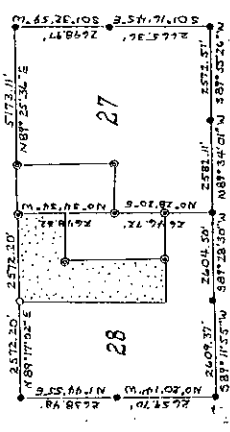


- LEGEND**
- SET 1/2" DIAM. REBAR 2' LONG STEEL FENCE POST
  - SET 3/4" DIAM. REBAR WITH 1" FENCE POST
  - ROUND MONUMENT
  - SET MONUMENT BRASS CAP GALV. PIPE MKD "NELSON ENGINEERING R.L.S. 578 AND SECTION 28"
  - PUBLIC ROADWAY AND UTILITY
  - PROPERTY LINE



**LOCATION MAP**  
SCALE 1" = 2000'

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THE JOHNSON CATTLE COMPANY, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WYOMING DOES HEREBY CERTIFY THAT THE ABOVE AND FOREGOING "REPLAT OF WARM SPRINGS MOUNTAIN DIVISION, FILING NO. TWO, FREMONT COUNTY, WYOMING," IN THE COUNTY OF FREMONT, STATE OF WYOMING, IS LOCATED IN THE N 1/2 NE 1/4, AND SW 1/4 NE 1/4, AND NW 1/4 SE 1/4 OF SECTION 28, T 42 R. 108 W. 6 N. SAID TRACT CONTAINING 62.773 ACRES MORE OR LESS AND THAT THE STAKE THEREON INTO LOTS, THE SECTIONS APPEARING HEREON, WITH THIS CORRECT AND TRUE MEASUREMENT, THE OWNER IN SEE SIMPLE THEREOF; THAT THE FOREGOING IS A CORRECT PLAT OF SAID DIVISION AS SURVEYED AND STAKED INTO LOTS, BLOCKS AND THAT THE DIMENSIONS OF LOTS AND BLOCKS ARE CORRECTLY SHOWN THEREON BY FIGURES REPRESENTING FEET AND DECIMALS OF A FOOT, AND THAT EACH LOT IS SUBJECT TO A PUBLIC ROAD AND UTILITY EASEMENT ALONG ITS BOUNDARIES AS SHOWN ON THE FOREGOING PLAT, THIS DEDICATION IS MADE SUBJECT TO ANY EXISTING EASEMENTS AND RIGHT OF WAY OR MINING AND MINERAL RESERVATIONS OF RECORD.

WITNESS OUR HAND THIS 26th DAY OF February, 1973.  
 JOHNSON CATTLE COMPANY, INC.  
 BY: Albert L. Nelson PRESIDENT  
 ATTEST: Alfred H. Johnson SECRETARY

**ACKNOWLEDGEMENT**

STATE OF WYOMING }  
 COUNTY OF FREMONT } ss  
 I, the undersigned, Notary Public for and in and for the County of Fremont, State of Wyoming, do hereby certify that the foregoing instrument was acknowledged before me by Burke Johnson, President of the Johnson Cattle Company, Inc. this 26th day of February, 1973, in his own hand and official seal.  
 MY COMMISSION EXPIRES February 26, 1976 NOTARY PUBLIC

**CERTIFICATE OF APPROVAL**

PURSUANT TO SECTION 3-1-11 WYOMING STATUTES, 1967 AS AMENDED, THE FOREGOING REPLAT OF WARM SPRINGS MOUNTAIN DIVISION, FREMONT COUNTY, WYO. WAS APPROVED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS, FREMONT COUNTY, WYOMING, HELD ON THE 26th DAY OF February, 1973.  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS James J. Johnson  
 FREMONT COUNTY CLERK James J. Johnson

**CERTIFICATION**

I, ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF WYOMING DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE JOHNSON CATTLE COMPANY, I HAVE SUBDIVIDED THE LAND SHOWN ON THIS REPLAT OF WARM SPRINGS MOUNTAIN DIVISION, FREMONT COUNTY, WYOMING, THAT THE DIMENSIONS OF THE PLAT AND LOTS CONTAINED ARE CORRECTLY SHOWN TO A SCALE OF 1" = 200' AND THAT ALL LOTS ARE WELL AND ACCURATELY STAKED.

Albert L. Nelson  
 WYOMING 25, AND R.L.S. 578

STATE OF WYOMING }  
 COUNTY OF FREMONT } ss  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 1973, WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES February 26, 1976 NOTARY PUBLIC

**NELSON ENGINEERING**

TACKSON GREEN RIVER & DUBOIS, WYOMING  
 ASSISTING ON THIS PLAT:  
 ENGINEER ALBERT L. NELSON  
 BOUNDARY CONTROL WILLIAM SMITH  
 INSTRUMENT MAN WILLIAM WEEFORD  
 COMPUTATION FRANK GRIMES, WILLIAM JOES JUD  
 103-72

**REPLAT OF WARM SPRINGS MOUNTAIN SUBDIVISION**

SECOND FILING FREMONT COUNTY  
 N 1/2 NE 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4  
 SECTION 28, T 42 N, R 108 W

Fremont County, Wyo. 82501  
 Albert L. Nelson  
 416 N. 573rd Street, Dubois, Wyo. 82520

853375  
Fremont County: Wyo. No.

Recorded

SEP 25 1973 Book 79 of Misc Page 389

4 o'clock P.M. James A. Farthing  
County Clerk

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned present owners of the REPLAT OF THE WARM SPRINGS MOUNTAIN SUBDIVISION SECOND FILING, being a part of the N $\frac{1}{2}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$  Section 28, Township 42 North, Range 108 West, 6th P.M., Fremont County, Wyoming, according to the recorded plat thereof, and all lots and tracts included therein, do hereby covenant and agree that all said lots or tracts are held subject to and with the benefit of the restrictions, conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants and does further hereby covenant and agree that any subsequent grants of any of the said lots or tracts now owned by it shall be subject to covenants and restrictions hereinafter set forth.

1. LAND USE AND BUILDING TYPE: No lot or tract shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot or tract other than one detached single-family dwelling, not to exceed two stories in height, and a private garage for not more than two cars, and one supporting guest house.

2. LIMITED SUBDIVISION: No lot or tract, or part or parts thereof, shall be sold or subdivided into a parcel or parcels, containing less than 2.50 acres.

3. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot or tract at a cost of less than \$8,000.00, exclusive of the cost of the lot or tract and all utility installations, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The living area of the main structure, exclusive of one-story porches and garages, shall be not less than 800 square feet.

4. NUISANCES: No noxious or offensive activity shall be carried on upon any lot or tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. TEMPORARY STRUCTURES: No structure of a temporary character, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot or tract at any time as a residence, either temporarily or permanently, except for a lumber shed or shop during construction period. Camper trailers may be used on a temporary basis by the owner of a lot or tract during summer months and before construction of a permanent dwelling.

6. LIVESTOCK AND POULTRY: Animals, livestock or poultry may be raised, bred or kept on any lot or tract for pleasure purposes but not for commercial purposes.

7. GARBAGE AND REFUSE DISPOSAL: No lot or tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be allowed to accumulate and each lot or tract owner will be responsible to keep the same in sanitary containers on said lot or tract and to ultimately dispose of the same.

8. SIGNS: No signs, billboards or commercial advertising structures of any kind shall be displayed to the public view on any lot or tract except signs to advertise the property during the construction or sales period and thereafter one sign to advertise the property for sale by the owner.

9. EASEMENTS: Blanket easements for the installation and maintenance of electrical, telephone, gas, cable TV, water and sewer distribution lines, and drainage facilities are reserved and all subsequent grants of any of the said lots shall be subject thereto.

10. UTILITIES: All of the lots and tracts will share equally and proratably in the cost of the construction and installation of the utility lines serving said lots and tracts. All electrical, telephone, gas, and cable TV distribution lines shall be constructed and installed underground. The owners of the lots or tracts will be responsible for the hookup charge for water, sewer and other utilities servicing the individual lot or tracts.

11. LANDSCAPING: All landscaping in the Subidivision shall be planned with consideration to adjoining lot and tract owners and should conform to the general appearance of the Subdivision.

12. WEED CONTROL: Noxious weeds shall not be permitted to flourish unchecked and each lot or tract owner shall be responsible for their control and eradication on his property.

13. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots or tracts has been recorded, agreeing to change said covenants in whole or in part.

14. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

15. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall, in no way, effect any of the other provisions, which shall remain in full force and effect.

Dated this 20 day of September, 1973.

JOHNSON CATTLE COMPANY, INC.  
a Wyoming Corporation

ATTEST:

*Norma Lee Johnson*  
Secretary

BY: *Burke Johnson*  
President

*Albert Dickinson, Jr.*  
Albert Dickinson, Jr.

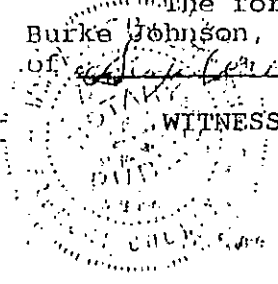
*Gertrude W. Dickinson*  
Gertrude W. Dickinson

*William L. Hines*  
William L. Hines

*Mary Bailey Hines*  
Mary B. Hines

STATE OF WYOMING )  
 ) ss.  
COUNTY OF FREMONT )

The foregoing instrument was acknowledged before me by  
Burke Johnson, President of Johnson Cattle Co., Inc., this 20 day  
of September, 1973.



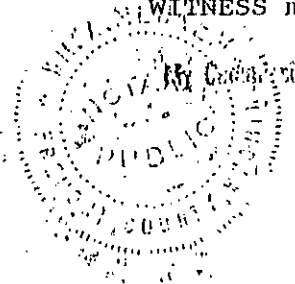
WITNESS my hand and official seal.

1973. 10. 6

John A. Becken  
Notary Public

STATE OF WYOMING )  
 ) ss.  
COUNTY OF FREMONT )

The foregoing instrument was acknowledged before me by  
Albert Dickinson, Jr. and Gertrude W. Dickinson, husband and wife,  
this 22 day of September 1973.

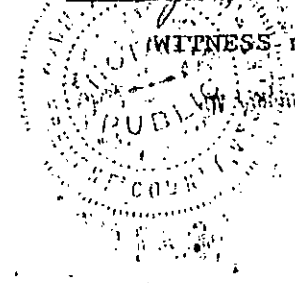


WITNESS my hand and official seal.

Albert Dickinson, Jr.  
Notary Public

STATE OF WYOMING )  
 ) ss.  
COUNTY OF FREMONT )

The foregoing instrument was acknowledged before me by  
William L. Hines and Mary B. Hines, husband and wife, this 21st day  
of September, 1973.



WITNESS my hand and official seal.

1973. 10. 6

William L. Hines  
Notary Public