

VICINITY MAP

LEGEND:

- DENOTES 2" DIAMETER STEEL PIPE WITH AN ALUMINUM CAP MARKED P.L.S. #3881, FOUND.
- DENOTES ALUMINUM CAP ATOP SQUARE TUBE MARKED P.L.S. #3881, FOUND.
- DENOTES 2" BRASS CAP ON A 30" GALVANIZED IRON PIPE MARKED P.L.S. #677, FOUND.
- △ DENOTES 5/8" x 2" REBAR WITH PLASTIC CAP MARKED PLS #3158 SET

NOTES:

1. NO PROPOSED PUBLIC SEWAGE SYSTEM.
2. NO PROPOSED PUBLIC WATER SYSTEM.
3. ONLY NORMAL & RURAL FIRE PROTECTION AND AMBULANCE SERVICE CAN BE EXPECTED.
4. NO PAVED ROADS.
5. NO COUNTY ROAD MAINTENANCE OR SNOW REMOVAL TO NEAREST COUNTY ROAD.
6. SUBDIVISION RESIDENTS MAY EXPERIENCE ODORS FROM AGRICULTURAL OPERATIONS.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } S.S.
COUNTY OF GOSHEN)

I, Robert W. Taylor, of Eastern Wyoming Engineering and Surveying Professionals of Torrington, Wyoming, do hereby certify that this plat of Country View Subdivision was made from notes taken during an actual field survey in December 1992 and January 1993, and that it correctly shows lots, roads, and easements shown hereon which are to be monumented on the ground with 5/8" re-bars with plastic caps marked P.L.S. # 3891 as shown hereon, in accordance with the Goshen County subdivision regulations and that the land embraced in this subdivision is the NE1/4 NW1/4 of Section 31, T25N, R61W of the 6th P.M., Goshen County, Wyoming.



DEDICATION

Known all men by these presents that Herman and Janice Domson, R.B. and Carolyn Hackbarth, are owners in fee simple of the lands embraced on this plat and in the above description of the Country View Subdivision and do hereby declare the subdivision to be their fee act and deed, and dedicate to the use of the public the easements and roads shown hereon.

Herman Domson HERMAN DOMSON
Janice Domson JANICE DOMSON
R.B. Hackbarth R. B. HACKBARTH
Carolyn Hackbarth CAROLYN HACKBARTH

ACKNOWLEDGEMENT

STATE OF WYOMING } S.S.
COUNTY OF GOSHEN)

The foregoing dedication for Country View Subdivision was acknowledged before me by Herman and Janice Domson, R.B. and Carolyn Hackbarth on this 2 day of March, 1995, in witness whereof, I have hereunto set my hand and affix the seal of my office the day and year herein written above.

SEAL: Wilma J. Keller
NOTARY PUBLIC

My commission expires on July 23, 1997

APPROVALS

COUNTY ENGINEER

The proposed general plan of Country View Subdivision as depicted hereon is hereby approved by the Goshen County Engineer.

Jack L. Noblitt
JACK L. NOBLITT
GOSHEN COUNTY ENGINEER

PLANNING DIRECTOR

All required documents, permit fees, and notices have been duly received and distributed by the office of the Planning Director for Goshen County, Wyoming.

DATE: 8 Mar 95
Melvin R. Eaton
PLANNING DIRECTOR

PLANNING COMMISSION

This plat of Country View Subdivision has been submitted and approved by the planning commission of Goshen County in its authorized advisory capacity to the governing body at the regular scheduled meeting on the _____ day of _____, 1995.

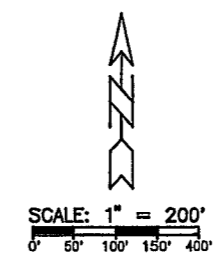
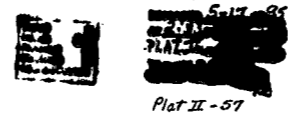
ATTEST: Melvin R. Eaton Secretary
BY: Phillip M. Yarnes Chairman of the Board
Date: 3-8-95

COUNTY COMMISSIONERS

The foregoing plat of Country View Subdivision, Goshen County, Wyoming, is hereby approved this 8 day of March, 1995.

ATTEST: Dennis E. Ingram County Clerk
BY: Wayne Hahn Chairman of the Board

787681



COUNTRY VIEW SUBDIVISION

A SUBDIVISION OF THE
NE1/4 NW1/4 OF SEC 31, T25N, R61W
GOSHEN COUNTY, WYOMING

EASTERN WYOMING ENGINEERING & SURVEYING PROFESSIONALS
P.O. Box 88 2510 West 'C' (307)532-3811
Torrington, Wyoming 82240
DRAWN BY: E BROOKS | SCALE: 1"=200' | FILE: C-VIEW.dwg
CHECKED BY: RWI | PROJECT NO.: 50-020195
DATE: FEBRUARY 6, 1995 | SHEET 1 OF 1

257

STATE OF WYOMING
COUNTY OF GOSHEN

787682

RECORDED 5-17-95
AT 3:08 O'CLOCK PM
BOOK 558 PAGE 87

Booked	<input type="checkbox"/>
Not Booked	<input type="checkbox"/>
Abstracted	<input type="checkbox"/>
Not Abstracted	<input type="checkbox"/>
Recorded	<input type="checkbox"/>
Not Recorded	<input type="checkbox"/>

WENDELL B. GRAPES
GOSHEN COUNTY CLERK

DECLARATION OF PROTECTIVE COVENANTS
COUNTRY VIEW SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That Herman & Janice Domson, husband and wife, and R.B. & Carolyn Hackbarth, husband and wife, of Goshen County, Wyoming being the owners of all of the lots and land in:

40 acre tract, T25N, R61W Section 31, a subdivision in Goshen County, Wyoming, according to the recorded plat thereof;

desiring to keep said lots available for primary use as a residential area in the future, do hereby covenant and agree that all of said lots owned by the owners in the County View Subdivision are held subject to and with the benefits of all restrictions, additions, covenants, changes and agreements contained herein, and further covenant and agree that any subsequent grants of any of said lots now owned by them shall be subject to the following covenants and restrictions, to-wit:

- A. Said property shall be improved only by the erection of private dwellings or residences constructed of new materials, together with a garage which may be attached from said dwellings; no old buildings, whether intended for use in whole or part as the main residential structure or for use as the main residential structure or for use as a garage or other buildings, shall be moved upon sale premises. Each resident unit shall be occupied by a single family, the household guests or servants and employees. No trailer, mobile home, basement, tent, shack, garage, barn, or other outbuilding placed or erected on said real property shall at any time be used as a residence, temporary or permanent, nor shall any structure of a temporary nature be used as a residence. No modular homes and precut homes may be placed or erected on said property. No existing structures of any kind are to be moved on to real property.
- B. No noxious or offensive conditions or activity shall be allowed upon said real property, nor shall any condition or activity be carried on upon said real property which may become or is an annoyance or nuisance to the surrounding neighborhood.
- C. No billboards, junkyards, accumulations of junk items, manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon or in connection with the real property above described. The land may be used for small vegetable gardens for the owner's use and no trash, dumps, junked cars or unlicensed vehicles shall be

maintained upon the property. No noxious or offensive activity will be permitted to be done on said lands which is or might become a nuisance as determined by the Committee of County View Subdivision to the owner or owners of any said lands. Three horses confined in corrals, five sheep to be used as 4-H projects confined in pens may be kept. Dogs, cats, or pet birds may be kept in reasonable numbers as pets for the pleasure any use of the occupants, but not for nay commercial use or purpose. Birds shall be confined in cages and all dogs shall be strictly controlled at all times by their owners.

- D. All pertinent structures, for the housing of animals allowed hereunder and pens therefore, shall be attractive, conform and harmonize with the external design of the dwelling upon the lot and existing structures in Country View Subdivision.
- E. No trees are to be planted nearer than fifteen (15) feet to any easement line. No trees, plantings or structure shall be allowed which would obstruct the view of vehicular traffic at any corner lot.
- F. The ground floor area of the main dwelling, exclusive of open porches and garages, shall not be less than 1200 square feet of habitable living space in the case of one-story buildings, or less than 700 square feet of multilevel structures. In the case of duplexes, if any, these figures shall be multiplied by at least 2.
- G. Easement is reserved, as shown by the recorded plat, on each lot for utility installation and maintenance.
- H. A 60 foot right-of-way to nearest county road has been acquired which will be maintained by the home owners committee described in these covenants.
- I. Any and all structures may be placed or erected on said real property, only with the prior written approval of the committee of Country View Subdivision.
- J. Garbage containers shall be covered or kept in a suitable enclosure which would prevent the containers from being knocked over or gotten into by any domestic animals.
- K. The owner of each tract shall control the weed and al noxious plants on his tracts, provided, however, that he shall not use poison harmful to humans or animals in the enjoyment of the occupancy of said property.
- L. No hunting of, shooting at or harassing of birds, animals or any other wildlife will be permitted.
- M. The public health laws of the State of Wyoming shall be strictly adhered to by the occupants of the above described

real property and violation of such laws shall be enforceable under the enforcement provisions hereinafter set forth.

- N. Each building site owner must assume the burden of developing a sewer system for his own domestic use. Sewer systems shall be installed and maintained at all times in accordance with all applicable rules and regulations of any public agency and in accordance with the rules and regulations of the public agency.
- O. There shall be no incineration or burning of garbage, trash or other waste or debris on any building lot. All such waste material, except that which may be cleanly and efficiently disposed of through the use of sanitary sewer systems shall be hauled for disposition to a designated area or shall be disposed of in such other manner may be designated by the Committee of Country View Subdivision.
- P. Exterior construction of any structure on private building sites must be completed (including all finishing work) within twelve (12) months from the date of commencement of said construction.
- Q. No building shall be erected, or placed or altered on any building plot or lot in this subdivision until the building plan, specifications and plot plan showing the location of said building plot of lot have been approved, in writing, as to conformity and harmony of external design with existing structures in the neighborhood, and as to location of the building, with respect to topography and compliance with these covenants by a committee composed of Herman Domson, Janice Domson, R.B. Hackbarth, and Carolyn Hackbarth, which committee shall be hereinafter designated as Committee of Country View Subdivision. In the event of the death, resignation or inability to act of two or more members of said committee, the remaining member or members of said committee may select new committee members from among the owners of lots to succeed those to be replaced. In the event that said committee fails to approve or disapprove such design or location within thirty days after the plans have been submitted to it, such approval shall not be required and this covenant shall be deemed to be fully complied with. The powers of this committee shall continue for ten years and so long thereafter until discontinued by written instrument, executed by the owners of record of majority of the lots of Country View Subdivision which instrument must appoint new members to act with the powers herein contained, which new members shall then constitute said committee and exercise the powers herein contained.
- R. If the parties hereto, their heirs or assigns shall violate or attempt to violate any covenants herein contained it shall be lawful for any other person or persons owning real estate situated in County View Subdivision, to prosecute proceedings

at law or equity against the person or persons violating or attempting to violate any of such covenants and to recover damages for such violations. In any action for the enforcement of these restrictions, if the relief prayed for is granted in whole or in part, the applicant for relief shall be entitled to recover necessary costs of the action, including attorney's fees.

- S. These covenants, restriction, and conditions shall run with the land and it shall be binding upon all parties and all persons claiming them until November, 2004, at which time these covenants shall be automatically extended for successive periods of ten (10) years each, unless by vote of a majority of the owners of the lots and parcels of Country View Subdivision it is agreed to change said covenants in whole or in part. Each owner shall be entitled to one vote for each lot owned.

IN WITNESS WHEREOF, The undersigned owners of Country View Subdivision do hereby cause this instrument to be executed the 12th day of Nov. 1994.

Herman Danson
Janice E. Danson
RB Hackbart
Cynthia Hackbart