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NO.	REVISION	DATE

PREPARED FOR:
RICHARSON CONSTRUCTION, INC.
 101 LEXINGTON AVE
 CHEYENNE, WY 82007
 307.635.6166

PROJECT:
**DIAMOND ESTATES
 FOURTH FILING**

DRAWING TITLE:
FINAL PLAT



DATE:	JULY 2013
DRAWN BY:	RSJ
DESIGNED BY:	BE
CHECKED BY:	BE
JOB NO.:	3440
DRAWING NO.:	1 of 1

- LEGEND**
- △ CITY CONTROL POINT
 - SET 7' ALUMINUM CAP STAMPED AND PLAS COIN
 - FOUND ALUMINUM CAP
 - FOUND PORN PIPE

DEDICATION
 I HEREBY CERTIFY THAT THE UNDERSIGNED, RANDY RICHARSON, DOES HEREBY DECLARE THE PLAT OF THE DIAMOND ESTATES FOURTH FILING TO BE A PUBLIC HIGHWAY AND TO BE DEDICATED TO THE PUBLIC AND TO BE OPEN TO ALL TRAFFIC AND TO BE MAINTAINED AS SUCH FOR THE PERIODS INDICATED HEREIN.

Randy Richarson
 RANDY RICHARSON

BASIS OF BEARINGS:
 COORDINATES AND DISTANCES ARE BASED ON THE CITY OF CHEYENNE CONTROL SYSTEM. BASIS OF BEARING BETWEEN CITY CONTROL POINTS EAST AND WEST IS NORTH 87° 24' 00" EAST A DISTANCE OF 744.12 FEET, WITH ALL BEARING BEARING RELATIVE THERE TO.

ACKNOWLEDGEMENTS
 STATE OF Wyoming
 COUNTY OF Laramie
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RANDY RICHARSON ON THE 21 DAY OF MARCH 2013, AT MY OFFICE IN CHEYENNE, WYOMING, AT THE OFFICE OF THE COUNTY CLERK.

Randy Richarson
 RANDY RICHARSON

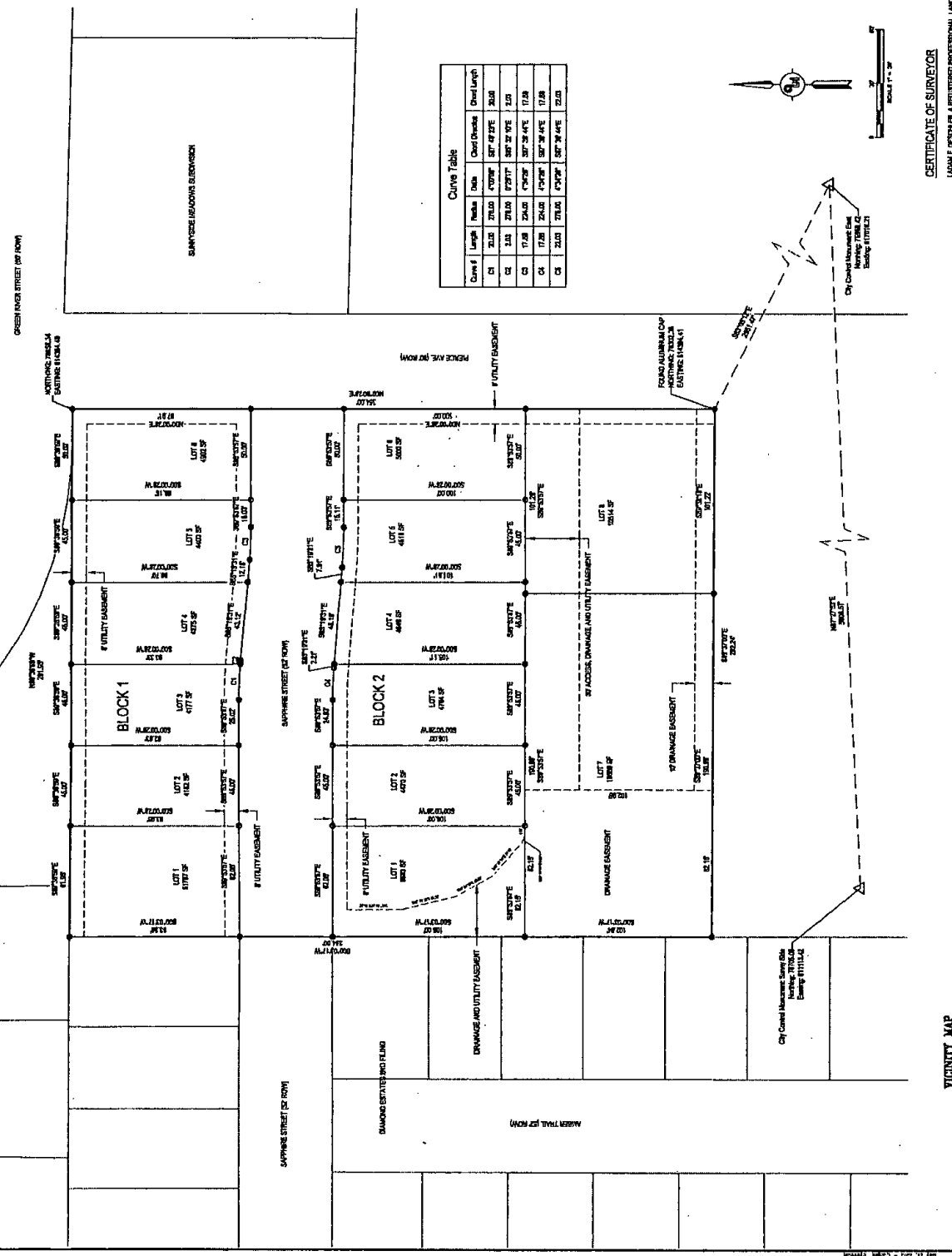
APPROVALS
 APPROVED BY THE CHEYENNE PLANNING COMMISSION ON THE 21 DAY OF MARCH 2013

Barbara S. ...
 DEVELOPMENT DIRECTOR

[Signature]
 CITY CLERK

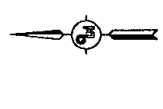
LEGAL DESCRIPTION
 A PORTION OF TRACT 706, BEING CERT. SECTION 26 PARCELS 1 AND 2, BEING SITUATED WITHIN THE NE 1/4 OF SECTION 27, TOWNSHIP 12N, RANGE 10W, MERIDIAN 10W, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: UNPLATTED COUNTY, CHEYENNE, WYOMING: COMMENCING AT THE CITY CONTROL POINT EAST, THENCE NORTH 87° 24' 00" EAST A DISTANCE OF 744.12 FEET TO A POINT, THENCE NORTH 87° 24' 00" EAST A DISTANCE OF 744.12 FEET TO A POINT, THENCE SOUTH 87° 24' 00" WEST A DISTANCE OF 744.12 FEET TO A POINT, THENCE WEST 87° 24' 00" WEST A DISTANCE OF 744.12 FEET TO THE TRUE POINT OF BEGINNING.

640 PARCEL CONTAINS 6.33 ACRES



Curve Table

Curve #	Length	Radius	Delta	Chord Chords	Chord Length
C1	23.00	200.00	170.00°	307' 22" N/E	24.00
C2	21.00	200.00	170.00°	307' 22" N/E	17.00
C3	17.00	200.00	170.00°	307' 22" N/E	17.00
C4	23.00	200.00	170.00°	307' 22" N/E	24.00



**FINAL PLAT
 OF
 DIAMOND ESTATES
 FOURTH FILING**

A REPLAT OF A PORTION OF TRACT 316, SUNNYSIDE ADDITION, SEVENTH FILING, AND BEING SITUATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 10E, MERIDIAN 10W, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: UNPLATTED COUNTY, CHEYENNE, WYOMING.

PREPARED FEBRUARY, 2013

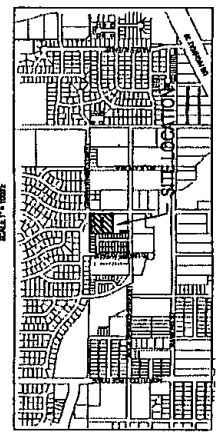


CERTIFICATE OF SURVEYOR
 I, ADAM E. RICHARSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HAVE EXAMINED THIS INSTRUMENT, AND BEING SATISFIED THAT THE SAME IS TRUE AND CORRECT, I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT. I HAVE ALSO EXAMINED THE PLAT AND THE INSTRUMENTS ARE SET ON FOUND AS BEING AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY OF THE LAND DESCRIBED HEREIN TO THE BEST OF MY KNOWLEDGE.

Adam E. Richarson
 State of Wyoming
 No. 171305
 My Comm. Expires 12/31/16
 My Exp. 12/31/13

FILING RECORD

RECORDED: 4/17/13
 INDEXED: 4/17/13
 FILED: 4/17/13
 COUNTY: LARAMIE
 STATE: WYOMING



FILING RECORD

RECORDED: 4/17/13
 INDEXED: 4/17/13
 FILED: 4/17/13
 COUNTY: LARAMIE
 STATE: WYOMING

BY: RICHARSON CONSTRUCTION, INC. FOR THE PROPERTY OWNERS AND APPLICANTS.
 DATE: FEBRUARY 2013

Richardson Homes, Inc.
Declaration of Protective Covenants

The undersigned being owner of the following described property in Laramie County, Wyoming to-wit:

Lots 1-6, Block 1, Lots 1-8, Block 2, Diamond Estates, 4th Filing, a residential subdivision in the City of Cheyenne, Laramie County, Wyoming

do hereby make this Declaration of Protective Covenants applicable to all areas designated for single family residences with the described area.

1. Land Use: No lot shall be used except for a one family residential dwelling and no building shall be erected, altered, placed or permitted to remain on any lot other than the unit above authorized along with a private garage appurtenant thereto. No structure shall exceed two stories in height, plus its roof assembly.
2. Architectural Control: No building shall be erected, placed or altered on any lot until the constructions plans and specifications and a plan showing the location so the structure have been approved by the architectural control committee as to qualify of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevations. All constructions shall be new and may not be transported to any site within the subdivision. No fence, wall or hedge shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line. There shall no front yard fencing. Exterior colors and exterior construction materials of all dwellings must be approved.
3. Restrained Activities: Restrained activities shall include the following:
 - a. Altering exterior design from original construction.
 - b. Changing the exterior colors or characteristics of one attached home in conflict with the other attached home.
 - c. Landscaping must be maintained in the front of the home to include grass, xeriscape rock, and decorative ground coverings.
 - d. In the event of damage or destruction of any or all properties covered by these covenants, the damage shall be promptly repaired or reconstructed at the cost of the present owner of the affected property or properties.
4. Easements: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat. Within these easements, no structure or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage ways in easements, or which may obstruct or retard the flow of water through drainage way in the easements other than those facilities required by the governing body of the City of Cheyenne or their agencies in the replatting process. The easement area of each lot and all improvement in it shall be maintained continuously by the owner of the lot, except for those improvement for which a public authority or utility company is responsible. This restriction shall not be deemed to prohibit landscaping, fencing, driveway surfaces in said easements, as long as they conform with City ordinance restrictions.

Nuisances: No noxious offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Temporary Structures: No structure of a temporary character, trailer, basement, rent, shack, garage, barn or other outbuilding shall be used on any lot at anytime as a residence either temporarily or permanently,. No such structure shall be placed on any lot within this subdivision without approval of the architectural control committee.

Parking and Non-Operative Vehicles and Facilities: Parking of trailers, campers, truck campers, bus campers and otherwise large vehicles such as stock trucks and trailers including non-licensed vehicles, shall not be permitted, when parked on the street in front of a residence or a parking area between the front building line and the street.

The parking of boats, trailers, campers or recreational vehicles on the street or on any parking area between the front building line of a residence and a street shall be of temporary nature and shall not be left parked in such a location for more than 72 hours.

Vehicles which are not in running condition or are in a state of disrepair shall not be parked on the street in front of a residence or on driveway or on any parking area between the building line of any residence and the street or alley, for a period of more than 24 hour at any time or as a repeated matter or practice.

Signs: No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than two square feet, or one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Oil and Mining Operation: No oil drilling, oil development operations, oil refining, quarry mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Household waste shall be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Architectural Control Committee: The Architectural Control Committee is composed of Richardson Homes, Inc., and assigns, neither the members of the committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

Terms: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) 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.

Enforcement: In the event that any person shall violate any of these covenants, it shall be lawful for any owner of any lot or lots in the area or the architectural control committee to maintain an action in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain the violating such projective covenants reasonable attorney's fees required in the proceedings either to enjoin the violation or for the recovery of damages.

Severability: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated This _____ Day of _____ 20_____

Randy Richardson, President

The State of Wyoming
County of Laramie

The forgoing Declaration of Protective Covenants was acknowledged before me

Randy Richardson, President

Richardson Homes, Inc.,

Witness my hand and official seal this _____ Day of _____ 20_____

Notary

My commission expires _____