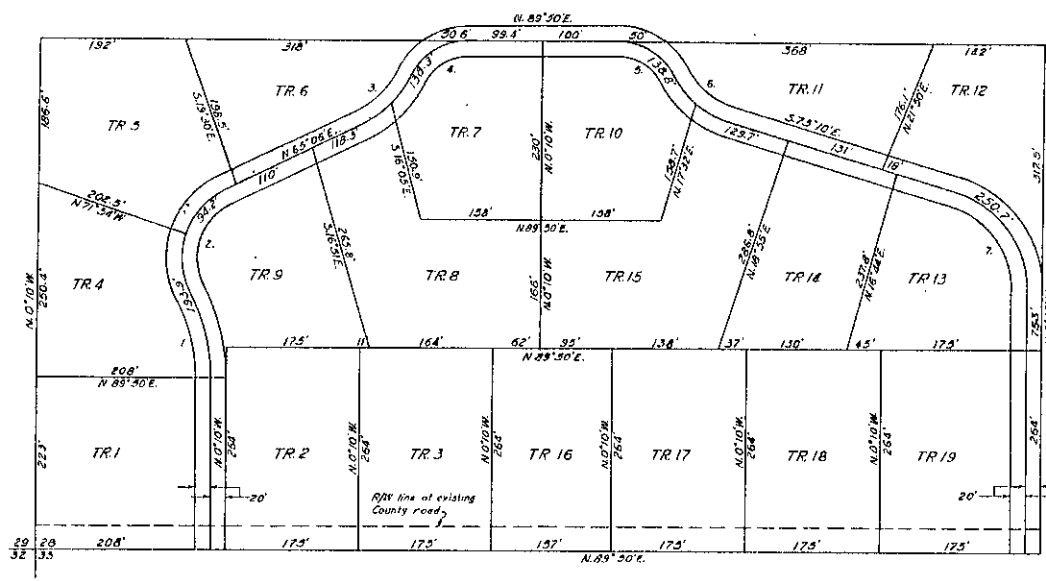


BROADAGRES SUBDIVISION



CURVE DATA

CURVE NO. 1	CURVE NO. 2
Δ = 28° 45'	Δ = 94° 01'
D = 24.48'	D = 51.46'
T = 60.00'	T = 100.00'
L = 17.44'	L = 152.95'
R = 234.07'	R = 83.23'

CURVE NO. 3	CURVE NO. 4
Δ = 39° 52'	Δ = 64° 36'
D = 41.56'	D = 71.38'
T = 30.00'	T = 30.60'
L = 91.93'	L = 30.25'
R = 137.87'	R = 80.05'

CURVE NO. 5	CURVE NO. 6
Δ = 39° 45'	Δ = 42° 49'
D = 65.58'	D = 44.85'
T = 100.00'	T = 30.00'
L = 91.11'	L = 30.32'
R = 87.37'	R = 127.76'

CURVE NO. 7
Δ = 73° 00'
D = 42.40'
T = 100.00'
L = 172.17'
R = 133.18'

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Keeper Eckman and Lois Jackson, husband and wife, of Fremont County, Wyoming, being the owners of the property herein concerned, do hereby declare that the above and foregoing plat is a true and correct plat of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, in Township 1 North, of Range 4 East, Wind River Meridian, Fremont County, Wyoming; that the name of the said subdivision is "Broadagres"; that references have been made to known or permanent monuments, all tracts hereon have been numbered by progressive numbers, with the dimensions thereof, and the course and breadth of streets shown; that the streets and roads thereon shown are dedicated to the public use forever; that the use, occupancy and enjoyment of the tracts contained in the subdivision are subject to and governed by restrictions, limitations and conditions set forth in that certain instrument in writing entitled "Restrictions of Use of Land, of even date herewith and recorded in the office of the County Clerk and Ex-Officio Registrar of Deeds of Fremont County, Wyoming, which restrictions are hereby incorporated in this plat by reference thereto, the same as if they were set out in full hereon; the above and foregoing subdivision of the said South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, in Township 1 North, of Range 4 East, Wind River Meridian, Fremont County, Wyoming, as thus restricted, is with the free consent and in accordance with the desires of the undersigned owners and proprietors; for the purposes of this plat, we, and each of us, hereby waive any and all rights under and by virtue of the homestead laws of the State of Wyoming.

Keeper Eckman
KEEPER ECKMAN

Lois Jackson
LOIS JACKSON

STATE OF WYOMING }
COUNTY OF FREMONT } ss.

On this 24 day of March, 1955, before me personally appeared Keeper Eckman and Lois Jackson, husband and wife, of Fremont County, Wyoming, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

[Signature]
NOTARY PUBLIC

My Commission Expires: Jan 6, 1957

CERTIFICATE OF SURVEY

I, Cecil L. Bishop of Riverton, Wyoming, hereby certify that on February 14, 1955, Broadagres Subdivision, as described in the owners certificate of dedication above, was surveyed by Robert M. Seipt, under my supervision; that said subdivision is described on this plat in the owners certificate of dedication, and that same is correctly shown on this plat, which is drawn to a scale of one inch equals one hundred feet. Lot corners and other points are marked on the ground. Widths of public ways and dimensions of lots are given in feet and decimals. Each lot bears its respective number. Said plat is true and correct, and I accurately surveyed said addition and the lots, streets and other public ways are accurately staked off and marked.

Cecil L. Bishop
CECIL L. BISHOP

REGISTRATION NO. 126

Subscribed in my presence and sworn to before me this 15 day of Feb, 1955.

[Signature]
NOTARY PUBLIC

My Commission Expires: Jan. 11, 1956.

APPROVED BY CITY COUNCIL
RIVERTON, FREMONT COUNTY, WYOMING

By: *[Signature]*

Attest: *[Signature]*

APPROVED BY COMMISSIONERS
OF FREMONT COUNTY

By: *[Signature]*

Attest: *[Signature]*

STATE OF WYOMING }
COUNTY OF FREMONT }
FILED
MAR 19 1955

INDEXED

PLAT OF THE
BROADAGRES SUBDIVISION
RIVERTON, FREMONT COUNTY, WYOMING

SCALE: 1" = 100'

INDEXED ✓
ABSTRACTED ✓
PHOTOSTATIC RECORDED
RESTRICTIONS ON USE OF LAND

STATE OF WYOMING) Filed in this office
FREMONT COUNTY) No. 407472
CLERK'S OFFICE,)
for record at o'clock M
Recorded
in Book 10 MAR 19 1955
of Miscellaneous Page 481
County Clerk and Ex-officio Register of Deeds
By Deputy

KNOW ALL MEN BY THESE PRESENTS:

Kemper Sackman and Lois Sackman, husband and wife, of Riverton, Fremont County, Wyoming, being the owners of all of the land contained in the South Half of the Southwest Quarter of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) and the North Half of the Southwest Quarter of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 28, Township 1 North, Range 4 East, Wind River Meridian, Fremont County, Wyoming, and desiring to plat and dedicate the said South Half of the Southwest Quarter of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$), consisting of twenty acres, as a legal subdivision, and having in mind and intent and in contemplation of the development of the above described land as a residential area and the purchase of tracts therein for residential purposes, do hereby fix, establish and declare the Restrictions hereinafter set forth as the provisions, restrictions and conditions governing and limiting the ownership, use, occupancy and transfer of the tracts contained in the said land, under and upon the following terms and conditions:

1. The name of this subdivision shall be Broadacre Subdivision of the South Half of the Southwest Quarter of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 28, Township 1 North, Range 4 East, Wind River Meridian, Fremont County, Wyoming.
2. The Restrictions hereinafter set forth shall be construed as conditions attached to the grant of each tract in said subdivision and as covenants running with the land; they shall be a part of every deed, grant, conveyance or encumbrance of the land herein concerned or any part thereof, the same as if they were set out in full in each deed, and every such deed, grant, conveyance or encumbrance shall be subject to the terms and conditions hereof, whether or not so expressly stated; they are created for the benefit of the entire subdivision and each tract therein contained and shall be enforceable, in law or equity, in accordance with their several terms and provisions, by the owners of the tracts therein, individually or collectively.
3. These Restrictions are and shall be construed as a part of the plat of this subdivision of even date herewith, the same as if they were set out in full thereon.
4. The owners of the land, above named, hereby covenant and agree with the purchasers of the said tracts, individually and collectively, that, the North Half of the Southwest Quarter of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section 28, consisting of twenty acres, shall be used for agricultural purposes only, as presently used, and, in event of sale, that the Restrictions hereafter set forth shall apply equally and in the same manner to that parcel of land and each part thereof.

I.

USE OF LAND:

The following conditions and restrictions shall govern and limit the use of the land and the separate tracts contained in this subdivision:

1. The tracts contained in this subdivision are nineteen in number; each tract shall be the basis of and constitute one residential unit, and the number of tracts or residential units therein shall not be increased beyond that number.
2. The use of the tracts herein shall be limited to private residential purposes; no tract shall contain more than one residential unit, with outbuildings; use and occupancy of the respective units shall be limited to one family; no commercial or business use of any of the units or property herein shall be permitted, nor shall any commercial or business activity be carried on hereon or thereon.
3. Livestock for pleasure purposes, such as saddle horses and domestic pets shall be permitted; the raising, maintenance, keeping or harboring of any kind of barnyard fowl, sheep, goats, cattle, swine or other similar animals not ordinarily raised for pleasure purposes only, is prohibited.

II.

MAINTENANCE OF LAND:

The following conditions, limitations and restrictions shall govern the main-

tion, or roofed over to be used as a dwelling place, shall not be prevented such condition should develop and should continue for a period after the commencement of construction thereof, it may, at the end of one year period, be abated as a nuisance.

5. No building shall be placed, erected or constructed closer than ten feet to any lot or boundary line; provided, that outbuildings or garages may be placed closer to the lot or boundary line on consent of the owner of the lot on which said building is next adjacent.

The above and foregoing provisions shall be enforceable, and any violation thereof may be remedied, by injunction, mandatory or preventive, brought by any owner of any lot, tract or property within this subdivision.

IV.

EASEMENTS AND RIGHTS OF WAY:

Each lot in this subdivision shall possess and shall be burdened with the following rights and easements, held, possessed and enforceable by the owners, jointly and severally:

1. The right to the free and uninterrupted passage of that amount of surface water to which each lot is entitled over, through and across any ditch or ditch system over which such passage may be necessary from time to time, and through any ditches as may be established from time to time.

2. Easements and rights of ways as may be reasonably necessary for the installation, maintenance and repair of water and gas mains and lines, telephone and electric poles, lines or other installations as the same may be required in the future shall be installed or erected.

3. Provided, nevertheless, that no such easement or right of way shall be used to damage or obstruct residential buildings constructed or in process of construction at the time of such installation; provided, further, that the use and exercise of rights thereunder shall be conducted with due care and attention to the surface and in event that the surface shall be damaged in installation or repair it shall, on completion of the work, be restored to its original condition.

The rights, duties and obligations and restrictions hereinabove created for the benefit of all of the land in said subdivision are in full consideration of the benefits accruing to it in future development and the acceptance of these restrictions by the several purchasers by their acceptance of the deed, of surrounding land described as the North Half of the South of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$), Section 28, Township 1 North, Range 10 West, Wind River Meridian, Fremont County, Wyoming, consisting of twenty acres and shall be irrevocable and perpetual until and unless revoked, modified or amended by instruments executed and acknowledged in the future and recorded for the execution of deeds by all of the owners of all of the land in this subdivision contained.

For the purposes of these restrictions the parties hereto hereby waive all rights under and by virtue of the homestead laws of the State of Wyoming.

WITNESS, the hands of the parties, at Riverton, Fremont County Wyoming, this 5th day of March, 1955.

Kemper Sackman
KEMPER SACKMAN

Lois Sackman
LOIS SACKMAN

STATE OF WYOMING)
COUNTY OF FREMONT) ss.

On this 5th day of March, 1955, before me persons KEMPER SACKMAN and LOIS SACKMAN, husband and wife, of Riverton, Fremont County, Wyoming, known to me to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free and voluntary act and deed.

[Signature]
NOTARY PUBLIC

tenance and use of the land in this subdivision:

1. Fence rows shall be kept clean and clear of weeds, trash and debris and by each owner of each separate tract.
2. Noxious weeds shall not be permitted to exist or flourish unchecked but diligent action toward their eradication must be taken on discovery of their presence.
3. Irrigation ditches shall be kept clear, open and in good condition at all times during the irrigating season or when use of the said ditches for any purpose shall be desirable. The duty of opening and maintaining in proper condition such ditches shall be the duty of each owner and for the benefit of his own tract and the tracts of other owners served thereby.
4. Waste water from irrigation shall be so controlled as to prevent annoyance, damage or injury to adjoining property.
5. Uncontrolled growth of weeds or brush or the accumulation of trash and debris along the roadway shall not be permitted; each property owner shall have the duty of controlling that condition with respect to the roadway along his property.
6. Garbage or trash from household use or care of the tract shall not be permitted to so accumulate as to become unsightly or a nuisance, but shall be disposed of or removed from the property with reasonable promptness and in a manner consonant with good sanitation practices.
7. No conditions which constitute or create a nuisance or an unreasonable annoyance to other property owners in the subdivision shall be created or permitted to exist; where livestock is kept for pleasure purposes it must be so restrained that no interference will be caused to other adjoining property; buildings for the care or shelter of such animals shall not be placed within forty feet of the home of another owner and manure or barnyard refuse shall not be permitted to so accumulate as to become a nuisance or annoyance.
8. Where work or expense for maintaining in proper repair the road within the subdivision shall be required such expense shall be borne equally by all of the property in this subdivision. In event that any amounts coming due for these purposes shall not be paid when due payment may be enforced by suit and the amount due shall constitute a first and prior lien against the land of such defaulting owner, until paid.

These rules and restrictions shall constitute duties and obligations of and rights enforceable by each tract owner with respect to the other. On failure of any owner to conform to or abide by them or to perform the said duties any of the other owners acting alone or together after the giving of fifteen days notice may proceed to have the work done and the violating owner shall be liable for the reasonable costs of performing the said work.

III.

BUILDING AND CONSTRUCTION REQUIREMENTS AND RESTRICTIONS:

All buildings and construction on the said tracts shall be subject to and governed by the following conditions:

1. No residential dwelling shall be permitted which contains less than 1000 square feet of floor space, exclusive of garage and basement; outbuildings may be of such size as may be needed for the particular purpose.
2. The standard of construction of all residential dwellings and garages shall be that standard approved and accepted as satisfactory by the Federal Housing Administration of the United States.
3. The use of trailer houses or trailers or temporary housing units or construction temporary in nature shall not be permitted; residential units shall be modern with respect to plumbing and sewage facilities and open cesspools or out-houses shall not be permitted.
4. Basement dwellings only, or basements existing as unfinished construc-