

CURVE TABLE

LOT	PROTUS	DELTA	ARC	LEN	TAN
1	61.94	0°18'10"	32.47	16.24	
2	113.93	0°58'53"	194.57	97.23	
3	25.00	100°06'27"	43.68	23.85	
4	25.00	97°00'00"	33.27	25.00	
5	25.00	84°00'09"	36.65	22.51	
6	61.94	0°28'33"	63.46	34.74	
7	25.00	94°40'33"	41.31	27.13	
8	25.00	85°19'27"	37.23	22.50	
9	30.00	133°42'55"	18.24	12.50	
10	30.00	102°20'02"	41.18	20.59	
11	25.00	90°28'06"	30.47	25.21	
12	25.00	89°20'45"	30.06	24.79	
13	56.4	0°21'53"	37.23	18.64	
14	25.00	85°20'46"	30.06	24.79	
15	25.00	90°28'05"	30.47	25.21	
16	61.94	2°29'11"	284.53	142.25	
17	50.00	89°00'00"	52.36	28.81	
18	50.00	80°00'00"	76.56	50.00	
19	50.00	30°00'00"	251.86	25.81	

**RESTRICTIVE AND PROTECTIVE COVENANTS
OF
PLEASANT VALLEY SUBDIVISION
(Tract(s) of NE 1/4 S. 27, T. 32 N., R. 90 W., 6th P.M.)
Fremont County, Wyoming**

KNOW ALL MEN BY THESE PRESENTS that Robert W. Ellis and Anita Ellis, husband and wife, being the owners of the above referenced real estate do hereby declare and warrant that the following restrictions and protective covenants shall run with the land as hereinafter described and set forth, to wit:

1. All and every portion of the above referenced Subdivision are impressed with the following restrictions and protective covenants.
2. Fences: All fences shall be the liability of the adjoining property owners as regulated and controlled by the laws of the State of Wyoming now and hereafter in force.
3. Livestock: No swine nor goats shall be kept at any time on or in the land described and no commercial feed lots for confined feeding of any livestock shall be allowed.
4. No auto wrecking yards, salvage yards or storage of more than one currently unlicensed automobile or other vehicle shall be allowed at any one time.
5. No dumping ground of any kind for trash or refuse shall be established until and unless the same shall have been first approved by the appropriate state and federal authorities and in full compliance with sanitary land fill laws, rules and regulations.
6. All septic tanks and drain fields shall be no less than fifty (50) feet from an adjoining property line. All septic sanitary waste disposal systems shall be of a type and design having the prior approval of the Wyoming Department of Public Health.
7. No permanent signs of a size exceeding eight (8) square feet in total area shall be erected on any lot or tract within the subdivided property.
8. These restrictions and protective covenants shall not be altered or amended unless and until such alterations or amendments shall first have the approval in writing of the owner or owners of one hundred (100) percent of all subdivided units within the following described real estate.
9. There is reserved a perpetual easement of right of way for the carriage of irrigation water to all tracts of land within this subdivision on and across and through every other tract of land as the same is platted. The cost of materials and installation of all conduits required for the carriage of irrigation water to the various tracts of land shall be shared pro rata according to the acreage owned by the benefited property owners.
10. All waste irrigation water shall be properly disposed of without damage to adjoining or other property owners within the subdivision.
11. Any person or property owner of a tract of land within the subdivision shall be entitled for his or her benefit to bring an action in any court of competent jurisdiction concerning any violation by any other property owner within said subdivision of any one or more of these restrictions and protective covenants. It has been determined as a matter of fact that damages resulting from violation of any one or more of these restrictive covenants shall be difficult to ascertain and all parties accepting a deed to all or any part of this subdivision hereby covenant and agree, each with the other and to and with all parties now and hereafter purchasing any part or portion of said subdivision that violation of any one of these restrictive and protective covenants shall be and constitute damages of twenty five dollars (\$25.00) per day for each day that any one violation of any one restrictive covenant shall continue. Recovery of judgment for the aforesaid \$25.00 per day shall be to the benefit of the person or persons joining in any civil action for the recovery of such damages.
12. Invalidation or a ruling of invalidity of any one or more of these restrictions and protective covenants by judgment or order of any court of competent jurisdiction shall in no way affect the validity and enforceability of any one or more of the other restrictions and restrictive covenants herein contained.

074739

Fremont County Wyo. No. _____
Recorded

SEP 4 1974 Book 22 of _____ Page 5147
A. O'Clock, P.M. James A. Garthing
County Clerk

13. RESERVATION OF FIVE (5) FOOT RIGHT-OF-WAY FROM ALL LOTS CONTIGUOUS TO EACH AND EVERY DEDICATED ROAD WAY WITHIN SAID SUBDIVISION; there is hereby reserved a five (5) foot easement of right-of-way contiguous to the platted property lines adjacent to all roadways dedicated within this subdivision.

The real estate to which the above and foregoing restrictive covenants shall apply in perpetuity is described as follows, to wit:

The above or foregoing subdivision of a portion of the NE $\frac{1}{4}$ of Section 27, Township 32 North, Range 99 West, Fremont County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at a point located S. 0°05' E. 16.5 feet from the NE $\frac{1}{4}$ corner of said Section 27; thence N. 88° 42' E. 1194 feet to the Westerly R.O.W. line of Wyoming Highway; thence S. 0° 10' E. 69 feet to the point of beginning of a curve to the left; which has an external angle of 14° 42", a radius of 5854.6 feet and a degree of curvature of 0° 58.6' and a curve length of 1502.08 feet; thence S. 14° 52' E., 762.2 feet; thence N. 75° 03' E., 25 feet; thence S. 14° 52' E., 124.6 feet to the point of beginning of a curve to the right; which has an external angle of 0° 58' 53", a radius of 11,359.2 feet and a degree of curvature of 0° 30' 15.7" and a curve length of 194.57 feet; thence leaving said highway R.O.W. line S. 88° 52' W. 1686.39 feet; thence N. 0° 05' W. 2599.53 feet to the point of beginning. Containing 81.62 acres more or less.

DATED this 3rd day of September, 1974.

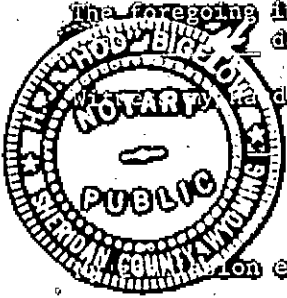
Robert W. Ellis
Robert W. Ellis

Anita Ellis
Anita Ellis

STATE OF WYOMING)
) SS.
COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me by Robert W. Ellis and Anita Ellis day of Sept, 1974.

and official seal.



Notary Signature
NOTARY PUBLIC

Commission expires: January 24, 1977

AMENDMENT OF
RESTRICTIVE AND PROTECTIVE COVENANTS
OF
PLEASANT VALLEY SUBDIVISION
(Fraction of NE 1/4 S. 27, T. 32 N., R. 99 W., 6th P.M.)
Fremont County, Wyoming

KNOW ALL MEN BY THESE PRESENTS that R.A. Mader and Ena F. Mader, husband and wife, and Wilbur G. Connett and Peggy N. Connett, husband and wife, being the sole owners of the above referenced real estate, do hereby covenant and agree to amend the restrictive and protective covenants of said above subdivision to read as follows:

Covenant #3 - livestock: no commercial feedlots for confined feeding of any livestock shall be allowed.

The above wording shall constitute the complete covenant of covenant #3 as amended this 4th day of September, 1975.

We, the undersigned, as the sole owners and in accordance in original covenants do make this amendment.

Signed R. A. Mader
R.A. Mader

Signed Ena F. Mader
Ena F. Mader

Signed Wilbur G. Connett
Wilbur G. Connett

Signed Peggy N. Connett
Peggy N. Connett

Fremont County: Wyo. No. 897628

Recorded

SEP 15 1975 Book 13 of MICROFILM Page 13

3 o'clock pm James A. Farthing
County Clerk

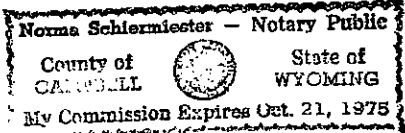
STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me by R.A. Mader and Ena F. Mader, husband and wife, this 4 day of September, 1975.

Witness my hand and official seal.

Norma Schlemmister
Notary Public

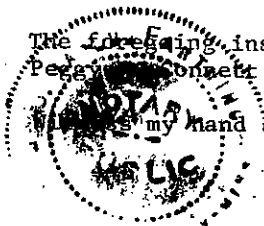
My commission expires: Oct. 21, 1975



STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

The foregoing instrument was acknowledged before me by Wilbur G. Connett and Peggy N. Connett, husband and wife, this 9th day of September, 1975.

Witness my hand and official seal.



B. Blanche LaLoring
Notary Public

My commission expires: 6/27/77