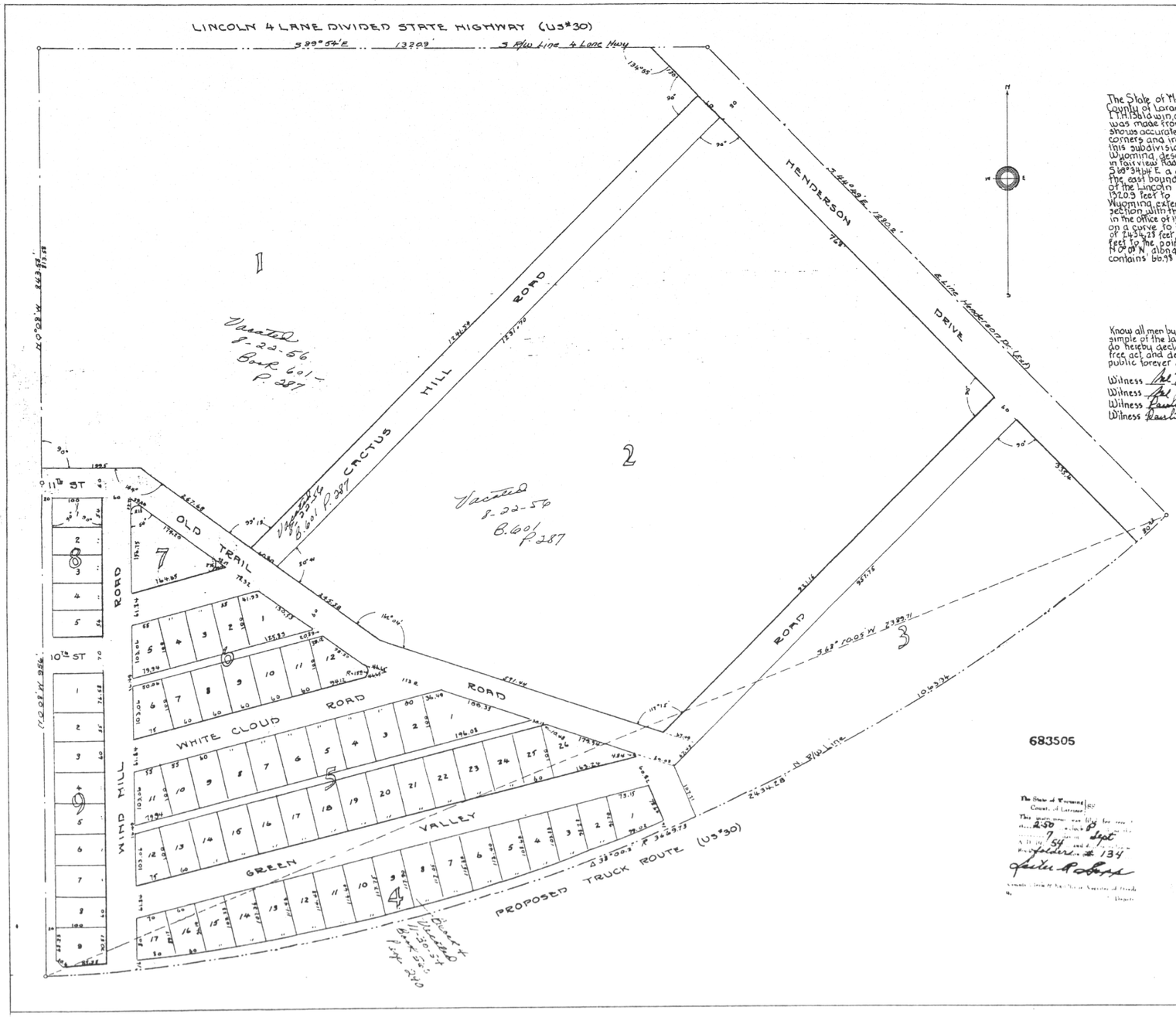
First American Title™

These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

245 Storey Boulevard
Cheyenne, WY 82009
307-635-1181



ENGINEERS CERTIFICATE

The State of Wyoming }
County of Laramie } ss

I, T.H. Baldwin, of Cheyenne, Wyoming, hereby certify that this map of Cole Addition to the City of Cheyenne was made from notes taken during an actual survey made under my direction in July 1954, and that it shows accurately the lots, blocks, streets and alleys as marked on the ground by iron pipe set at all block corners and iron spikes set at all other lot corners, and I further certify that the land embraced in this subdivision is all of that part of the SE¼ Section 33, T. 14 N., R. 66 W., 6th P.M., Laramie County, Wyoming, described as follows: Beginning at the point of intersection of the center line of 11th Street in Fairview Addition and the east boundary of Fairview Addition which point of beginning bears S 89°34'34" E a distance of 2319.65 feet from the W¼ corner of said Section 33; thence N 0°08' W along the east boundary of Fairview Addition, a distance of 943.55 feet to a point on the south R/W line of the Lincoln 4 Lane Divided Highway (US*30); thence S 89°54' E along said R/W line, a distance of 1320.9 feet to its intersection with the east line of Henderson Drive in Mountview Park, Cheyenne, Wyoming, extended; thence S 44°43' E along the east line of Henderson Drive, extended, to its intersection with the north R/W line of the proposed Truck Route (US*30) as said Truck Route is recorded in the office of the Wyoming State Highway Commission as of June 1, 1954; thence along said north R/W line on a curve to the right, whose radius is 3669.73 feet, through a central angle of 38°00' and a distance of 2434.23 feet, measured on the curve, the long chord of said arc bearing S 58°10'05" W, a distance of 2389.71 feet to the point of intersection of said R/W line with the east boundary of Fairview Addition; thence N 0°08' W along said east boundary, a distance of 956 feet to the point of beginning. The tract described contains 66.98 acres, more or less.

T. H. Baldwin
Engineer Wyo. Reg. #19

DEDICATION

Know all men by these presents that George L. Cole, Mary K. Cole, Louis E. Sletten and Edna C. Sletten, owners in fee simple of the land embraced in this plat and description of Cole Addition to the City of Cheyenne, do hereby declare the subdivision of the within described land as appears on this plat to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever all of the streets and alleys shown hereon.

Witness Art Kuennen
Witness Art Kuennen
Witness Pauline Wall
Witness Pauline Wall

George L. Cole
Mary K. Cole
Louis E. Sletten
Edna C. Sletten

ACKNOWLEDGEMENT

The State of Wyoming }
County of Laramie } ss

On this 24th day of August AD 1954, personally appeared George L. Cole and Mary K. Cole 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.
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 August 1, 1955

Art Kuennen
Notary Public
Residing at Cheyenne, Laramie Co. Wyoming

The State of California }
County of San Francisco } ss

On this 22nd day of August AD 1954, personally appeared Louis E. Sletten and Edna C. Sletten 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.
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 June 7, 1957

Pauline T. Spieler
Notary Public
Residing at San Francisco California

APPROVED

Approved by the City Commission of the City of Cheyenne this 7th day of Sept AD 1954.
Attest: Ole M. Hatterscheid, City Clerk
V. O. Christensen, Mayor

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 7 day of Sept AD 1954.
Attest: Joseph T. Gropp, County Clerk
Earl C. Kerr, Chairman

The State of Wyoming }
County of Laramie } ss
This plat was filed for record
at 2:50 o'clock P.M. on the 7 day of Sept A.D. 1954 and is recorded in Plat Folder No. 134
Gertie A. Gropp
County Clerk & Ex-Officio Register of Deeds

COLE ADDITION
TO THE CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING
Scale 1" = 100' August 1954

Entry No. 79
Page No. 80

Book 560

Page 317

George L. Cole and Mary K. Cole
husband and wife

to

The Public

DECLARATION OF PROTECTIVE COVENANTS
FOR COLE ADDITION

Dated December 3, 1954

Recorded December 3, 1954 at 3:00 P.M.

KNOW ALL MEN BY THESE PRESENTS: That all lots and blocks of COLE ADDITION to the City of Cheyenne, Laramie County, Wyoming, as said Cole Addition appears on the plat thereof, which is on file in the office of the said county, and are now owned and held subject to the restrictions, conditions and covenants contained in this declaration by George L. Cole and Mary K. Cole, husband and wife, and said owners do hereby covenant and agree that any subsequent grants of any lots and blocks of said Cole Addition shall be made subject to the covenants and restrictions hereinafter set forth.

The residential area covenants in their entirety shall apply to all (A) zone residential lots in Blocks 4, 5, 6, and 9 of Cole Addition, except certain lots in Blocks 4 and 5, which are now contemplated being sold to Laramie County School District # 1 for public school purposes, and shown on the official plat of said addition, on file in the office of the County Clerk of the County of Laramie, Wyoming.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed or altered on any lot until construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved, except in the case of corner lots, in which case the rear area of the lot may have a fence extending to the lot line on the side street.

(a) The architectural control committee is composed of George L. Cole, Mary K. Cole and Edwin Howell. In the event of death or resignation of any member of the committee, the remaining members shall have sole authority to designate a successor. The members of this committee or any future committee shall not be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power of a duly recorded written instrument to change the membership of the committee or to withdraw the committee, or restore to it any of its powers and duties.

3. No dwelling shall be permitted on any lot of less than 850 square feet of main structure for a one-story dwelling or less than 700 square feet for a dwelling for more than one story.

4. No noxious or offensive activity shall be carried on upon any lot.

5. No structure of a temporary character, trailer, basement, tent, shack garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No old house or structure of any kind shall be permitted to be moved on any of the aforementioned lots and blocks.

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

7. 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.

8. 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.

Dated this 3rd day of December, 1954

Witnessed: Signed: George L. Cole
Anna Vavra Mary K. Cole

Acknowledged December 3, 1954, before Anna Vavra, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires August 28, 1956.

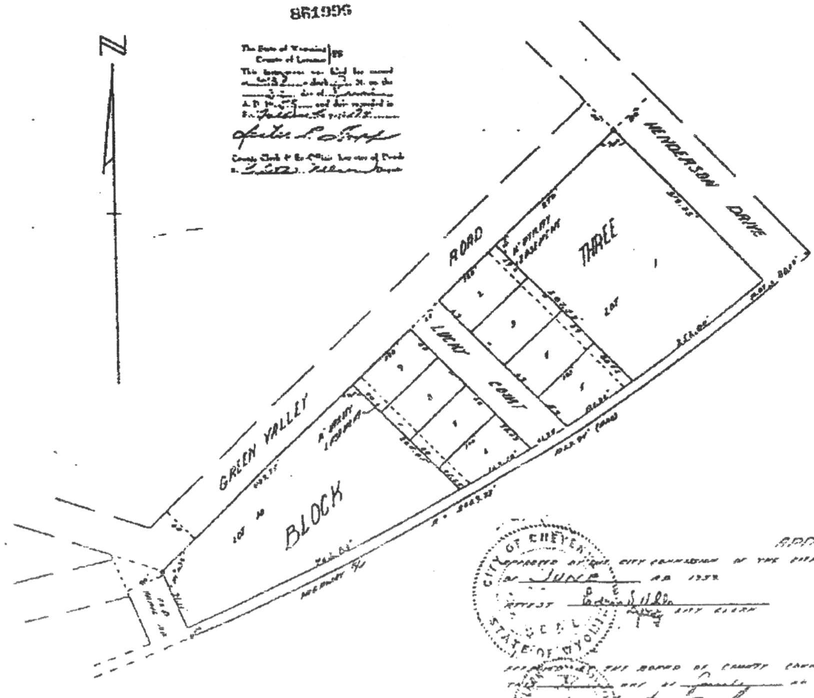
861996

The State of Wyoming } ss
County of Laramie

This instrument was filed for record [illegible] o'clock [illegible] M. on the [illegible] day of [illegible] A.D. 19[illegible] and duly recorded in [illegible] page [illegible]

[signature]

County Clerk & Ex-Officio Register of Deeds
By [illegible] Deputy



SURVEYOR'S CERTIFICATE

STATE OF WYOMING } ss
COUNTY OF LARAMIE

I, MALCOLM D. MARTIN, OF CHEYENNE, WYOMING, HEREBY CERTIFY THAT THIS PLAT OF THE SUBDIVISION OF BLOCK 3, COLE ADDITION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION IN JUNE, 1959 AND THAT SAID PLAT SHOWS ACCURATELY THE LOTS, STREETS AND ALLEYS AS MARKED ON THE GROUND BY IRON SPIKES SET AT ALL LOT CORNERS. UTILITY EASEMENTS ARE ALSO SHOWN.

Malcolm D. Martin
WYO. REG. NO. 220

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE L. COLE AND MARY K. COLE, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF THE SUBDIVISION OF BLOCK 3, COLE ADDITION, CITY OF CHEYENNE, DO HEREBY DECLARE THE SUBDIVISION OF THE WITHIN DESCRIBED LAND, AS APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL OF THE STREETS, ALLEYS [illegible] SHOWN HEREON.

WITNESS [signature]
WITNESS [signature]

George L. Cole
Mary K. Cole

ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE

ON THIS 26 DAY OF June AD 1959, PERSONALLY APPEARED GEORGE L. COLE AND MARY K. COLE 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 FOR THE PURPOSE THEREIN 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 June 29 - 1963

[signature]
NOTARY PUBLIC
RESIDING AT Cheyenne Wyo

APPROVAL

APPROVED AT THE CITY COMMISSION OF THE CITY OF CHEYENNE THE 23 DAY OF June AD 1959

ATTEST [signature] CITY CLERK

[signature]
MAYOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THE [illegible] DAY OF [illegible] AD 1959

[signature]
COUNTY CLERK

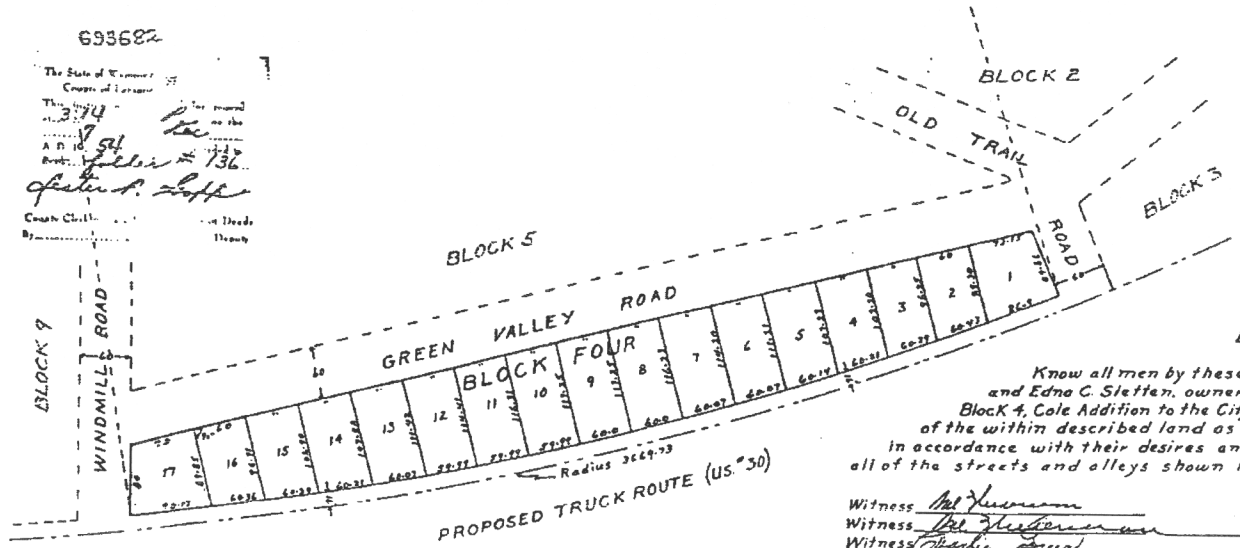
[signature]
CHAIRMAN

SUBDIVISION OF BLOCK 3
COLE ADDITION
CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING
SCALE 1" = 100'
JUNE 1959

NOTE: [illegible]

693682

The State of Wyoming
County of Laramie
This instrument was filed for record on the 3rd day of 7 A.D. 1954 at 8:00 o'clock A.M. and recorded in Book 136 of Deeds, Page 136
Fester A. Lofft
County Clerk and ex-officio Clerk of Deeds
By ..... Deputy



FIRST AMERICAN

DEDICATION

Know all men by these presents that George L. Cole, Mary K. Cole, Louis E. Sletten and Edna C. Sletten, owners in fee simple of the land embraced in this Re-plat of Block 4, Cole Addition to the City of Cheyenne, Wyoming, do hereby declare the subdivision of the within described land as appears on this plat to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever all of the streets and alleys shown hereon.

Witness [signature]
Witness [signature]
Witness [signature]
Witness [signature]

George L. Cole
Mary K. Cole
Louis E. Sletten
Edna C. Sletten

ENGINEER'S CERTIFICATE

I, T.H. Baldwin, of Cheyenne, Wyoming, hereby certify that this map was made from notes taken during an actual survey made under my direction in October, 1954 and that it shows accurately the Re-plat of Block 4, Cole Addition, Cheyenne, Wyoming as marked on the ground with iron pipe set at the block corners and iron spikes set at all other lot corners.

T.H. Baldwin
Engineer Wyo. Reg. #19

ACKNOWLEDGEMENT

The State of Wyoming } ss
County of Laramie
On this 16th day of Nov. A.D. 1954, personally appeared George L. Cole and Mary K. Cole, 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.
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 August 1, 1955

[signature]
Notary Public Residing at Cheyenne, Wyo.

The State of California } ss
County of Santa Cruz
On this 30th day of October A.D. 1954, personally appeared Louis E. Sletten and Edna C. Sletten 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.
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 July 9, 1957

[signature]
Notary Public Residing at Santa Cruz, Calif.

APPROVAL

Approved by the City Commission of the City of Cheyenne, this 29th day of November 1954.
Attest Stella M. Kaltenbach
City Clerk

[signature]
Acting Mayor

Approved by the Board of County Commissioners of Laramie County, Wyoming this 7 day of Dec A.D. 1954
Attest John W. Parker
Deputy County Clerk

[signature]
Chairman

RE-PLAT OF BLOCK FOUR
COLE ADDITION TO THE CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING
Scale 1" = 100' October, 1954

0-207-4