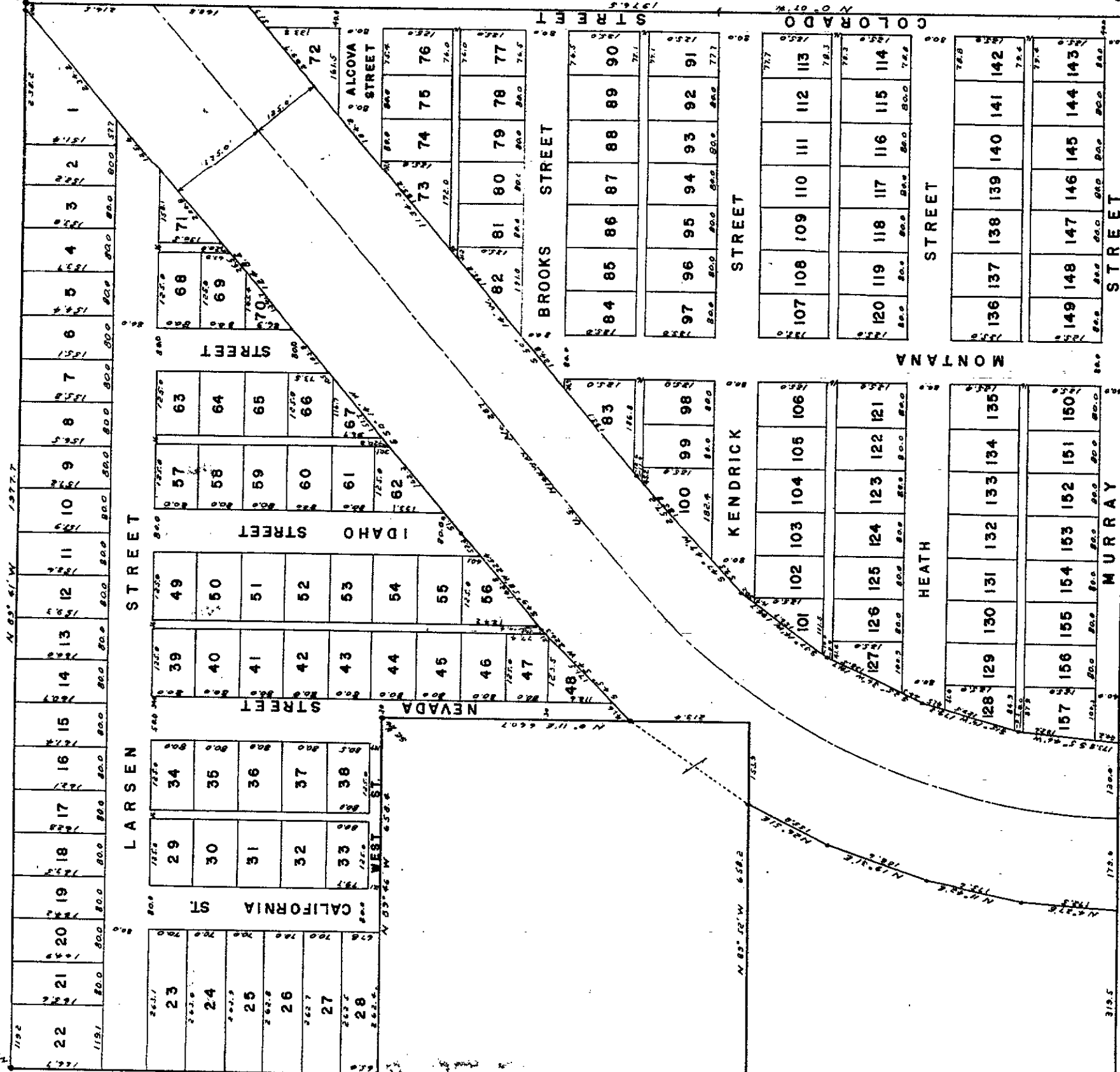


# RETTSTATT ADDITION TO THE CITY OF RAWLINS WYOMING



Know All Men By These Presents: That the undersigned, the City of Rawlins, Wyoming, do hereby certify that the within and foregoing plat of the City of Rawlins, Wyoming, is a true and correct copy of the original plat on file in the office of the City Clerk of Rawlins, Wyoming, and that the same is a true and correct copy of the original plat on file in the office of the City Clerk of Rawlins, Wyoming, and that the same is a true and correct copy of the original plat on file in the office of the City Clerk of Rawlins, Wyoming.

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WITNESS:  
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**DEDICATION**

Know All Men By These Presents: The undersigned owners of the land shown on the annexed map and plat and hereafter fully described, do hereby lay out and plat said land under the name of Rettsatt Addition to the City of Rawlins, Wyoming, and do hereby dedicate to the perpetual use of the public the streets and alleys shown thereon.

Said owners further declare that the above and foregoing sub-division is described by metes and bounds as follows:

Beginning at the S.E. corner of Section 8 T. 21 N., R. 67 W. of the 6th Principal Meridian, Wyoming, thence N. 89° 56' W. 1973.4 ft., thence N. 40° 13' W. 661.6 ft., thence S. 89° 56' E. 650.4 ft., thence N. 40° 13' E. 660.7 ft., thence N. 89° 46' W. 698.4 ft., thence N. 40° 13' W. 662.1 ft., thence S. 89° 41' E. 1977.7 ft., thence S. 0° 07' E. 1976.5 ft. to the point of beginning.

This plat represents a retracement and reestablishment of the section boundaries, and a partial subdivision of the section according to a survey executed by John S. Knowler of the U.S. Bureau of Land Management beginning Oct. 11, 1949 and completed April 27, 1950 under special instructions dated Oct. 5, 1949 and executed June 10, 1950 for Area 22, Wyoming.

be it remembered that on this 15th day of December, 1954 before me the undersigned, a notary public in and for the State of Wyoming, personally appeared the above signed owners, known to me to be the persons who executed the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily.

In Witness Whereof I have hereunto set my hand and affixed my notary seal this 15th day of December, 1954.

Notary Public in and for Wyoming  
 My Commission expires 12/31/56

STATE OF WYOMING  
 COUNTY OF CARBON

I, Richard Cantline, do hereby certify that the above attached plat of the Rettsatt Addition to the City of Rawlins, Wyoming, was prepared by the undersigned and that the same is a true and correct copy of the original plat on file in my office.

Witness my hand and the seal of my office this 15th day of December, 1954.

Richard Cantline  
 City Clerk



Mayor and Council of the City of Rawlins, Wyoming

Mayor Shane Jolly  
 President of Council Henry Bennett

STATE OF WYOMING  
 COUNTY OF CARBON

I, R. G. Engstrom, the duly elected, qualified and acting County clerk and Register of Deeds of Carbon County, Wyoming do hereby certify that the above attached plat was filed in my office in Rawlins, Wyoming on this 15th day of December, 1954 and duly recorded in book 2144

Instrument No. 316150

R. G. Engstrom  
 County Clerk

**RESOLUTION**

A RESOLUTION EXTENDING THE CITY LIMITS OF THE CITY OF RAWLINS, CARBON COUNTY, WYOMING, TO INCLUDE THEREIN THE "RETTSATT ADDITION" TO THE CITY OF RAWLINS:

WHEREAS the Mayor and City Council of the City of Rawlins, Carbon County, Wyoming, have approved a dedication and plat presented by the individual property owners in an addition designated as the Rettsatt Addition to the City of Rawlins, and

WHEREAS the real estate included within said Addition is contiguous to the north boundary line of said City of Rawlins on U. S. Highway 207, and the City limits of this City should be extended to encompass said Addition.

NOW, THEREFORE, pursuant to the provisions of Section 29-206 of the Wyoming Compiled Statutes of 1945, be it resolved by the Mayor and City Council of the City of Rawlins, that the City limits of the City of Rawlins be and the same are hereby extended to include within the corporate limits of said City the said Rettsatt Addition to the City of Rawlins, as laid out, designated and described on the official plat of said Addition.

PASSED, ADOPTED AND APPROVED this 30th day of December, 1954.

Shane Jolly  
 Mayor

Attest:  
Mary Helen Sullivan  
 City Clerk

Henry Bennett  
 President of the Council

316150  
 1144  
 March 21 1955  
 344

R. G. Engstrom  
 County Clerk



ORDINANCE NO. 220

AN ORDINANCE RELATING TO THE ZONING OF THE RETTSTAT ADDITION TO THE CITY OF RAWLINS.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF RAWLINS:

Section 1. Only residences may be constructed upon said property and no business houses will be allowed to be constructed.

Section 2. All buildings shall be constructed of new and substantial materials. Foundations will be of concrete or cinderblock, or similar masonry. Wood surfaces will be painted or stained. Logs may be used for said new construction if they are properly sized and treated. All buildings or other improvements appurtenant to the development of the lots shall be of a permanent type. All houses shall have no less than 800 square feet of floor space.

Section 3. Adequate toilet facilities shall be provided which conform to state and city laws. Buildings or other improvements on Lots 9, 10, 13, 14, 16, 17, 20 and 21 shall be set back a minimum distance of 150 feet from the present center line on U. S. Highway No. 287.

Section 4. Placement of buildings on the lots with respect to rights of way for roads and property boundary lines shall be as follows:

(a) Buildings constructed of steel, concrete, cement, or cinderblock or other fire resistant material shall be located a distance of no less than 5 feet from the side property line.

(b) Buildings constructed of wood or other flammable materials with 9 foot eaves or under shall be located a distance of not less than 10 feet from the side property line, and those having more than 9 foot eaves shall be located not less than 15 feet from the side property line.

(c) All buildings and other improvements shall be a distance of not less than 25 feet and not more than 40 feet from the front property line.

Section 5. Road approaches to the lots from U. S. Highway No. 287 must be in accordance with the regulations and standards of the Wyoming State Highway Department concerning barrow pits and other requirements.

Section 6. Each owner will be required to keep his lot in a neat and orderly condition. Garbage and other refuse must be disposed of in an incinerator or be removed at regular intervals in accordance with local standards and practices. No gar-



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).

bage or other refuse can be burned except where an incinerator has been installed for that purpose.

Section 7. Each owner will be required to take all reasonable precautions to prevent fires. Debris and other flammable materials will be removed in such manner that the adjoining property will not be endangered. The storage of explosives upon the land is prohibited.

Section 8. All curbs and sidewalks shall be of a combination type and standard size, which is 4 feet 6 inches.

Section 9. There shall be no subdividing of lots.

Section 10. All houses constructed on said property shall be one family dwellings, and no more than one family shall live in any house.

Section 11. If a garage is not built attached to the house, it shall be located on the back of the property.

Section 12. No trailer houses can be brought on any property.

Section 13. No retaining walls may be built on said property, and all slopes must be terraced.

Section 14. The finished floor elevation of a residence shall be no more than 5 feet higher than the highest curb elevation, and never lower than 1 foot above the highest curb elevation.

Section 15. No fencing will be allowed from the front of the house to the property lines nor from the property lines at the front of the house to the street nor across the front of the property.

Section 16. Any person who shall violate any of the provisions of this ordinance or fail to comply herewith or any of the requirements hereof, or who shall build or alter any building in violation of this ordinance, shall be deemed guilty of a misdemeanor and shall be liable to a fine of not more than \$100.00 and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or part thereof where anything in violation of this Section shall be placed or shall exist, or any architect, builder, contractor, individual person or corporation employed in connection therewith and who shall have assisted in the commission of any violation shall be deemed guilty of a separate offense and upon conviction shall be fined as herein provided. In addition to the criminal action herein-

above provided, the City of Rawlins or any individual may bring such other legal action or proceedings deemed necessary to restrain, correct or abate such violation, to prevent the occupancy of such building or land or to prevent any illegal act, conduct, or use in or about such property.

Section 17. This ordinance shall take effect and be in force from and after its passage.

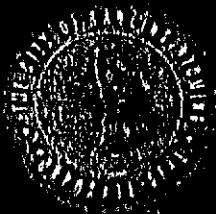
PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF February, A. D., 1955.

THE CITY OF RAWLINS

BY Glen A. Giddens  
MAYOR

ATTEST:

Maryellen Sullivan  
CLERK



STATE OF WYOMING } 316151  
DeWash County, }  
Filed for record on this 14 day  
of March, A. D. 1955 at 1:30  
p.m. by P. H. Engstrom  
County Clerk and Ex-officio Registrar of Deeds  
Arthur J. Jones Clerk