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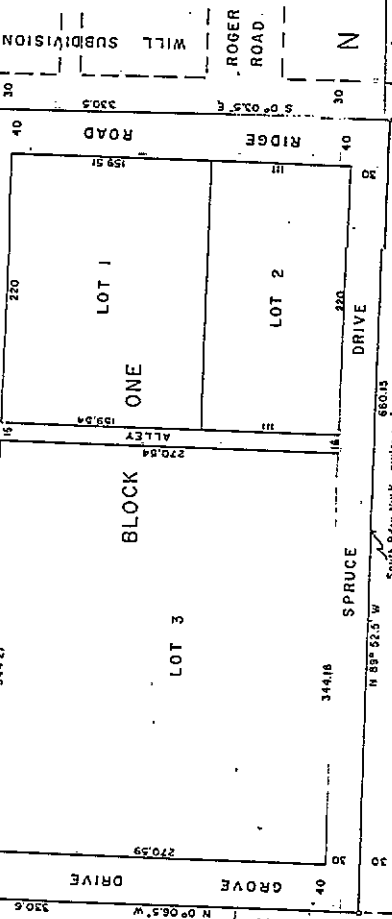


SURVEYOR'S CERTIFICATE

The State of Wyoming } ss
County of Laramie

I, Holborn O. Martin of Cheyenne, Wyoming, hereby certify that this plat of BEAVER ADDITION was made from notes taken during an actual survey made under my direction in June, 1964 that it shows accurately the block, lots, streets and other features shown on the ground by iron pipe set at the black corners and iron spikes set on either NW/4 SW/4 NW/4 Section 34, T. 14 N., R. 66 W., 6th P. M., Laramie County, Wyoming, containing 5 acres, more or less.

Myself
Wyo. Reg. No. 226



DEDICATION

Know all men by these presents, that Risto V. Beaver and Mildred L. Beaver, owners in fee simple of the above described land, do hereby dedicate to the public, to be their free act and deed and in accordance with their act and do hereby dedicate to the use of the public forever all of the streets and other things shown herein.

Risto V. Beaver
Mildred L. Beaver

Witness Thos. A. B. B...
Witness Thos. A. B. B...

ACKNOWLEDGEMENT

The State of Wyoming } ss
County of Laramie

On this 1st day of July, A. D. 1964, before me, Notary Public in and for the State of Wyoming, personally appeared Risto V. Beaver and Mildred L. Beaver, to me known to be the persons described in and who executed the within and foregoing Dedication and acknowledged said instrument to be their free act and deed and for the purpose therein mentioned.

Risto V. Beaver
Mildred L. Beaver

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 March 23, 1966.

Thos. A. B. B...
Notary Public
County of Laramie, Wyoming

APPROVALS

Approved by the City Commission of the City of Cheyenne this 7 day of July, A. D. 1964.
Attest: Ann Marie...
City Clerk

Approved by the Board of County Commissioners of Laramie County, Wyoming this 7 day of July, A. D. 1964.
Attest: James R. ...
County Clerk

Approved by the City Planning Commission of the City of Cheyenne this 7 day of July, A. D. 1964.
Attest: James R. ...
Planning Director

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BEAVER ADDITION

A Subdivision of the S/2 NW/4 SW/4 NW/4 Section 34, T. 14 N., R. 66 W., 6th P. M., Laramie County, Wyoming
Scale 1" = 50'

June, 1964
T. H. Boléwin
Consulting Engineer

James R. ...
County Clerk
Ann Marie ...
City Clerk
James R. ...
Planning Director

DESCRIPTION

LOT 1, LOT 2, AND THE 16' ALLEY WITHIN BLOCK ONE, BEAVER ADDITION LOCATED WITH SPRUCE DRIVE AND GROVE DRIVE LIVING ADJACENT TO SAID BEAVER ADDITION.

ANNEXATION LEGEND



ZONING

PRESENT ZONING LOT 1, BLOCK ONE = CR
PRESENT ZONING LOT 3, BLOCK ONE = RR-1
PROPOSED ZONING AS SHOWN

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LARAMIE }

I, **Wm. A. Steil**, Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Annexation Map has been prepared by me or under my supervision and that the BEAVER ADDITION and documents of record are in conformity with the best of my knowledge.

AREA

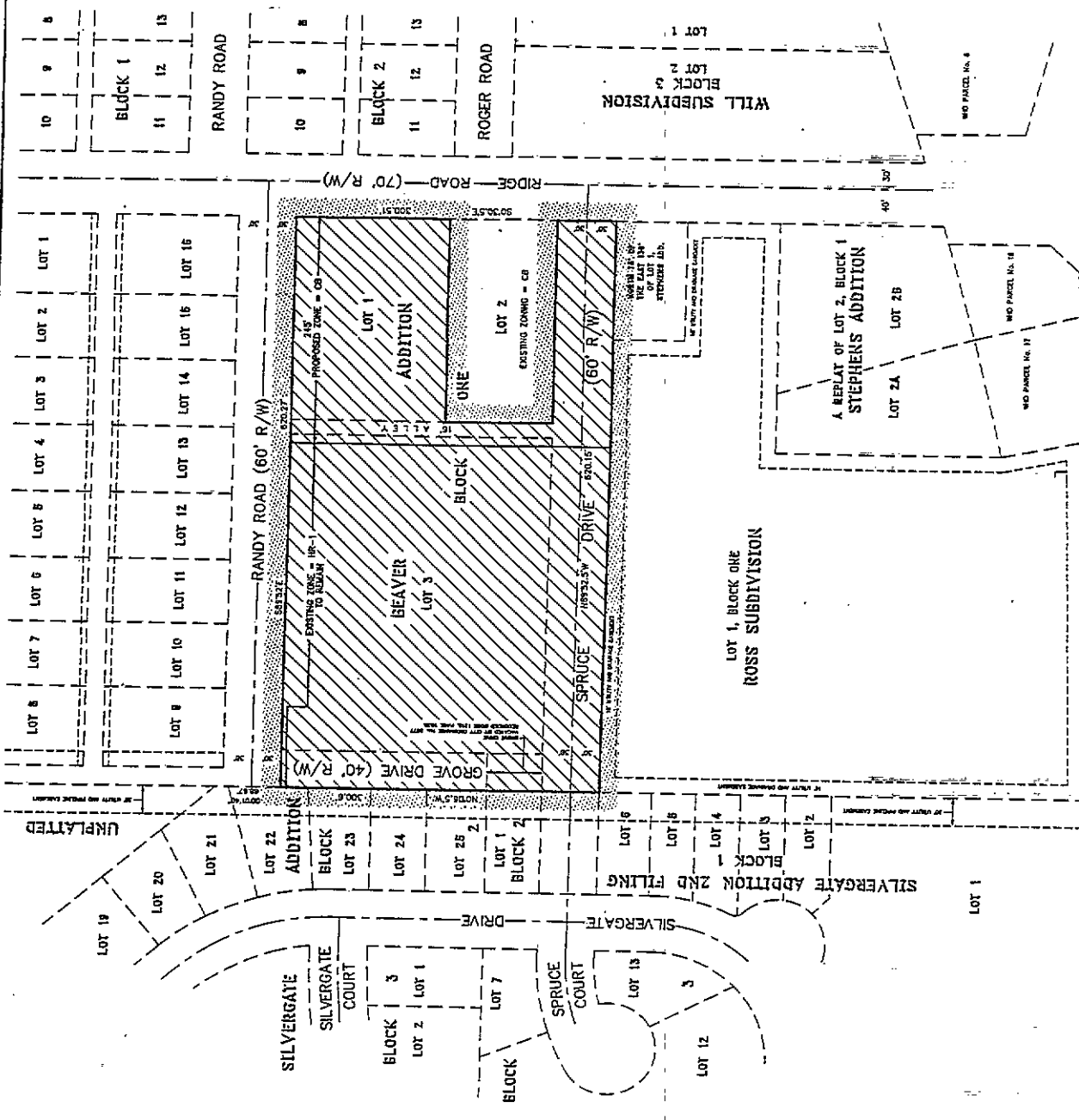
AREA OF LOT 1 AND LOT 3, BLOCK 1, BEAVER ADDITION 2.94 ACRES
STREET & ALLEY R/W AREA TO BE ANNEXED 1.20 ACRES
TOTAL AREA TO BE ANNEXED 4.14 ACRES

ANNEXATION MAP

FOR
LOTS 1, 3 AND THE 16' ALLEY WITHIN BLOCK ONE, BEAVER ADDITION, A PORTION OF SPRUCE DRIVE AND A PORTION OF GROVE DRIVE LYING ADJACENT TO BEAVER ADDITION.

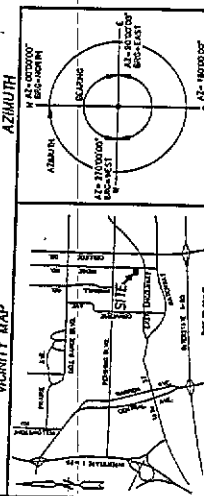
PREPARED AUGUST 1994

STEIL SURVEYING SERVICES
REGISTERED LAND SURVEYORS



EAST LINCOLNWAY (U.S. HIGHWAY 30) (LINCOLN HIGHWAY)
(R/W VARIES)

GRAPHIC SCALE
1 INCH = 60 FT.



Handwritten notes:
Annexation Map for Lots 1, 3 and the 16' alley within Block One, Beaver Addition, a portion of Spruce Drive and a portion of Grove Drive lying adjacent to Beaver Addition.
Wm. A. Steil
10/16/94
16' x 16' x 16' x 16'

BOOK 515

MAR 31 1952

RECORDED AT 11 O'CLOCK

EXCEPTION No. 592514

LESTER E. COPELAND

WARRANTY DEED

R. P. McCann and Anna L. McCann, husband and wife of Cheyenne, Wyoming, Grantors, for and in consideration of other valuable consideration all lawfully in hand paid, convey and warrant to Rista V. Beaver and Mildred L. Beaver, husband and wife of Cheyenne, Wyoming, the following described real estate situated in the County of Laramie, State of Wyoming, to wit:

The South Half of the Northwest Quarter of the South West Quarter of the Northwest Quarter of Section 30, Township 14 North, Range 68 West of the 6th M. M. but subject always to rights of way for roads or streets as follows: A right of way 40 feet wide on the west side of said tract and 25 feet wide on the south and east sides of said tract; such rights of way for roads or streets are for the benefit of said property and all other property adjacent thereto and in the vicinity thereof.

This property is also conveyed subject to the following conditions and restrictions which shall apply to the premises covered by this deed and other property lying adjacent thereto which be one of the parties of the first part or either of them, that is to say, neither of the parties to this agreement nor their heirs, successors or assigns shall construct any resident building upon said premises of less than four (4) rooms and any such buildings shall be modern in construction and shall be constructed in a good and workmanlike manner. It is further provided that neither of the parties hereto nor their heirs, successors, administrators or assigns shall permit any of the premises herein mentioned to be used for a gravel pit, hog lot or hog ranch, or junk yard, or for any kind of business or use which may be detrimental to the use of said premises as places of residence, provided, however, that these restrictions shall not prevent any of the parties mentioned herein from keeping poultry on the premises affected by this agreement. It is also hereby provided that the restrictions and conditions mentioned shall be contained in any conveyances of these premises by the parties hereto or any of them.

And the said R. P. McCann and Anna L. McCann hereby warrant unto the said Rista V. Beaver and Mildred L. Beaver that said premises were lawfully seized of said premises, that they are free from incumbrances and that the warrant title therein against the lawful claim of said parties

Whoever, except as here claiming a right to enforce the restrictions and conditions contained in this deed or any incumbrances on said premises suffered or incurred by said grantors, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 21 day of March, 1952.

R. P. [Signature]
Anna P. McClann

THE STATE OF WYOMING)
 COUNTY OF FAYETTE) ss



On this 21 day of March, 1952 before me personally appeared R. P. McClann and Anna P. McClann, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully appraised of her right and the effect of signing and acknowledging the said instrument.

My Commission expires the 15 day of July 1952.

Given under my hand and notarial seal on this 21 day of March.

Paul H. [Signature]
 Notary Public