

N
SCALE: 1" = 100'

PLANNING COMMISSION

This plat of the HILL RIDGE ADDITION has been submitted to and approved by the Planning Commission of this 28th day of May, 1974.

[Signature]
Chairman
[Signature]
Secretary

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF GOSHEN)

I, Donald R. Horton of Torrington, Wyoming, hereby certify that this plat of HILL RIDGE ADDITION was made from notes taken during an actual survey made by me in May, 1974; that it correctly represents the Lots, Streets, and Easements as marked on the ground by 5/8" x 2" re-bar with aluminum cap; and that the land embraced in this subdivision is that part of the SE 1/4 NE 2, Section 10, T24N, R61W, 6th P.M., Goshen County, Wyoming, more particularly described as follows:
Beginning at a point that is N00°43'E, a distance of 420.1 feet from the East 1/4 Corner of Section 10, T24N, R61W; thence N00°43'E, a distance of 908.31 feet; thence S89°45'W, a distance of 636.0 feet; thence S00°43'W, a distance of 33.0 feet; thence S89°45'W, a distance of 286.0 feet; thence S00°43'W, a distance of 875.06 feet to a point which is the Southeast Corner of the BRETHOUR ADDITION, Town of Torrington, Wyoming; thence East, a distance of 922.04 feet to the Point of Beginning, containing 18.96 acres more or less.

Wyo. P.E. & L.S. No. 677

[Signature]
Surveyor

DEDICATION

Know all men by these presents that Halco Construction Inc., a corporation organized and existing under the laws of the State of Wyoming, owner in fee simple of the lands embraced in this plat and description of HILL RIDGE ADDITION, does hereby declare the sub-division of said land, as appears on this plat, to be its free act and deed and in accordance with its desires, and does hereby dedicate to the use of the public forever all of the streets and easements shown hereon, and by action of its Board of Directors, the President and Secretary have been authorized to execute this dedication on behalf of said corporation.

HALCO CONSTRUCTION INC.

Attest: *[Signature]*
Secretary

[Signature]
President

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF GOSHEN)

On this 29th day of May, A. D., 1974, before me, a Notary Public in and for the State of Wyoming, personally appeared Harold L. Brethour and Shirley A. Brethour, to me known to be the President and Secretary, respectively, of Halco Construction Inc, and acknowledged that they had executed the foregoing dedication to be the free act and deed of said corporation and for the purpose herein mentioned.

In Witness whereof, I have hereunto set my hand and affixed the seal of my office the day and year first above written.

My Commission expires April 10, 1976

[Signature]
Notary Public

GOSHEN COUNTY

The foregoing plat of HILL RIDGE ADDITION to the Town of Torrington, Goshen County, Wyoming, is hereby approved this 4th day of June, 1974.

Board of County Commissioners of Goshen County, Wyoming
[Signature]
Chairman

Attest: *[Signature]*
County Clerk

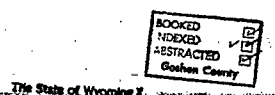
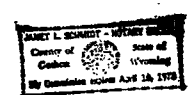
TOWN OF TORRINGTON

The foregoing plat of HILL RIDGE ADDITION to the Town of Torrington, Goshen County, Wyoming, is hereby approved this 4th day of June, 1974.

The Town Council of the Town of Torrington, Goshen County, Wyoming
By *[Signature]*
Mayor

Attest: *[Signature]*
Town Clerk

EAST 1/4 CORNER
SECTION 10
T24N, R61W



The State of Wyoming
County of Goshen
616222
This instrument was filed for record on the 19th day of July, A. D., 1974 at 12:50 P. M. and is duly recorded in book 446 on page 134
[Signature]
County Clerk and Ex-Officio of Deeds
Deputy

SECTION 10, T24N, R61W

HILL RIDGE ADDITION

TORRINGTON, WYOMING

E N T R Y N U M B E R (Cont'd).
.....

or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(k) All fences shall be installed on rear of lot and shall be within 6" of the lot line.

SIGNED: HALCO CONSTRUCTION, INC.
By: Harold L. Brethour, President
Shirley A. Brethour, Secretary

ACKNOWLEDGED May 29, 1974, before Janet L. Schmidt, a Notary Public in and for Goshen County, Wyoming, by Harold L. Brethour, who being duly sworn, did say that he is the President of Halco Construction, Inc., and that the seal affixed is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Harold L. Brethour acknowledged said instrument to be the free act and deed of said corporation.

(SEAL) Commission expires April 10, 1976.

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DECLARATION OF PROTECTIVE COVENANTS

HILL RIDGE ADDITION

GOSHEN

FILED

12:30 PM

wee

7-19

1974

COUNTY

RECORDED BOOK 373

PAGE 23

HALCO CONSTRUCTION, INC., a Wyoming corporation organized and existing under any by virtue of the laws of the State of Wyoming, is the present owner of all of Hill Ridge Addition to the Town of Torrington, Goshen County, Wyoming, according to the recorded plat thereof. Said Corporation covenants and agrees with the persons, firms and corporations who may from time to time hereafter purchase any lot in said Addition, and with the successors in title of said persons, firms and corporations, that said title is held subject to, and with all the benefits of the restrictions, conditions, covenants, charges and agreements herein contained, and said restrictions, conditions, covenants, charges and agreements are made covenants running with the land in favor of each and all of the future owners of land in said Addition, and every ownership of lands in said Addition shall be subject to the following covenants and restrictions, to-wit:

(a) No building shall be erected on any residential building plot nearer than 30 feet to nor farther than 50 feet from the front lot line, nor nearer than 6 feet to any side lot line. The side line restrictions shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 25 feet to the side street line.

(b) No residential building plot described herein shall have a width of less than 75 feet at the minimum building setback line nor an area of less than 7,500 square feet.

(c) No trailer, basement, tent, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(d) No building shall be erected on any lots unless the design and location is in harmony with existing structures and locations in the tract and does not violate any protective covenants. In any case no dwelling shall be permitted on any lot described herein having a foundation square foot area of less than 800 square feet in the case of a 2 bedroom one story ranch, split level and split foyer structure unless the first floor is cantilevered to provide a total improved area of 800 square feet nor less than 800 square feet in the case of a 3 bedroom one story ranch split level or split foyer unless the first floor is cantilevered to provide a total improved area of 800 square feet nor less than 800 square feet in the case of a 1½ or 2 story structure.

(e) Title holder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.

(f) No obnoxious or offensive trade shall be carried on upon any lot nor shall anything be done there on which may be or become an annoyance or nuisance to the neighborhood.

(g) A perpetual easement is reserved over the rear 7½ feet of each lot for utility installation and maintenance, and drainage where applicable.

(h) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1984 at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

(i) If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before set forth, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(j) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

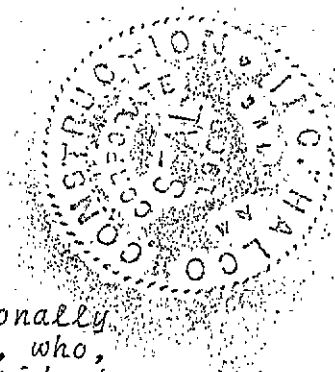
(k) All fences shall be installed on rear of lot and shall be within 6" of the lot line.

HALCO CONSTRUCTION, INC.

By: Harold L. Brethour
President

Harold L. Brethour
Secretary

STATE OF WYOMING)
) SS
COUNTY OF GOSHEN)



On this 29th day of May, 1974, before me personally appeared Harold L. Brethour to me personally known, who, being by me duly sworn, did say that he is the President of Halco Construction, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Harold L. Brethour acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 29th day of May, 1974.

Janet L. Schmidt
Notary Public

My Commission Expires: April 10, 1976

