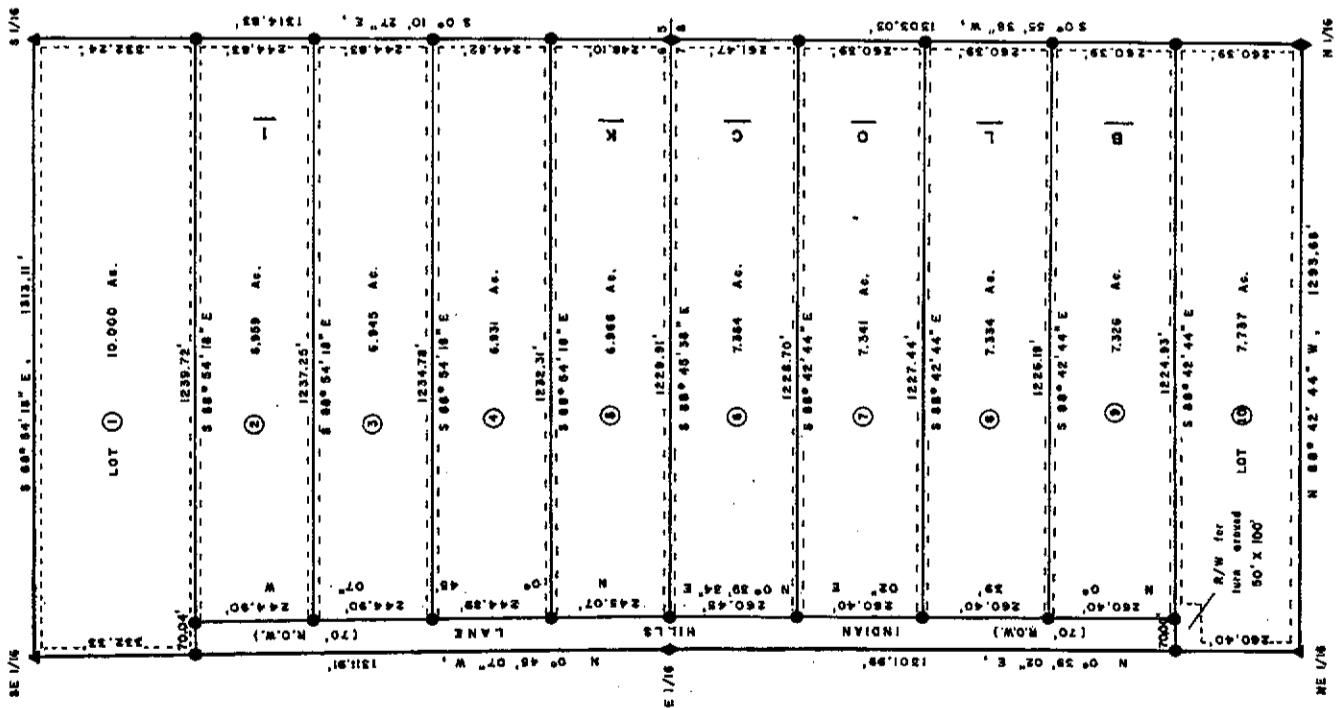




# INDIAN HILLS ESTATES SUBDIVISION In The County of Carbon, State of Wyoming

## FINAL PLAT



- LEGEND**
- ◆ FOUND 3/4" AL. GAP
  - ▲ FOUND 5/8" REBAR @ 1 1/2" AL. GAP
  - SET 3/4" REBAR @ 1 1/2" AL. GAP
  - UTILITY EASEMENT (10' on interior lines and 15' on exterior)

SCALE: 1" = 200'

### CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT PAMELA RAY MOORE BEING THE SOLE OWNER OF ALL THAT REAL PROPERTY EMBRACED IN THIS PLAT WHICH IS ALL OF THE SE 1/4 OF SECTION 6 AND ALL OF THE NE 1/4 AND E 1/4 OF SECTION 7 IN T. 14 N., R. 83 W., 6TH P.M., CARBON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, T. 14 N., R. 83 W., 6TH P.M., CARBON COUNTY, WYOMING;

THENCE S 09° 55' 36" E, 1303.03 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 7 TO THE N 1/16 CORNER BETWEEN SECTIONS 7 AND 8, T. 14 N., R. 83 W.;

THENCE N 88° 42' 44" E, 1293.68 FEET TO THE NE 1/16 CORNER OF SAID SECTION 7;

THENCE N 09° 39' 02" E, 1301.99 FEET TO THE E 1/16 CORNER BETWEEN SECTION 6 AND 7, T. 14 N., R. 83 W.;

THENCE N 00° 45' 07" N, 1311.91 FEET TO THE SE 1/16 CORNER OF SAID SECTION 6;

THENCE S 89° 54' 18" E, 1313.11 FEET TO THE S 1/16 CORNER BETWEEN SECTIONS 6 AND 5, T. 14 N., R. 83 W.;

THENCE S 0° 10' 27" E, 1314.83 FEET ALONG THE EAST LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING, AND CONTAINING 78.16 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON, WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND DESIGNATED THE SAME AS INDIAN HILLS ESTATES SUBDIVISION IN THE COUNTY OF CARBON, STATE OF WYOMING, AND HEREBY DEDICATES TO THE PERPETUAL USE OF THE PROPERTY OWNERS THE ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS SHOWN HEREON; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF CARBON COUNTY, WYOMING, AS DOCUMENT NO. 875505, RECORDED IN BOOK 752, PAGE 459.

EXECUTED THIS 15<sup>th</sup> DAY OF June, A.D., 1982.

OWNER (S) Pamela Ray Moore  
P.O. BOX 604  
ENCAMPMENT, WYOMING 82425

STATE OF WYOMING) ss  
COUNTY OF CARBON)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY PAMELA RAY MOORE THIS 15<sup>th</sup> DAY OF June, A.D., 1982.

MY COMMISSION EXPIRES 1-30-83. *William J. Thomson*  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I, BILLY RASBERRY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT OF THE INDIAN HILLS ESTATES SUBDIVISION CORRECTLY REPRESENTS THE SURVEY MADE BY ME AS STATED UPON THE GROUND IN COMPLIANCE WITH WYOMING STATE LAWS GOVERNING THE SUBDIVISION OF LAND.

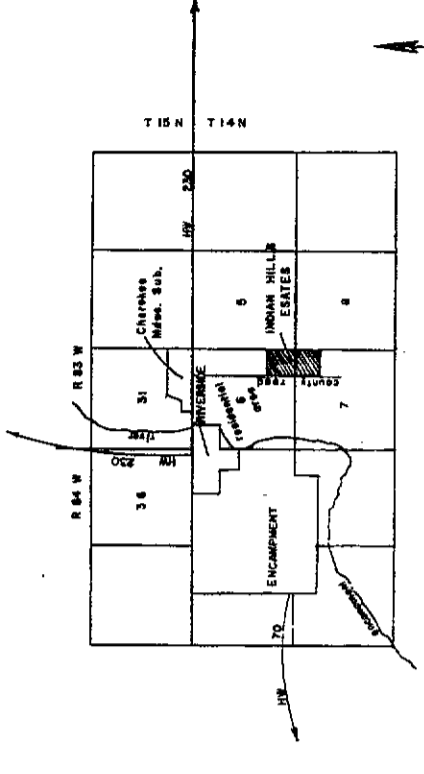
DATED THIS 15<sup>th</sup> DAY OF June, A.D., 1982.

*Billy Rasberry*  
WYOMING REGISTRATION NO. 2926, L.S.

### CERTIFICATE OF COUNTY SURVEYOR / ENGINEER

APPROVED THIS 21<sup>st</sup> DAY OF June, A.D., 1982.

*John E. ...*  
COUNTY SURVEYOR / ENGINEER



LOCATION MAP  
SCALE: 1" = 5280'

### NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PUBLIC UTILITIES PROVIDED.
3. NO PUBLIC MAINTENANCE OF ROADS.
4. ZONING - EXISTING RAN, PROPOSED RD-B.

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING, THIS 7<sup>th</sup> DAY OF July, A.D., 1982, FOR FILING WITH THE CLERK AND RECORDER OF CARBON COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COMMISSIONERS AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE CARBON COUNTY FOR MAINTENANCE OF STREETS WHICH ARE NOT DEDICATED TO THE PUBLIC NOR UNTIL ALL IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND ACCEPTED BY PROPER RESOLUTION.

DATED THIS 7<sup>th</sup> DAY OF July, A.D., 1982

*Blair ...*  
CHAIRMAN

*Mary ...*  
MEMBER

### PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE CARBON COUNTY PLANNING COMMISSION THIS 7<sup>th</sup> DAY OF July, A.D., 1982.

*Robert ...*  
CHAIRMAN

### CLERK OR RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 8:00 O'CLOCK A.M. July 27, 1982, AND IS ONLY RECORDED IN BOOK 809-8, PAGE 459, INSTRUMENT NO. 875505.

*Mary ...*  
CLERK AND RECORDER

Drawn By: B. RASBERRY  
Date: 5/82

Scale: 1" = 200'

Job No: 82-04-20-1

Map No: \_\_\_\_\_

Sheet: \_\_\_\_\_ OF \_\_\_\_\_

High Country  
Surveying and Engineering, Inc.  
PO BOX 88  
186 E. BROADWAY, MANTOLONGA, WY 82801

RESERVATIONS AND RESTRICTIVE COVENANTS  
INDIAN HILLS ESTATES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, PAMELA K. MOORE,  
is the owner of the following described real property located  
in the County of Carbon, State of Wyoming, to-wit:

All of the SE $\frac{1}{4}$  of Section 6, and all of the  
NE $\frac{1}{4}$  of Section 7, Township 14 North, Range  
83 West, of the Sixth P.M., being more particu-  
larly described as follows:

Beginning at the Northeast corner of Section 7,  
Township 14 North, Range 83 West, Sixth P.M.,  
Carbon County, Wyoming;

Thence S0°53'36" W, 1303.03 feet along the East  
boundary of said Section 7 to the N1/16 corner  
between Sections 7 and 8, Township 14 North,  
Range 83 West;

Thence N88°42'44" W, 1293.68 feet to the NE1/16  
corner of said Section 7;

Thence N0°39'02" E, 1301.99 feet to the E1/16 cor-  
ner between Sections 6 and 7, Township 14 North,  
Range 83 West;

Thence N0°45'07" W, 1311.91 feet to the SE1/16  
corner of said Section 8;

Thence S88°54'18" E, 1313.11 feet to the S1/16  
corner between Sections 6 and 5, Township 14  
North, Range 83 West;

Thence S0°10'27" E, 1314.83 feet along the East  
line of said Section 6 to the Point of Beginning,  
and containing 78.15 acres, more or less

and she does hereby make the following declarations as to res-  
ervations, restrictions, limitations and uses to which the lots  
constituting said legal subdivision may be put, contemplating  
the development of said land as a residential area and the pur-  
chase of lots therein for residential purposes, said lands con-  
stituting a legal subdivision in accordance with a plat thereof  
recorded in Book Plats 600-B at Page 43 in the office of the  
County Clerk and Ex-Officio Register of Deeds in and for Carbon  
County, Wyoming. The within restrictions and reservations shall  
govern the control, ownership, use, occupancy and transfer of  
the lots contained in said legal subdivision under and upon the  
following terms and conditions.

NOW, THEREFORE, it is hereby declared that all of the prop-  
erty described above is held and shall be held, conveyed,



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).

hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions and covenants, all of which are declared and agreed to be in furtherance of a plan for the subdivision improvements and sale of the lands, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the lands and every part thereof. The acceptance of any deed or conveyance thereof by the grantee or grantees therein and their heirs, executors, administrators, successors and assigns, shall constitute their covenants and agree with the undersigned and with each other to accept and hold the property described or conveyed in or by such deed or conveyance subject to said covenants and restrictions as follows, to-wit:

1. NAME AND PLAT. The name of this subdivision shall be INDIAN HILLS ESTATES and this instrument shall be construed as a part of the plat of the subdivision as though the same were set forth thereon in full.

2. HOMEOWNERS ASSOCIATION. The INDIAN HILLS ESTATES HOMEOWNERS ASSOCIATION shall be responsible for the maintenance and repair of the INDIAN HILLS LANE, enforcement of regulations concerning disposal of rubbish and other regulations as set forth in this instrument.

For every landowner in INDIAN HILLS ESTATES, membership is compulsory in the INDIAN HILLS ESTATES HOMEOWNERS ASSOCIATION.

The INDIAN HILLS ESTATES HOMEOWNERS ASSOCIATION is a non-profit corporation; with the purchase of a lot or lots automatic membership is provided. The governing body of the ASSOCIATION will be a Board of Directors elected by the owner-members.

The landowner of each lot shall be entitled to one (1) vote in the ASSOCIATION which may be cast in person or by proxy. No fractional votes shall be allowed and if any lots be jointly owned, in partnership, or by a corporation, the owners shall appoint one person as its authorized representative

to vote in the ASSOCIATION. In the event the joint or corporate landowners of a lot cannot agree upon one (1) person to vote for them, then they shall not be entitled any vote in the ASSOCIATION until they agree upon one (1) person.

The ASSOCIATION's Board of Directors shall consist of three (3) members. The ASSOCIATION shall elect two (2) members from the landowners and the owner of the subdivision shall comprise the third member of the ASSOCIATION's Board of Directors. The ASSOCIATION's Board of Directors shall enforce the RESERVATIONS AND RESTRICTIVE COVENANTS of the HOMEOWNER'S ASSOCIATION.

The annual budget of the ASSOCIATION is established by the Board of Directors and a monthly assessment is then established for each member on a prorated basis. However, as circumstances change, the financial requirements will vary, necessitating re-evaluation of assessments. Any change in assessments will require a vote of two-thirds (2/3) of the total membership to enact any increase.

3. LIVESTOCK. No animals, livestock, or poultry of any kind shall be raised, bred or kept for any commercial purpose on any tract. Swine are expressly forbidden and none shall at any time be kept on any tract for any purpose. In order to prevent overgrazing, livestock shall be kept in a small corral not to exceed ten (10) percent of the lot size and shall only be allowed to occasionally graze in the remaining native grass area owned and fenced by the owner. The Board of Directors approval is expressly required for the erection and maintenance of buildings and fences for livestock. All animals must at all times be under the control of the owner or owners, and any cost incurred in expelling or impounding stray livestock, including household pets, shall be borne by the owner, refusal to make such payment shall constitute grounds to file a lien against the personal or real property of said owner of the livestock.

4. WATER AND SEWER. No central water distribution or sewage collection system will be provided by or at the expense of the owner, PAMELA K. MOORE, her heirs or assignees.

Each landowner shall be properly permitted by the Wyoming State Engineer for his domestic well. Suggested well designs and specifications are given in the Geohydrology Report prepared by Simons, Li & Associates, Inc., copies of which shall be furnished to the landowner upon request by the subdivider.

Sewage shall be disposed of only by and on lot through a buried, non-polluting septic system of adequate capacity and standards to comply with the requirements of the Wyoming Department of Environmental Quality and/or any other governmental agency with jurisdiction. No house shall be occupied within the subdivision unless an approved septic system is installed. No septic tank or field system shall be located within fifty (50) feet of any landowners property line or located in any place that would constitute a nuisance for adjacent landowners. No sewage, waste water, trash, garbage, or debris shall be emptied, discharged or permitted to drain into any domestic well.

5. RUBBISH. No portion of the property shall be used or maintained as a dumping ground for rubbish or abandoned vehicles. Trash, garbage or other waste shall not be kept except in sanitary containers and will be removed from the property to the approved public dump facility in Encampment, Wyoming. The cost for the use of the sanitary fill is the sole responsibility of the individual landowner of each lot.

6. FIRE PROTECTION. All open fires will be contained to a small area for proper fire control. The discharge of fireworks or other similar devices shall not be allowed within the subdivision.

7. MINING OPERATIONS. No oil or gas drilling, oil or gas development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot; nor shall oil or gas 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, maintained or permitted on any lot.

8. ARCHITECTURAL STANDARDS. No lot shall contain more than one (1) permanent trailer home or mobile home excepting Lot One (1), which shall not contain more than two (2) permanent trailer homes or mobile homes, and shall not be used as a mobile home park whether for or without compensation on said lot. Trailer home(s) must be placed on a permanent foundation and must be maintained so as to be a compliment not a detriment to the real estate and aesthetic value of the subdivision.

Each landowner is required to obtain a building permit for construction of a residential building or any out-building from the Carbon County Planning & Development Commission, Rawlins, Wyoming. Each lot shall not contain more than one (1) residential building excepting Lot One (1), which shall not contain more than two (2) residential buildings.

9. EASEMENTS. Easements and rights-of-way as shown on the recorded plat are hereby reserved in this subdivision for pipes and conduits for lighting, electricity, gas, telephone, sewer, water or any other public or quasi-public utility service purposes, together with the right of ingress and egress at any time for the purpose of further construction and repair.

Within all drainage and utility easements, no structures, fences, trees, shrubs, or other obstructions shall be placed or permitted to remain in place which may damage or interfere with the installation and maintenance of utilities or which may change or obstruct the flow of drainage channels in the easements. A minimum of an eighteen inch (18") steel or concrete culvert must be used when constructing driveway entrances from common roads to lot interiors.

THESE COVENANTS are to run with the land and shall be perpetually binding on all parties and all persons claiming under them from the date these covenants are recorded.

ENFORCEMENT shall be by proceeding at law or in equity against any person or persons violating or attempting to

