



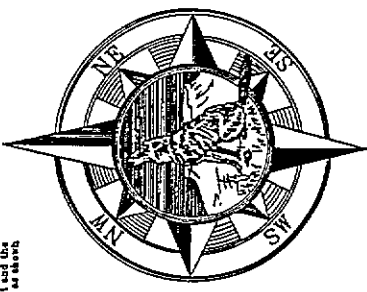
First American Title™

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U.S. GEOLOGICAL SURVEY
WASHINGTON, D.C. 20506
MAY 1980

Basis of Bearing ~
Based upon the G&F Diamond
Development Plat and the
measurements as shown
thereon.



Conversions
From International System of Units (SI) to American Standard
One Foot = 0.30480 Meter
One Acre = 0.4047 Hectare

Note: With the approval of Public Law 94-165
as signed into Law in 1976, the Metric
Conversion is equated as One Foot = 1200/3827 Meter



Addition
A Replat of
A Portion of Tract A
East Inkerview Subdivision
as Corrected

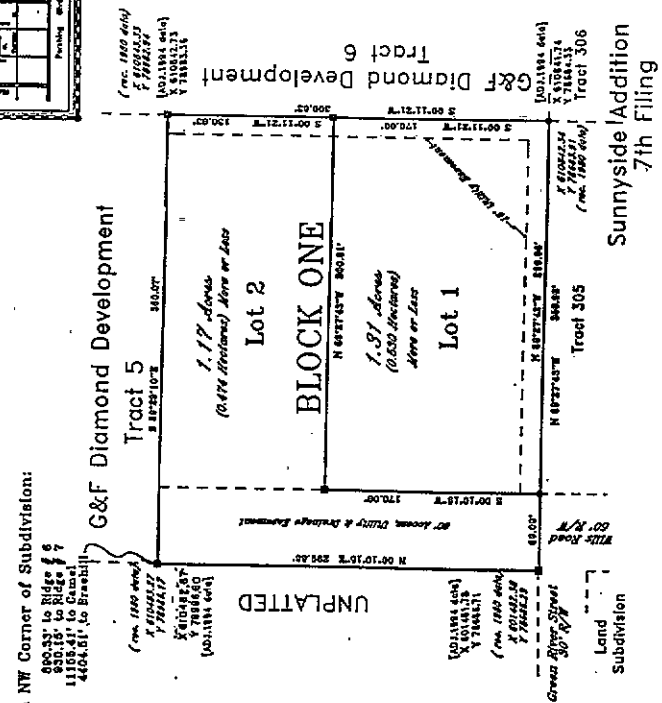
A Subdivision Situate in
the NW 1/4 of Section 27
T.14 N., R.86 W.

of
the 6th P.M.

Cheyenne, Laramie County, Wyoming
Gerritall Murray & Shypley Co.
Cheyenne, Wyoming
J. Murray
J. Shypley

Boundary Map
NOT TO
SCALE

Tract	Area (Acres)	Shape
Tract 5	1.19	Rectangular
Tract 305	1.37	Rectangular
Tract 306	1.37	Rectangular



Regard ~
• Positive S&S LER599 Measurement on G&F Diamond, Alund
• Positive Measurement on G&F Diamond, Alund
• Positive Measurement on G&F Diamond, Alund
• Positive Measurement on G&F Diamond, Alund
• Positive Measurement on G&F Diamond, Alund

Control Tie from NW Corner of Subdivision:
N 89° 00' 00" W 110.00' to Ridge # 6
S 89° 00' 00" W 110.00' to Ridge # 5
S 89° 00' 00" W 110.00' to Ridge # 4
S 89° 00' 00" W 110.00' to Ridge # 3
S 89° 00' 00" W 110.00' to Ridge # 2
S 89° 00' 00" W 110.00' to Ridge # 1

Ward Description ~

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, Lot 25, Lot 26, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 37, Lot 38, Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, Lot 44, Lot 45, Lot 46, Lot 47, Lot 48, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60, Lot 61, Lot 62, Lot 63, Lot 64, Lot 65, Lot 66, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78, Lot 79, Lot 80, Lot 81, Lot 82, Lot 83, Lot 84, Lot 85, Lot 86, Lot 87, Lot 88, Lot 89, Lot 90, Lot 91, Lot 92, Lot 93, Lot 94, Lot 95, Lot 96, Lot 97, Lot 98, Lot 99, Lot 100.

Medication ~

Medication ~
Medication ~
Medication ~
Medication ~
Medication ~

Acknowledgement ~

Acknowledgement ~
I, William G. Boice, of the County of Laramie, Wyoming, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the files of the County Clerk of Laramie County, Wyoming.

By Commission Expires: 11/12/2027



William G. Boice
Notary Public

Approvals ~

Approved by the City Council of the City of Cheyenne, Wyoming, on this 26th day of May, 1999, in the Year of our Lord One Thousand Nine Hundred and Ninety Nine.

Mayor: [Signature]
City Clerk: [Signature]

Approved by the City Council of the City of Cheyenne, Wyoming, on this 26th day of May, 1999, in the Year of our Lord One Thousand Nine Hundred and Ninety Nine.

Mayor: [Signature]
City Clerk: [Signature]

Certificate of Surveyor

Certificate of Surveyor
County of Laramie, Wyoming
I, Larry T. Perry, a Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this plat of Block One, Lot 1 and Lot 2, Block One, Sunnyside Addition, East Inkerview Subdivision, as shown on this plat, was prepared from field notes taken in the month of April, 1999, and that the same are true and correct according to the best of my knowledge and belief, and that the same conform to the laws and regulations governing the practice of my profession in this State.

Larry T. Perry
26 April 1999

Larry T. Perry, L.S.
Wyoming Reg. No. 12647

Filing Record
This plat is being filed in the County of Laramie, Wyoming, in the Year of our Lord One Thousand Nine Hundred and Ninety Nine, on this 26th day of April, 1999.

[Signature]
Notary Public

523

RECORDED APR 13 1973 AT 10:52 O'CLOCK AM
EXCEPTION NO. 285048 JOHN B. HUKMAK, Record

BOOK 973

DECLARATION OF PROTECTIVE COVENANTS
EAST LAKEVIEW SUBDIVISION
City of Cheyenne
Laramie County, Wyoming

Imperial Homes, Inc.

to

The Public:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Imperial Homes, Inc., a Wyoming Corporation, being the present owners of the East Lakeview Subdivision, an Addition to the City of Cheyenne, Laramie County, Wyoming, do hereby covenant and agree that all of said blocks in said Subdivision and all of said lots in said blocks are held subject to and with the benefit of all of the restrictions, conditions, covenants, charges, and agreements contained within the DECLARATION OF PROTECTIVE COVENANTS, and they do further hereby covenant and agree that any subsequent grants of any of the said lots now owned by them shall be subject to covenants and restrictions hereinafter set forth.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes, or no building of any kind shall be moved onto the above tracts. All construction shall be new.

2. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to the quality of workmanship and materials, harmony of design with existing structures, and as to location with respect to topography and finish grade elevation.

3. DWELLING COST, QUALITY, AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$15,000.00, based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor areas of the main structures are as follows: one story dwelling not less than 864 sq. ft.; one and one-half story dwelling, not less than 560 sq. ft.; and for a two-story dwelling, not less than 700 sq. ft.

4. BUILDING LOCATION. No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 3 feet to an interior lot line with a minimum total of both side yards of 10 feet. Accessory buildings shall be built no closer than 6 feet from all property lines and no closer than 10 feet from any other building. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot. In the event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be 25 feet and the setback line on the side street shall be 25 feet.

Restrictions involving a preference
inhibition of discrimination based
on race, color, religion, sex, handicap,
physical status, or marital status are
hereby rejected to the extent such
USC 3604(C)
42 USC 3604(C)

5. **LOT AREA AND WIDTH.** No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet.
6. **NUISANCE.** No obnoxious, offensive, or commercial activity shall be carried on upon any lot within the subdivision.
7. **TEMPORARY STRUCTURES.** 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, except for a lumber shed, shop, office building and one trailer house during construction period.
8. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operations, oil refining, quarrying or 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.
9. **FENCES.** Yard fences may extend only from the rear of any lot to the front or side setback line, and there shall be no front yard fencing, walls or hedges.
10. **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 they are not kept, bred, or maintained for any commercial purposes.
11. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage or trash container may be placed in a yard nearer to the street than the minimum front building setback line, except on the day designated by the City of Cheyenne for garbage collection. However, underground covered garbage containers may be placed ahead of the minimum building setback line.
12. **SIGNS.** No signs of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than 5 square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction or sales period.
13. **EASEMENTS.** Easements for installation and maintenance of utility and drainage facilities are reserved, along the rear of all lots and along the side of certain lots, as shown on the recorded plat as easements.
14. **MEMBERSHIP.** The architectural control committee is composed of Raymond L. Woods, Robert J. Rohn, and Eleanor Mahlum of Cheyenne, Wyoming. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members of the committee shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or the withdrawal from the committee or to restore to it any of its powers and duties.
15. **PROCEDURE.** The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days any proposed building plan after plans and specifications have been submitted to it, the failure of such representative to approve or disapprove any proposed building plan shall not in any way relieve the owner or the builder from his legal responsibility to comply with the covenants, conditions, and restrictions contained herein.

16. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them from a period of twenty-five years from the date these covenants are recorded, after which 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.

17. ENFORCEMENT. 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 damage.

18. SEVERABILITY. In validation 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.

Signed: Imperial Homes, Inc.

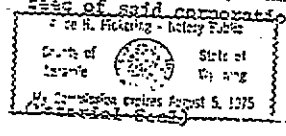
(Corporate Seal)

By: Robert J. Rohn
Robert J. Rohn, Vice President



THE STATE OF WYOMING)
COUNTY OF LARAMIE)

On this 27th day of December, 1972 before me personally appeared Robert J. Rohn, to me know, who, being by me duly sworn, did say that he is Vice President of Imperial Homes, Inc. and that said instrument was signed and sealed in behalf of said Imperial Homes, Inc., by authority of its Board of Directors and said Robert J. Rohn acknowledged said instrument to be the free act and deed of said corporation.



Walter H. Christy

My commission expires: _____

RECORDED MAY 21 1976 2:29 O'CLOCK P.M.
387349
Reception No. JANET C. WHITEHEAD, Recorder

Restrictions including a preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status, or national origin are hereby declared to be inoperative and void. LSC 3604(G)

AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
EAST LAKEVIEW SUBDIVISION
City of Cheyenne
Laramie County, Wyoming

Imperial Homes, Inc.

to

The Public:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Imperial Homes, Inc., a Wyoming corporation, being the present owner of the lands hereinafter described in East Lakeview Subdivision, an Addition to the City of Cheyenne, Laramie County, Wyoming, does hereby covenant and agree for an amendment and change of the Declaration of Protective Covenants previously filed herein in Book 973, page 526, and does hereby restate the Declaration of Protective Covenants:

- Lots 7, 8, 9, 13, 15, 17, 18, 19, 20, and 21 in Block 12;
- Lots 1 through 16 in Block 12;
- Lots 1 through 33 in Block 14;
- Lots 1 through 34 in Block 15;
- Lots 1 through 16 in Block 16;
- Lots 1 through 7 in Block 17.

AMENDED PARAGRAPH 3:

DWELLING COST, QUALITY, AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$24,000, based upon cost levels prevailing at the date these amended covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these amended covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor areas of the main structures are as follows: one-story dwelling not less than 700 sq. ft.; one and one-half story dwelling not less than 560 sq. ft.; and for a two-story dwelling, not less than 520 sq. ft.



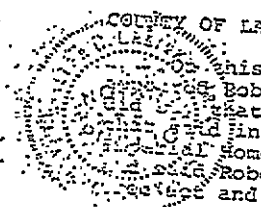
Witnessed this 20th day of May, 1976.

Imperial Homes, Inc.
By

Conrad P. Reich Schick
Vice Secretary

[Signature]
Vice President

STATE OF WYOMING)
COUNTY OF LARAMIE) ss.



On this 20th day of May, 1976, before me personally appeared Robert J. Rohn, to me known, who, being by me duly sworn, declared that he is Vice President of Imperial Homes, Inc., and that the instrument was signed and sealed in behalf of said Imperial Homes, Inc., by authority of its Board of Directors, and that Robert J. Rohn acknowledged said instrument to be the correct and deed of said corporation.

[Signature]
Notary Public

BOOK 1067 Commission expires August 18, 1976

RECORDED JUL 6 1976 2 30 O'CLOCK P.M.

402619
Rec'd. No. JANET C. WHITEHEAD, Recorder

AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS
EAST LAKEVIEW SUBDIVISION CORRECTED
City of Cheyenne
Laramie County, Wyoming

Imperial Homes, Inc.

to

The Public:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Imperial Homes, Inc., a Wyoming corporation, being the present owner of the lands hereinafter described in East Lakeview Subdivision Corrected, an Addition to the City of Cheyenne, Laramie County, Wyoming, does hereby covenant and agree for an amendment and change of the Declaration of Protective Covenants previously filed herein in Book 973, page 526, and does hereby restate the Declaration of Protective Covenants:

Lots 1 through 16 in Block 13.

AMENDED PARAGRAPH 3:

DWELLING COST, QUALITY, AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$24,000, based upon cost levels prevailing at the date these amended covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these amended covenants are recorded at the minimum cost stated herein for the minimum dwelling size. The ground floor areas of the main structures are as follows: one-story dwelling not less than 700 sq. ft.; one and one-half story dwelling, not less than 560 sq. ft.; and for a two-story dwelling, not less than 520 sq. ft.

Dated this 30 day of June 1976.

Imperial Homes, Inc.
By



William McMillan
Secretary

[Signature]
Vice President

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

On this 30 day of June, 1976, before me personally appeared Robert J. Rohn, to me known, who, being by me duly sworn, did say that he is Vice President of Imperial Homes, Inc., and that said instrument was signed and sealed in behalf of said Imperial Homes, Inc., by authority of its Board of Directors, and said Robert J. Rohn acknowledged said instrument to be the free act and deed of said corporation.

Margie Popper
Notary Public

My Commission expires:

