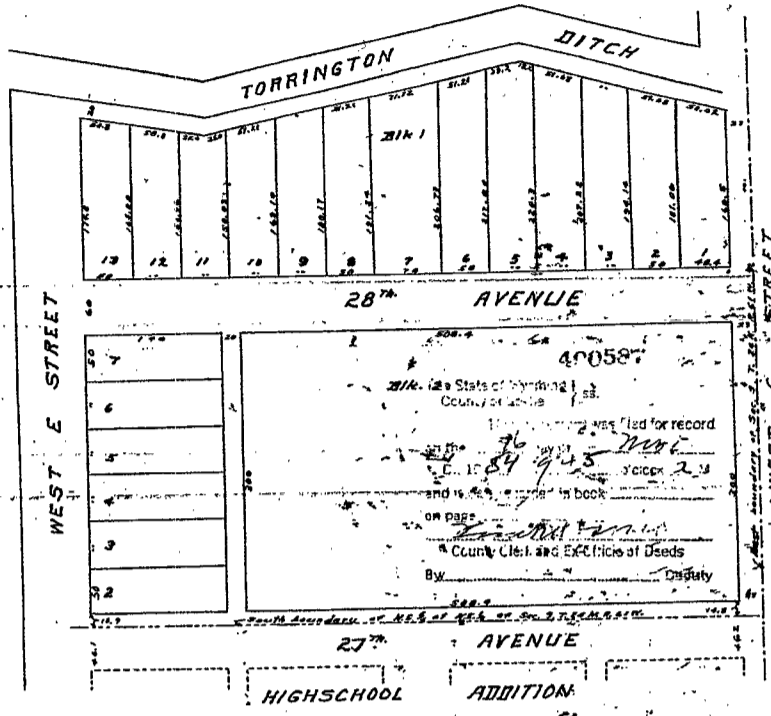


TEBBET FIRST ADDITION GOSHEN COUNTY, WYOMING



SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF GOSHEN } ss

I, Geo. W. Marks of Torrington Wyoming do hereby certify that the **TEBBET FIRST ADDITION, GOSHEN COUNTY, WYOMING** was surveyed by me, that said addition is located in the N.E. 1/4 of N.E. 1/4 of Section 9 T. 28 N. R. 61 W. R.M. as shown on the the annexed plat which is a correct delineation of said survey, drawn to a scale of 1/32" = 1' in the sq. The width of streets and alleys and the dimension of lots are indicated in feet and decimals thereon. Each lot and block bears its own number.

Geo. W. Marks
Surveyor License No. 143

DEDICATION

This certifies that Royce D. Tebbet is the owner of that part of the N.E. 1/4 of the N.E. 1/4 of Section 9, T. 28 N. R. 61 W. R.M. on which **TEBBET FIRST ADDITION, GOSHEN COUNTY, WYOMING** is located as shown by the accompanying plat and **SURVEYOR'S CERTIFICATE**; that said owner has caused the above described land to be surveyed and plotted as the **TEBBET FIRST ADDITION GOSHEN COUNTY, WYOMING** as shown by said plat and surveyor's certificate; that the streets and alleys indicated on said plat are hereby dedicated for public use. The undersigned further certifies that this plat is made with the free consent and in accordance with the desire of the owner.

In testimony whereof, the said Royce D. Tebbet has hereunto affixed his signature this 30 day of **SEPT** 1954

Royce D. Tebbet
Witness

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF GOSHEN } ss

On this 30 day of **September** 1954, before me, a Notary Public in and for said county and state, personally appeared Royce D. Tebbet, to me known, and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and deed for the use and purpose therein set forth.

Given under my hand and seal this 30 day of **September** 1954

[Signature]
Notary Public
Commission expires March 1, 1956

Approved this 20 day of **June** 1954
Board of County Commissioners
Miss [Signature] Chairman
County Clerk

Approved this 17th day of **June** 1954
Torrington Town Council
Miss [Signature] Mayor
Town Clerk

- 55B

ROYCE D. TEBBET
TO
THE PUBLIC.

DECLARATION OF PROTECTIVE COVENANTS
Dated January 8, 1958
Filed January 8, 1958 at 9:15 A.M.
Recorded in Book 237, Page 309
Goshen County Records.

KNOW ALL MEN BY THESE PRESENTS:

That Royce D. Tebbet, owner of all of the residential lots in Tebbet First Addition, Goshen County, Wyoming, which includes Lots 2, 3, 4, 5, 6 and 7, Block 2, covenants and agrees that all of the residential lots described in said addition are held subject to and with the benefits of all of the restrictions, conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants, and he further covenants and agrees that all lots to the west and adjacent to the aforesaid addition, and any adjacent land now owned by him, and subsequently platted and subdivided as residential lots, shall be subject to the following covenants and restrictions, to-wit:

1. No residential lot shall be used for any purpose other than single family residences.

2. No hedges of any kind over 3 feet in height shall be permitted between the front of the house and the street line, and there shall be no front yard fencing.

3. No dwelling shall be erected of less than 660 square feet foundation size, exclusive of garage and porches.

4. No buildings shall be nearer to the property line than allowed by the city ordinances of Torrington, Wyoming, and in no case nearer to the street line than 35 feet, and no nearer to the side line than 5 feet; and no nearer to the side street line than 10 feet, except for detached garage located 35 feet or more from existing building setback.

In the event a house is constructed on a corner lot to face the side street, the setback line at the front of the lot shall be five feet greater than the setback of the adjoining house and the setback line on the side street shall be 25 feet from the street line.

5. Business detrimental to the district (such as oil development, oil wells, machinery of any kind, mines, raising of animals or birds on a commercial basis, junk yards, automobile grave yards and such) shall not be permitted on any residential lot.

6. Any acts of an unlawful nature shall be prohibited on all lots.

7. No basement houses, tents, sheds or such shall be permitted as temporary living quarters or storage except during construction of the permanent buildings and in no case to exceed a period of six months.

8. An architectural committee composed of the owner of the addition and two other persons selected by him shall have full authority to pass on the desirability of any proposed construction, and shall remain in authority until three-fourths of the tract has been sold and built upon. After the three-fourths of the tract has been completed, the property owners shall have the right to elect a new architectural committee if they so desire.

9. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1968, at which time the said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of the lots, each owner being entitled to one vote for each lot owned, it is agreed to change said covenants in whole or in part.

10. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions of these covenants which shall remain in full force and effect.
IN WITNESS WHEREOF Royce D. Tebbet has set his hand and seal this 8 day of January, 1958.

Royce D. Tebbet.

STATE OF WYOMING)
COUNTY OF GOSHEN) SS.

On this 8 day of January, 1958, before me personally appeared Royce D. Tebbet, personally known by me, and who, being by me duly sworn, did say that he executed the foregoing Declaration or Protective Covenants, and acknowledged the execution of said instrument to be his free and voluntary act and deed.

Given under my hand and notarial seal this 8 day of January, 1958.

Robert C. Muhm, Notary Public.

(SEAL) Commission expires April 28, 1960.