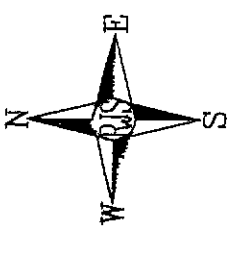


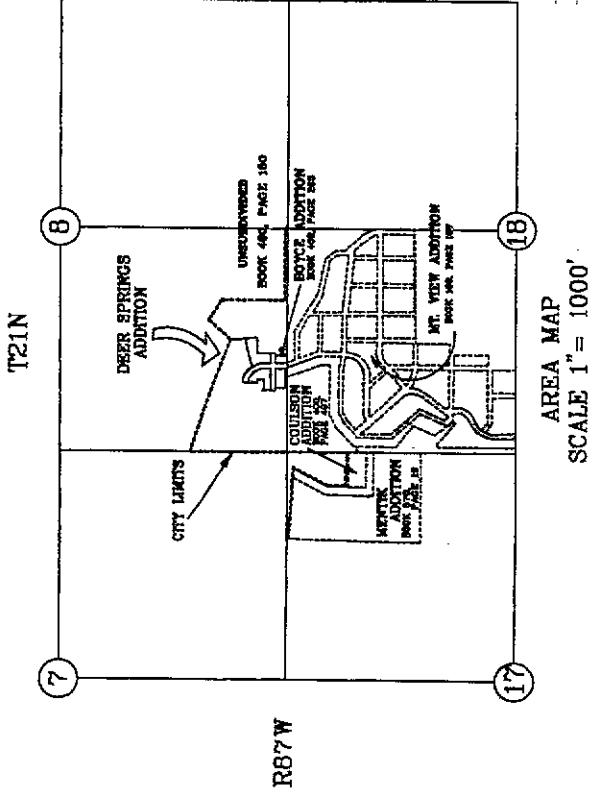
Developer
 Pioneer Mill & Construction
 P.O. Box 1154
 Rawlins, Wyoming 82301

FINAL PLAT
 DEER SPRINGS ADDITION
 TO
 CITY OF RAWLINS, CARBON COUNTY, WYOMING
 IN
 SW1/4 SECTION 8, T 21 N, R 87 W, 6TH PM

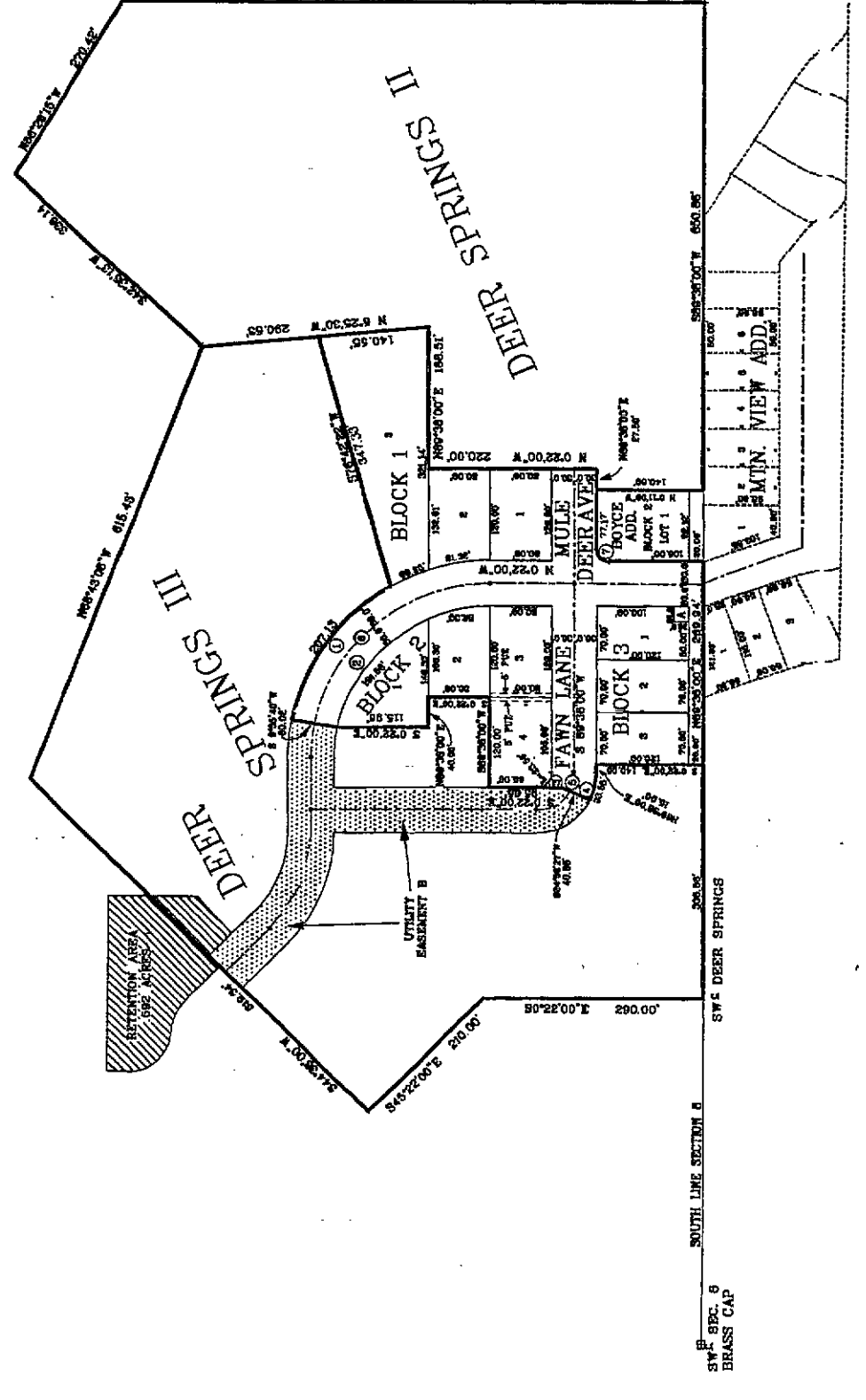


0 100 200 300
 SCALE: 1" = 100'

CURVE NO	RADIUS	LENGTH	DELTA	CHORD
1	260	357.70	78°50'	350.15
2	260	273.95	78°50'	262.89
3	18	33.08	90°	21.81
4	76	33.56	25°38'	53.27
5	45	16.28	18°28'	13.22
6	230	315.76	78°40'	291.56
7	15	23.96	90°	21.21



NOTES
 ——— DEER SPRINGS ADDITION BOUNDARY
 - - - - - 10' PUBLIC UTILITY EASEMENT
 **10' PUBLIC UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO STREET



FINAL PLAT
DEER SPRINGS ADDITION

Developer
Pioneer Mill & Construction
P.O. Box 1154
Rawlins, Wyoming 82301

TO
IN
CITY OF RAWLINS, CARBON COUNTY, WYOMING
SW1/4 SECTION 8, T 21 N, R 87 W, 6TH PM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Owners and Proprietors of the Deer Springs Addition hereby certify that this plat is located in the Southwest one-quarter of Section 8, Township 21 North, Range 87 West of the Sixth Principal Meridian, County of Carbon, State of Wyoming, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 2 of the Boyce Addition, an A.I. Cap, which bears S89°38'00"W, 1658.88 ft., then N 0°11'00"W, 140.00 ft. from the South 1/4 corner of said Section 8; said A.I. Cap marked "L 1 BL 2 BPTCE 13 544"; Thence S89°38'00"W, 27.60 ft. to a point along the South line of Kule Deer Avenue monumented with an A.I. pipe & cap marked "SMBRKT PT 13 544 1098"; Thence N 0°22'00"W, 220.00 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "L 1 4/17 3 BL 1 LS 544"; Thence N89°38'00"W, 168.82 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "SE COR LT 3 BL 1 LS 544"; Thence N 9°23'30"W, 140.56 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "NE COR LT 3 BL 1 LS 544"; Thence S74°42'22"W, 847.35 ft. to a point on a non-isogonal curve on the Northerly right of way of Mountain View Boulevard monumented with a 5/8" rebar with A.I. cap marked "NW COR LT 3 BL 1 LS 544"; Thence S 9°35'40"W, 80.02 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "NW COR LT 1 BL 2 LS 544"; Thence S 0°22'00"W, 115.96 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "SW COR LT 1 BL 2 LS 544"; Thence N89°38'00"W, 40.00 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "SW COR LT 2 BL 2 LS 544"; Thence S 0°22'00"W, 80.00 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "SW COR LT 2 BL 2 LS 544"; Thence S89°38'00"W, 180.00 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "NW COR LT 4 BL 2 LS 544"; Thence S 0°22'00"W, 80.86 ft. to a point in Fawn Lane;

Thence S84°53'27"W, 40.88 ft. to a point on the South right of way line of Fawn Lane;

Thence along a curve to the left an Arc Distance of 33.85 ft., on a Radius of 75.00 ft., through a Central Angle of 29°37'49", with a Chord Bearing and Distance of S77°37'00"E, 33.87 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "PT CURVE 4 LS 544";

Thence S89°38'00"W, 15.00 ft. to a point monumented with a 5/8" rebar with A.I. cap marked "NW COR LT 3 BL 3 LS 544";

Thence S 0°22'00"W, 140.00 ft. to a point on the South line of Section 8;

Thence N89°38'00"W, 288.84 ft. along the South line of Section 8 to a point monumented with a 5/8" rebar with A.I. cap marked "SMBRKT PT 13 544 1098";

Thence N 0°11'00"W, 80.00 ft. to the Southwest corner of Lot 1, Block 2 Boyce Addition monumented with a 5/8" rebar with A.I. cap marked "SW COR LT 1 BL 2 BPTCE 13 544";

Thence N 0°11'00"W, 105.00 ft. along the West line of Lot 1, Block 2 Boyce Addition to a point monumented with a 5/8" rebar with A.I. cap marked "PC LT 1 LS 544";

Thence along a curve to the right and along the Northwesterly line of Lot 1, Block 2 Boyce Addition an Arc Distance of 25.56 ft., on a Radius of 15.00 ft., through a Central Angle of 98°38'31", with a Chord Bearing and Distance of N44°38'00"W, 21.21 ft., to a point monumented with a 5/8" rebar with A.I. cap marked "PT LT 1 LS 544";

Thence N89°38'00"W, 77.17 ft. along the North line of Lot 1, Block 2 to the Point of Beginning, said Tract containing 4.286 acres more or less;

That the foregoing and laying out into streets, lots, alleys and easements known as Deer Springs Addition, is with five consent of the undersigned Owners and Proprietors; that they are the Owners thereof, and that they do hereby dedicate to the public use, said streets and alleys, Utility easements, as shown, and notes are dedicated for the purpose of installation and maintenance of public utilities. Tract A and the following described Utility Easement, as shown, are dedicated to the City for the purpose of installation and maintenance of public utilities. Easement has been granted by the Owners and Proprietors of said Addition for the Attention Pond area, and is recorded in Book _____ Page _____ Miscellaneous Records of the Carbon County Clerk.

UTILITY EASEMENT
A 60.00 ft. wide strip of land for utility purposes in the SW1/4 of Section 8, T21N, R87W, Carbon County, Wyoming, 30.00 ft. on each side of the following described centerline:

Beginning at a point on the centerline of Mountain View Boulevard where it ends on the Deer Springs Addition boundary as defined on the Deer Springs Addition in the City of Rawlins, Carbon County, Wyoming, said point of beginning bearing N 9°23'40"W, 30.01 ft. from the Northeast corner of Lot 1, Block 2 of the said Deer Springs Addition;

Thence along a curve to the left an Arc Distance of 45.5 ft., on a Radius of 230.00 ft., through a Central Angle of 11°20'05", to a point;

Thence S89°38'00"W, 70.00 ft. to a point of intersection for a second easement to the South;

Thence S89°38'00"W, 30.00 ft. to the beginning of a curve to the right;

Thence along said curve an arc distance of 141.37 ft., on a Radius of 180.00 ft., through a Central Angle of 45°00'00" to a point;

Thence N45°22'00"W, 81.70 ft. to a point which bears N37°57'00"E, 790.84 ft. from the Southwest corner of said Section 8;

Thence recommencing at the point of intersection of the second easement, also a 60.00 ft. wide strip of land 30.00 ft. on each side of the following described centerline:

Thence S 0°22'00"W, 285.00 ft. to the beginning of a curve to the left;

Thence along said curve an Arc Distance of 55.40 ft., on a Radius of 46.00 ft., through a Central Angle of 70°32'15" to a point on the Westerly line of said Deer Springs Addition at the centerline of Fawn Lane where it ends on the West line of said Addition.

In witness whereof, the said Owners and Proprietors have hereunto set their hands and seals this 1st day of May, 1994.

PIONEER MILL & CONSTRUCTION
James R. Pickle
President - James R. Pickle

ATTEST:
Mary E. Fiehe
Secretary-Treasurer - Mary E. Fiehe

STATE OF WYOMING)
COUNTY OF CARBON)

On this 1st day of May, 1994, before me appeared Charles G. Fiehe, James R. Fiehe, and Mary E. Fiehe, President, Secretary and Treasurer of the Pioneer Mill & Construction Company, Inc., a corporation organized under the laws of Wyoming, who acknowledged to me that they executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 1st day of May, 1994.
My commission expires March 4, 1994
Charles G. Fiehe
Notary Public

This Subdivision subject to the protective covenants recorded 10th day of May, 1994, in Book 249, Page 175
Miscellaneous Records of the Carbon County Clerk.

In addition to the City of Rawlins zoning ordinances, no building will be built within 21 feet of another building.

This plat, approved by the City Council of Rawlins, Wyoming, on the 9th day of May, 1994, for filing with the Clerk of the County of Carbon, Wyoming, is subject to the public restrictions shown hereon, subject to the provisions that approval in no way obligates the City of Rawlins for financing or contributing to improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the City Council and until all improvements shall have been completed to the satisfaction of the City Council and accepted by proper resolution.

Dated this 9th day of May, A.D., 1994.

Attest:
David L. Schuler
City Clerk

This plat approved by the Rawlins City Planning Commission this 26th day of September, 1993

David L. Schuler
Chairman

This plat approved by the Rawlins City Engineer this 7th day of May, 1994

Henry City Engineer
City Engineer

SURRENDERS STATEMENT

I, Martin A. Pedersen of Rawlins Wyoming, hereby state that the accompanying map was made from notes taken on a survey made by me or under my supervision and that it accurately depicts the Subdivision, and that all lots are accurately staked and marked in the field. Hearings are referred to the South line of Section 5, Township 21 North, Range 87 West, between the Southwest Corner and the South 1/4 Corner, N89°38'00"E



RECORDS CHECKED

I, William E. Herdman, the duly elected, qualified, and acting County Clerk and Ex-Officio Recorder of Deeds in and for Carbon County, Wyoming, do hereby certify that this map was filed in my office in Rawlins, Wyoming on the 21st day of December, 1994, and duly recorded in Book 351, at Page 524, Instrument No. 252033, at 11:02 AM.

William E. Herdman
County Clerk of Carbon County, Wyoming

Prepared By Robert Jack Smith & Associates, P. O. Box 1184, Rawlins, WY 82301

PROTECTIVE COVENANTS

PART A Preamble

On this 10 day of May, 19 96, Pioneer Mill and Construction, owners of the following described property, to-wit:

Lots One (1) through Three (3), Block One (1); Lots One (1) through Four (4), Block Two (2); and Lots One (1) through Three (3), Block Three (3); all in the Deer Springs Addition to the City of Rawlins, Carbon County, Wyoming,

hereby state that the purpose of the restrictions that hereinafter follow is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restrictions upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

PART B Area of Application

The protective covenants hereinafter described in Part C in their entirety shall apply to:

Lots One (1) through Three (3), Block One (1); Lots One (1) through Four (4), Block Two (2); and Lots One (1) through Three (3), Block Three (3); all in the Deer Springs Addition to the City of Rawlins, Carbon County, Wyoming,

PART C Residential Area Protective Covenants

NATURE AND DURATION

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an Instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and affect.

NON-ENFORCEMENT

Failure by the present owner, the architectural control committee, or any land owner in the subdivision described herein to enforce any restrictions, conditions, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as one occurring prior or subsequently thereto.



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

ARCHITECTURAL CONTROL COMMITTEE

1. Membership. The Architectural Control Committee is composed of:
Jim Piche and Clarence Piche.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power, through a duly recorded written instrument, to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

2. Procedure. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. Architectural Control. No building, fence or wall shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the fence or wall have been approved by the architectural control committee as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any fronting street than the minimum front building set-back line unless similarly approved. Approval shall be as hereinabove provided.

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height above ground level and a private garage for not more than three cars.

DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted on any lot at a cost, including land costs, of less than \$80,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the permitted dwelling size. The ground floor area of the main structure, exclusive of one-story, open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

BUILDING LOCATION

1. No building shall be located on any lot nearer to the front or rear lot line or nearer to the side street line than the minimum building set-back line as set forth in the Rawlins City Code of Ordinances. In any event, no building shall be located on any lot nearer than 25 feet to the front lot line.

In addition to City of Rawlins Zoning Ordinances, no building, of any type, shall be located within Thirty-One feet (31') of another building.

2. No building shall be located nearer than 8 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.

3. For the purposes of this covenant, eaves, steps, fireplaces, chimneys, and open porches shall not be considered as part of a building provided, however, that his shall not be construed to permit any position of a building on a lot to encroach upon another lot.

LOT AREA AND WIDTH

No dwelling shall be erected or placed on any lot having an area of less than 7,500 square feet.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction and flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

NUISANCES

No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES

No structure of any temporary character, house trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. This covenant shall not be construed to preclude the storage on any lot of a recreational camp trailer.

SIGNS

No signs of any kind shall be displayed for public view on any lot except one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sales period.

OIL AND MINING OPERATIONS

No oil drilling, oil development or operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, retained or permitted upon any lot.

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

GARBAGE OR REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any lot.

SITE DISTANCE AT INTERSECTIONS

No fence, wall, hedge, or shrub planting which obstructs the site lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 8 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same site-line limitations shall apply to all lots with driveways which enter into a street and all alley entrances. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such site-lines.

LAWN AREAS

The are of any lot on which there is not erected any building, driveway, or sidewalk shall be grass or otherwise maintained in a manner approved by the Architectural Control Committee. Each such grassed area or other wise maintained area shall be maintained in a neat and orderly manner, to the satisfaction of the Architectural Control Committee.

AMENDMENT

These Protective Covenants may be amended by a vote of Seventy-Five percent (75%) of the owners of lots within the subdivision, except that the requirement that no building may be built within 31' of another building may not be altered, amended, or revoked.

PIONEER MILL AND CONSTRUCTION CO.

By: *Jim Piche*
Jim Piche, Vice-President

STATE OF WYOMING)
) ss.
COUNTY OF CARBON)

The foregoing instrument was acknowledged before me by Jim Piche, as Vice-President of Pioneer Mill and Construction Co., this 10th day of May, 1996.

Witness my hand and official seal.

Waide E. Waldrip
Notary Public

My commission expires:

