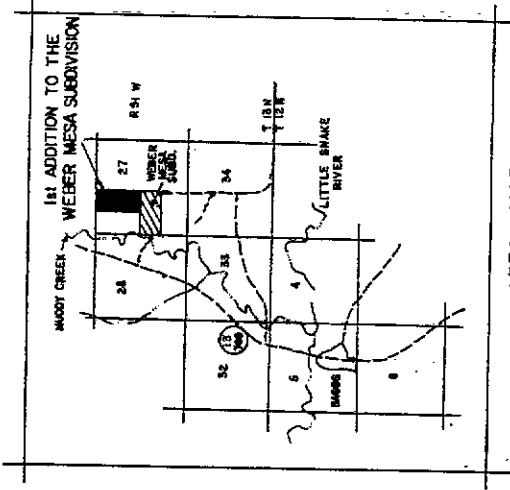


# FIRST ADDITION TO THE WEBER MESA SUBDIVISION

IN THE E1/2 NW1/4 OF SECTION 27, T13N, R91W, 6TH PM, CARBON COUNTY, WYOMING

SHEET 1 OF 2



**COUNTY COMMISSIONERS' CERTIFICATE**  
 This plat approved by the Board of County Commissioners of Carbon County, Wyoming, this 25th day of January, 1982, for filing with the Clerk and Recorder of Carbon County, Wyoming, in accordance with the provisions of the Wyoming Statutes, Chapter 2-10, and the provisions of the public dedications and agreements made by the County of Carbon, Wyoming, in connection with the construction of improvements on lands owned by the County of Carbon, Wyoming, 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 which have been completed to the satisfaction of the Board of County Commissioners and accepted by proper resolution.  
 Dated this 25th day of January, A.D., 1982.  
 Attest: Chas. D. Bradford COUNTY CLERK  
Ed. J. Stine CHAIRMAN

**CERTIFICATE OF COUNTY ENGINEER**  
 Approved this 25th day of January, A.D., 1982, by the County Engineer of the County of Carbon, Wyoming.  
Ed. J. Stine  
 County Engineer

**SURVEYOR'S CERTIFICATE**  
 I, Martin A. Pedersen, do hereby certify that I am a registered Professional Surveyor in the State of Wyoming, and that this plan is a true and correct copy of the original plat of the Weber Mesa Subdivision, as shown hereon, that was laid out from an accurate survey of said property by me and under my supervision and corrects shows the location and dimensions of the lots, easements, and subjects of said subdivision as the same are shown on the ground in compliance with Carbon County, Wyoming regulations governing the subdivision of land.  
 Wyo. Reg. No. 244, L.S.  
 Dated this 25th day of January, A.D., 1982.  
Janey  
 Surveyor

**CLERK OR RECORDER'S CERTIFICATE**  
 This plat was filed for record in the Office of the Clerk and Recorder at 10:30 A.M., March 26, 1982, and is duly recorded as Document No. 623477 in Book 277, Page No. 27.  
Mary A. Bradford  
 Clerk and Recorder

Protective covenants concerning the use of the lots in the First Addition to the Weber Mesa Subdivision are filed in the Carbon County Courthouse in Room 277, Page 178, Document No. 623477.

**CERTIFICATION OF DEDICATION AND OWNERSHIP**  
 Know all men by these presents that Jack Weber, the owner in fee simple of all that tract hereinafter described as follows: All that part of the East 1/2 of the Northwest 1/4 of Section 27, T13N, R91W, 6th P.M., Carbon County, Wyoming, and described as follows:  
 "A tract of land being the East 1/2 of the Northwest 1/4 of Section 27, T13N, R91W, of the 6th P.M., Carbon County, Wyoming, to be known as the First Addition to the Weber Mesa Subdivision, more particularly described as follows:  
 Beginning at the North 1 corner of said Section 27 which is monumented by an iron pipe with a brass cap  
 Thence S02°02'04"W, a distance of 3040.03 ft., along the north-south centerline of said Section 27 to the center of said Section 27 which is monumented by an iron pipe with a brass cap, this point also being the Northwest corner of lot 1 of the Weber Mesa Subdivision;  
 Thence N89°56'04"W, a distance of 1223.91 ft., along the west-south centerline of said Section 27, ending at the north corner of said Section 27 and falls on the North line of lot 1 of the Weber Mesa Subdivision, this point being monumented by an iron pipe with brass cap and steel fence post;  
 Thence S0°01'22"E, a distance of 1329.50 ft., along the north-south centerline of the Northwest 1/4 of Section 27 monumented by an iron pipe with brass cap and steel fence post;  
 Thence N02°02'04"W, a distance of 1311.09 ft., commencing along the north-south centerline of said Section 27, ending at the west 1/16 corner of Section 27, 27 monumented by an iron pipe with brass cap and steel fence post;  
 Thence S89°57'14"W, a distance of 1221.13 ft., along the North line of said Section 27 to the base point of beginning; said tract containing 80.329 acres, more or less.

and having by these presents laid out, platted, and subdivided the same into lots and blocks as shown hereon, with the necessary covenants, and in accordance with the desires of the undersigned parties and proprietors, and designated the same as the First Addition to the Weber Mesa Subdivision in the County of Carbon, Wyoming, and do hereby grant the utility and drainage easements shown thereon to the City of Carbon, Wyoming, and do further state that the utility and drainage easements shown thereon 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. 623477.

Executed this 25th day of February, A.D., 1982.  
 Jack Weber

STATE OF WYOMING )  
 COUNTY OF CARBON )  
 The foregoing declaration was acknowledged before me this 25th day of February, A.D., 1982, by Jack Weber.

Witness my hand and official seal this 25th day of February, A.D., 1982.  
Janey  
 County Clerk

W. Commission expires December 14, 1984  
 PLANNING COMMISSION CERTIFICATE  
 This plat approved by the Carbon County Planning Commission this 25th day of February, A.D., 1982.  
Sam J. Howard  
 Chairman

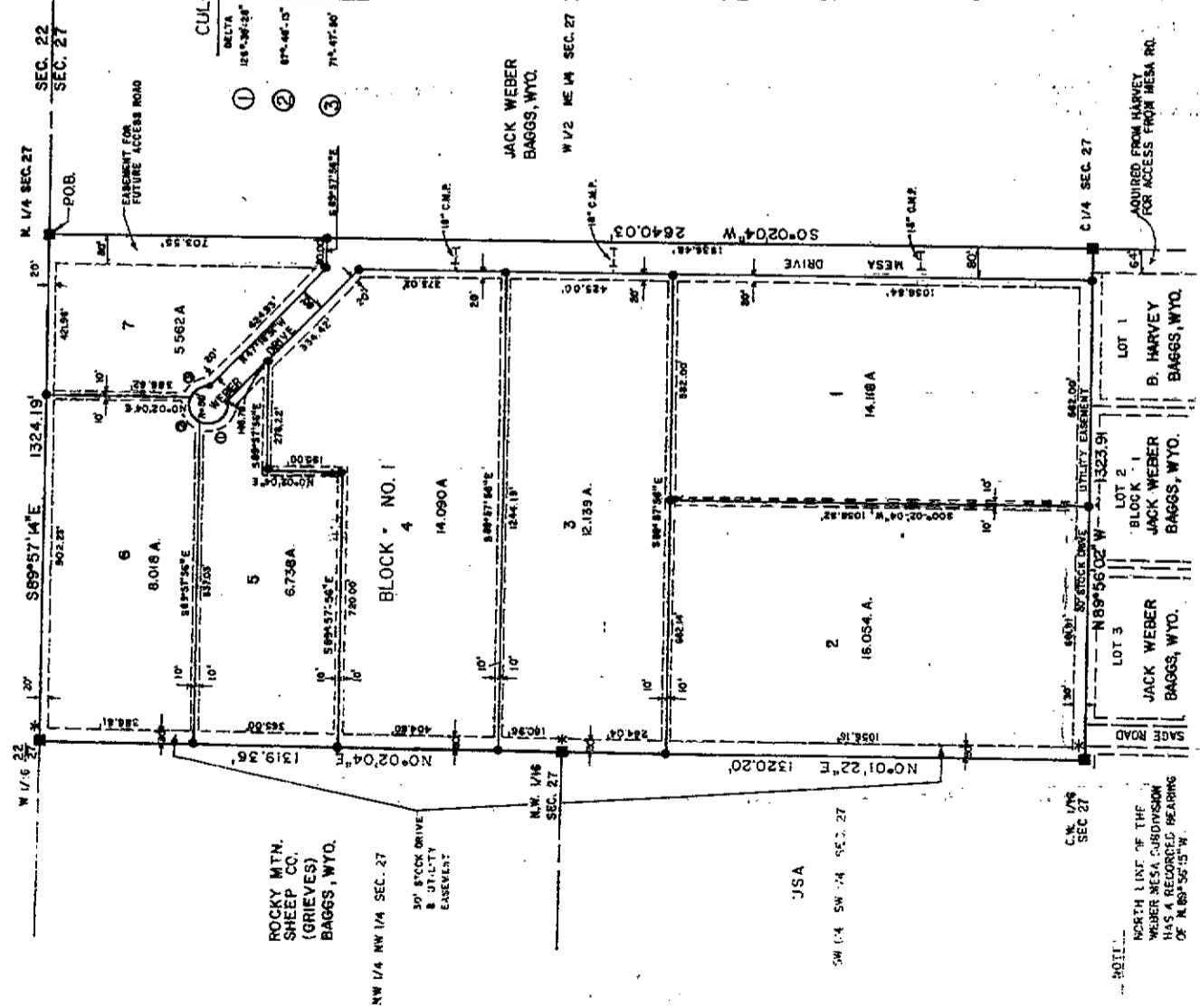
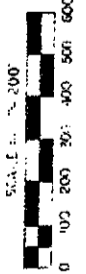
125-ft. change in section	DATE
	DESCRIPTION
	SCALE
	JOB NO. 2163
	CHECKED BY
	DATE
	DRAWN BY: J.E.S.
	DATE: 12-16-81

**RAE**  
 ROBERT JACK SMITH & ASSOC. INC.  
 CONSULTING ENGINEERS  
 AND SURVEYORS  
 JACK WEBER FOR  
 WEBER MESA SUBDIVISION  
 TO THE  
 FIRST ADDITION



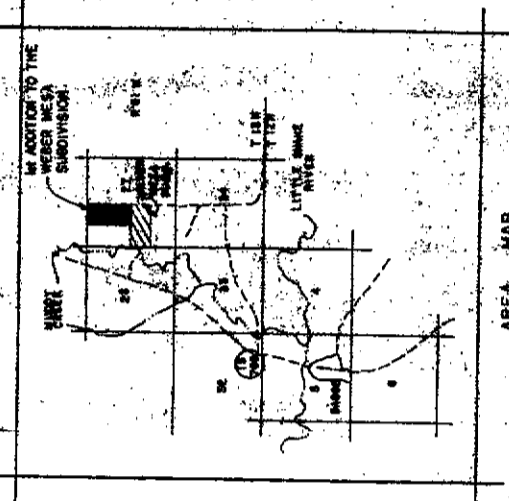
**FINAL PLAT**  
**FIRST ADDITION TO THE WEBER MESA SUBDIVISION**  
 IN THE E. 1/2 N.W. 1/4 OF SECTION 27 T13N., R91W., 6TH P.M., CARBON COUNTY, WYOMING.

SHEET 2 OF 2



**CUL-DE-SAC DATA**

DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
① 128°-54'-28"	90.00'	110.51'	83.34'
② 87°-46'-05"	90.00'	76.62'	63.34'
③ 71°-47'-40"	90.00'	62.65'	51.64'



- LEGEND & NOTES**
1. ALL ROADS TO BE GRAVEL
  2. SUBDIVISION LOTS TO HAVE PRIVATE INDIVIDUAL SEWER AND WATER SYSTEMS
  3. TO BE ZONED R0 S
  4. OVERHEAD ELECTRICAL AND UNDERGROUND TELEPHONE
  5. HARVEY IS REFERENCED TO THE SEAWARD CORNER OF SECTION 27 AND BETWEEN THE CENTER IN CORNER OF SEC. 27 AND THE NORTHEAST CORNER OF SEC. 27
  6. ALL INTERIOR PROPERTY LINES HAVE A 10' SIDE SETBACK, EXCEPT ALONG THE EASTERN PROPERTY LINES HAVE A 20' WIDE UTILITY EASEMENT, UNLESS OTHERWISE NOTED.

- IRON PIPE WITH BRASS CAP AND STEEL FENCE POST
- 8"x8" REBAR WITH ALUMINUM CAP AND STEEL FENCE POST
- REBAR REPLACED EXISTING 8"x8" REBAR & ALUMINUM CAP WITH IRON PIPE WITH BRASS CAP

**AVERAGE SUMMARY**  
 80,244 acres LOTS  
 3,524 acres ROADS

**SURVEYOR'S CERTIFICATE**  
 I, Morris A. Pedersen, do hereby certify that I am a duly licensed land surveyor in the State of Wyoming, and that this plat is a true and correct copy of the original filed in my office, and that I have personally examined the same and find it correct in all particulars. I have also personally examined the original plat, and find it correct in all particulars. I have also personally examined the original plat, and find it correct in all particulars. I have also personally examined the original plat, and find it correct in all particulars.

*Morris A. Pedersen*  
 Surveyor  
 Carbon County, Wyoming  
 My Commission Expires 12/31/2018

DATE	DESCRIPTION

WEBER MESA SUBDIVISION  
 Book 600 B, page 20

RESTRICTIVE COVENANTS

The undersigned, Jack Weber, being the owner of the property known as the First Addition to the Weber Mesa Subdivision, located in the County of Carbon, State of Wyoming, as described in Exhibit "A" hereto attached, and by this reference, designed to insure the use of said property for residential purposes only and to prevent nuisances and to prevent the impairment of the attractiveness of the property, and thereby to secure to each individual owner the full benefit and enjoyment of his home and property with no greater restriction upon the free and undisturbed use of said property than is necessary to insure the same advantage to the other similar property owners.

NOW, THEREFORE, we the undersigned do hereby make the following declarations as to limitations, restrictions and uses to which the said property may be put, with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit and limitation of all future owners of said property.

1. These restrictive covenants, easements, reservations, restrictions and requirements upon the lands within said Subdivision and any amendments thereto shall run with the land and remain in full force and effect until January 1, 2010, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless changed by unanimous consent of the owners of the subdivision land at which time the modifications to said covenants shall be evidenced by recording in the office of the Carbon County Clerk and Ex-Officio Register of Deeds an Amendment to Restrictive Covenants setting forth such amendments. At any time prior to January 1, 2010, and without the necessity of obtaining consent of any prior grantees of land in the FIRST ADDITION TO THE WEBER MESA SUBDIVISION sold by Grantor, Jack Weber, such Grantor reserves the exclusive right to amend these Restrictive Covenants as it may affect any lands then remaining owned by Jack Weber, or his successors or assigns, in fee simple, or to remove said lands completely from the effect thereof.

2. All homes must be on a F.H.A. approved foundation. Homes may be modular, and must be of good quality and set on a permanent foundation. Mobile homes may be parked on any lot providing that the mobile home is skirted with material approved by the committee created by Paragraph 13 hereof within six (6) weeks of the date on which the mobile home is placed on the lot.

3. All structures or dwellings on any such tract shall have all setbacks in conformity with the zoning regulations of the County of Carbon and State of Wyoming.

4. Any building constructed upon any tract in the said addition shall be seasonably completed and in no event later than twenty-four (24) months after the commencement of construction, however, this period shall not apply to delays occasioned by the reason of inability to obtain materials, strikes, acts of God, and other circumstances beyond the control of owner or builder.

5. The subject property is presently zoned R-D-5 with tracts containing approximately five (5) acres or more. Lots may be rezoned or further subdivided in accordance with the rules of Carbon County, the State of Wyoming, any other applicable regulations.

6. No mining shall be undertaken upon the surface of said subject property, nor shall any well for the production of, or from which there may be produced, oil and gas, be dug or operated upon said addition, nor shall any such machinery, appliance or structure ever be placed and operated or maintained thereon.

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).



7. No encroachments may be made upon the utility easements as shown by the recorded plat of subject property, including, without limiting the generality of the foregoing, the building of fences, buildings, incinerators, garages and other outbuildings, and the planting of any shrubbery on said easements.

8. Livestock may be kept. Housing for such livestock shall be constructed according to F.H.A. code. Persons owning livestock, pets or poultry of any kind shall be liable for their stock, and will confine such animals to their own premises with a legal fence or better of nice appearing materials. Persons shall not over-graze pasture, and shall keep all outbuildings and pens sufficiently clean, so as not to be offensive to their tract owners.

9. No outbuilding that has been constructed for longer than 10 years shall be placed on any lot. All outbuildings and fences must be constructed of materials approved by the Homeowners Association and maintained in an attractive manner.

10. All the subject property will be maintained by the owners in a neat, clean and sanitary condition, and no inoperative private automobile, machines, rubbish or junk shall be placed, stored or parked upon the subject property for more than thirty (30) days unless stored or parked within some building.

11. There shall not be carried upon any part or portion of the subject property and business or activity which is offensive, noisy, dangerous or detrimental to the use of the subject property for private residential purposes, nor shall the subject be used for any purpose which may come as a matter of common experience, tend to become an annoyance or nuisance to the general neighborhood or the other owners within the said Subdivision.

12. The subdivider will take care of road maintenance and snow removal until fifty percent (50%) of tracts are sold, then the tract owners will share equally the responsibility and expenses of maintaining and removing snow from the road. The subdivider shall retain the right to use said roads for expansion of said Subdivision and he and future lot owners in the expansion will share in cost of maintenance if such expansions should occur. Load limit on bridge shall be fifteen (15) tons.

13. Tract owners will elect a Board of five (5) members to settle any grievances or wrongdoings of a tract owner. Subdivider will retain his right to use road after this time.

14. All utilities including power lines and telephone lines shall be buried between the trunk service provided by the developer and any building or mobile home placed on a lot. Costs associated with the burial of utilities shall be borne by the lot owner.

15. The waiver by owners of other portions of the enforcement of any of the aforesaid covenants shall not be deemed to be a waiver of any subsequent or later breach or violation of any of the aforesaid covenants or restrictions.

16. Should any part or portion of the aforesaid restrictions or covenants be later found to be invalid or illegal, such invalidity or illegality shall not serve to render void or invalid the remainder of the aforesaid restrictions and covenants.

17. It is expressly understood and agreed that the several restrictive covenants contained herein shall attach to and run with the land and shall be lawful for the owner or owners of any tracts located in said Subdivision to institute and prosecute legal proceedings against the person or persons violating or threatening to violate the same.

18. Each lot in the legal Subdivision shall be burdened by the following rights and easements held, possessed and enforceable by all owners jointly and severally: easements and right-of-way as may be reasonably necessary for the installation, maintenance and repair of water, power and gas mains and lines, which shall be buried, or other installations as the same may now or in the future be installed or erected; provided, nevertheless, that no such easements or right-of-way shall hinder, damage or obstruct residential buildings constructed or in the process of construction at the time of such installation; provided further, that the use of such easements and exercise of rights thereunder shall be conducted with due care in regard to the surface, and in the event the surface shall be damaged in installation, maintenance or repair, it shall be, upon completion of the work, restored to its original condition. Such easements and right-of-ways shall be ten (10) feet in width along and adjacent to all lot lines, except along the streets which have larger easements as shown on the FIRST ADDITION TO THE WEBER MESA SUBDIVISION plat as recorded. Such easements can be used by any owner of record of the subdivision for the purpose of drilling water wells so long as it is contained within the limits of said easements. All water supplies shall follow the Minimum Standards for Private or Semi-Public Water Supplies as set forth by the Wyoming State Engineer's Office.

19. No water supply system shall be used or permitted on any lot or group of lots unless such system is located, constructed and equipped in accordance with the requirements, standards, and recommendations of both the State Health Department and the State Engineer's Office.

20. Each structure designed for occupancy or use by human beings shall be connected to a private individual waste disposal system of the pollution-free design and construction. These systems may be of the evaporation, aerobic, or anaerobic biological type systems, or any similar type of systems so long as they are properly installed, and are designed to provide pollution-free treatment of household wastes. At no time shall an outhouse be permitted to exist within the Subdivision.

NOW, THEREFORE, the said Grantor sets the above restrictions for the FIRST ADDITION TO THE WEBER MESA SUBDIVISION according to the plat thereof recorded in Plat Book 607<sup>8</sup> PLATS at Pages 37 and Plat Book 544E at Pages 545E of the Public Records of Carbon County, Wyoming as above described, and said Subdivision is thereby subject to the above protective covenants and restrictions.

Dated this 1st day of March, 1982.

Jack Weber  
 Jack Weber, Grantor

STATE OF WYOMING )  
 ) SS.  
 COUNTY OF CARBON )

RECORDED March 4, 1982 AT 11:00 O'CLOCK A.M.  
 IN BOOK 747 PAGE 148. PUBLIC R. WYO.  
 683129 MARY G. FRANKLIN, COUNTY CLERK

The foregoing instrument was acknowledged before me by JACK WEBER, this 1st day of March, 1982.

WITNESS my hand and official seal.

[Signature]  
 Notary Public

My Commission expires. 11-4-84