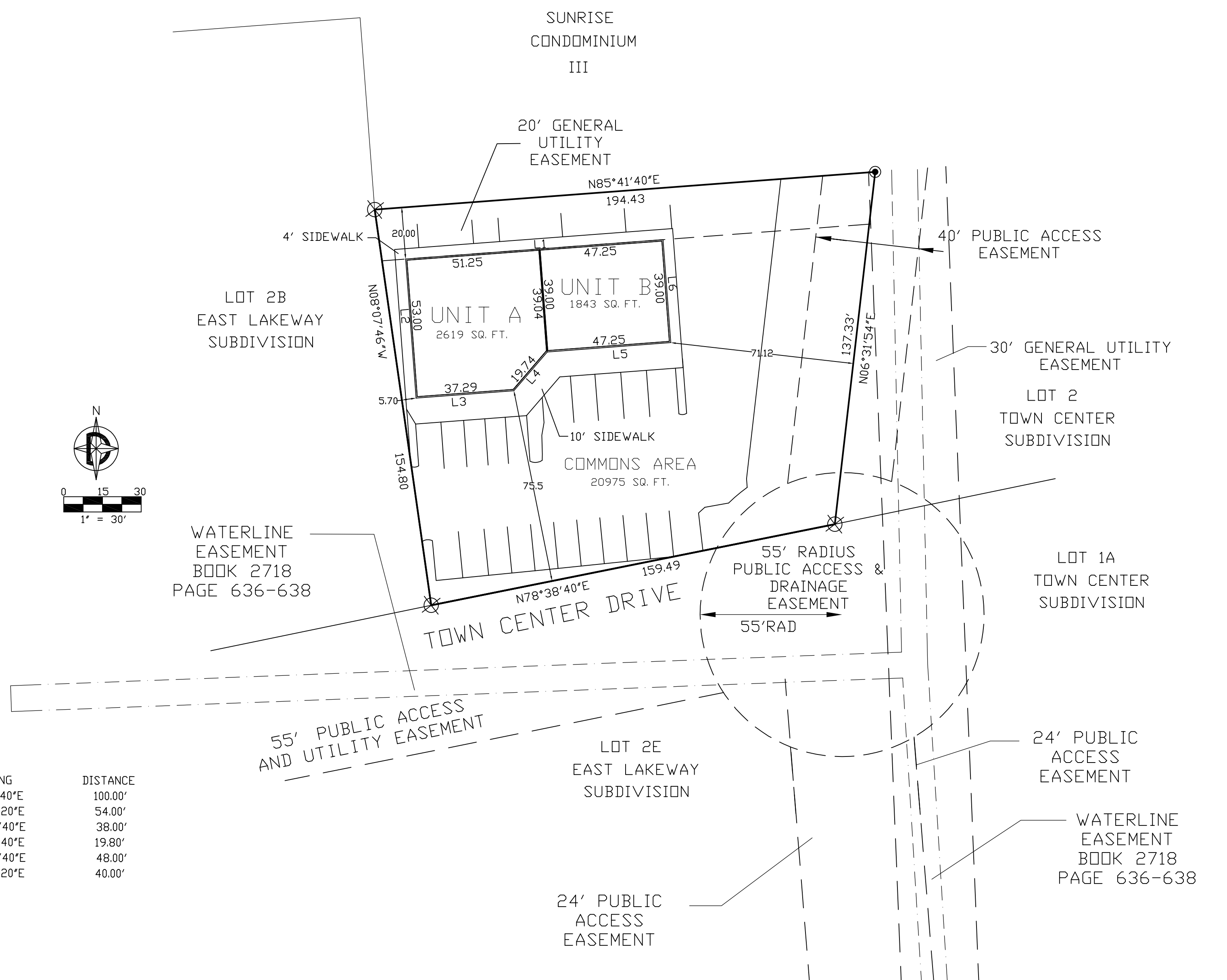
County Clerk

CONDOMINIUM PLAT

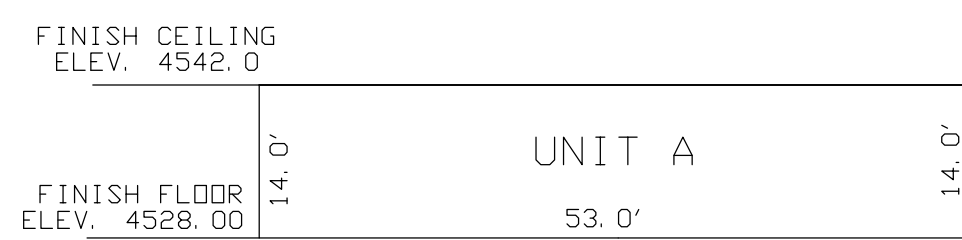
TC-4 CONDOMINIUM

PREPARED FOR: TC4 PO BOX 1052 GILLETTE, WY 82717	PREPARED BY: DOYLE SURVEYING, INC 801 E. Fourth St. Suite C-8 Gillette, WY 82718 PH: (307) 686-2410
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Date of Preparation: JUNE, 2017 SHT 1 OF 1



LINE	BEARING	DISTANCE
L 1	N85°41'40"E	100.00'
L 2	S04°18'20"E	54.00'
L 3	N85°41'40"E	38.00'
L 4	N40°41'40"E	19.80'
L 5	N85°41'40"E	48.00'
L 6	S04°18'20"E	40.00'



CROSS SECTION A
NOT TO SCALE



CROSS SECTION B
NOT TO SCALE

LEGEND

- FOUND 5/8" REBAR WITH SURVEY CAP
- ⊗ FOUND "X" SCRIBED IN CONCRETE