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**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT, Wilson P. Coburn Family Limited Partnership and Robert L. McCabe, the mortgagor herein, have granted to the City of Laramie, Wyoming, the right to use, occupy, and control the land shown on this plat for the purpose indicated hereon.

*Robert L. McCabe*  
Robert L. McCabe  
Wilson P. Coburn Family Limited Partnership  
*Wilson P. Coburn*  
Wilson P. Coburn

**ACKNOWLEDGEMENTS**

STATE OF WYOMING ) 35  
COUNTY OF LARAMIE )

This dedication instrument was acknowledged before me this 27th day of February, 2003, by Wilson P. Coburn Family Limited Partnership and Robert L. McCabe, both married persons, tenants in common.

*Carol H. Stief*  
Notary Public, Laramie County, Wyoming

My Commission Expires 02-13-07

**APPROVALS**

Approved by the Chairman-Laramie County Regional Planning Commission on 02-27-03 at 4:47 PM

*David L. ...*  
Development Director

Approved by the City Engineer of the City of Laramie on 02-27-03 at 10:00 AM

*Jack R. ...*  
City Engineer

Approved by the Commissioners of Laramie County, Wyoming on 02-27-03 at 10:00 AM

*John A. ...*  
County Clerk

**CERTIFICATE OF SURVEYOR**

I, John A. Stahl, Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that the foregoing plat was prepared from official plats and deeds of record and from points of a field survey conducted by me or under my direct supervision during the period of time shown on this plat, and that the measurements are as shown and set forth hereon to the best of my knowledge.



**GIBBENS - MCGUIRE SUBDIVISION**

A REPLAT OF TRACT 16, FOSTER TRACTS, 2ND FILING, LARAMIE COUNTY, WYOMING.  
PREPARED FEBRUARY, 2003

**STYEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 16TH STREET, P.O. BOX 2070  
FILING 2003-1223 CHEYENNE, WY 82001

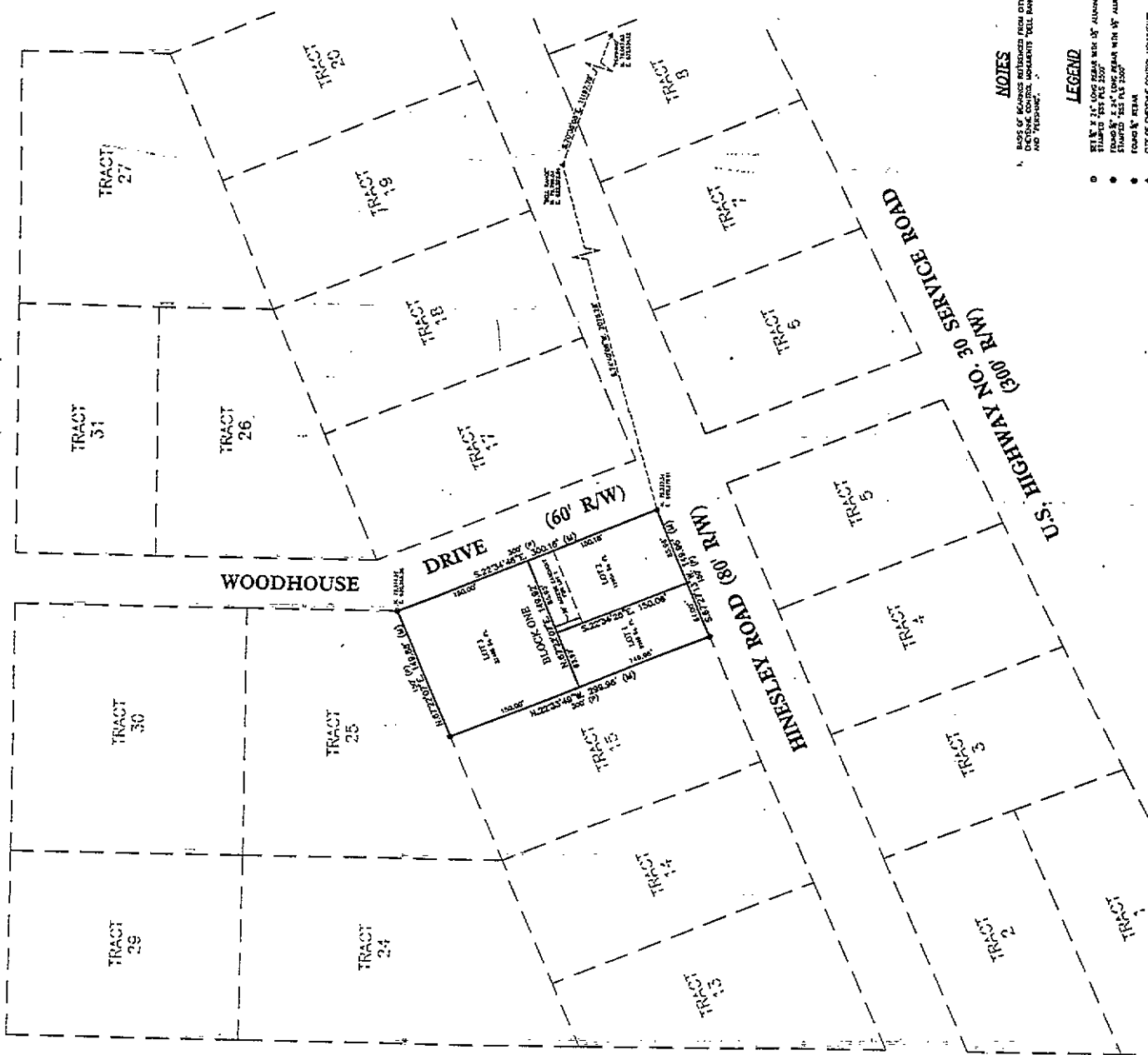
DELL RANGE BOULEVARD (93' R/W)

WOODHOUSE DRIVE (60' R/W)

DRIVE (60' R/W)

HINSELEY ROAD (80' R/W)

U.S. HIGHWAY NO. 30 SERVICE ROAD (300' R/W)



**NOTES**

1. ALL LOTS ARE TO BE PLATTED WITHIN 180 DAYS OF THE DATE OF THIS PLAT. NO LOTS TO BE PLATTED AFTER THAT DATE.

**LEGEND**

- 1/4" = 1" SCALE
- 1/4" = 1" SCALE
- ▲ 1/4" = 1" SCALE
- 1/4" = 1" SCALE
- 1/4" = 1" SCALE
- 1/4" = 1" SCALE

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM  
NO PROPOSED DOMESTIC WATER SOURCE

**FILING RECORD**  
Division 3-2-2-2-2-2-2  
City of Laramie, Wyoming  
County of Laramie, Wyoming  
Date of Filing 02-27-03  
Filed at 10:00 AM



RECORDED FEB 6 1976 AT 2:42 O'CLOCK P.M.

385607

Reception No. JANET C. WHITENED, Recorder

STATE OF WYOMING )  
                  ) SS  
COUNTY OF LARAMIE )

(c) 3604(c) 25  
USC 25  
as with future to  
past  
conveyed to

DECLARATION OF PROTECTIVE COVENANTS  
for  
Foster Land Company

KNOW ALL MEN BY THESE PRESENTS:

THAT all tracts lying within Tracts 5, 6, 7, 8, 9, 10, 13, 15, 16, 17, 18, 19, 20, 26, 27, 29, 30, and 31, Foster Tracts, second filing, a subdivision of the NW 1/4 Section 25, T.14N, R.66W., Laramie County, Wyoming are now owned and held subject to all restrictions, conditions, covenants, changes, and agreements contained in the within Declaration of Protective Covenants; and

THAT Foster Land Company does hereby covenant and agree that any subsequent grant of any of said lots shall be made subject to all covenants and conditions as set forth herein.

1. No residential structure of less than one story above the ground shall be erected upon said premises and each structure erected shall have at least four rooms exclusive of porches and attached garages and shall have a ground floor area of at least 850 square feet.

2. Any and all buildings erected upon said premises shall be built of frame, stone, brick or stucco and shall be kept painted so that the same shall not become unsightly.

3. No noxious trade or activity which may become a nuisance to the neighborhood shall be conducted on the premises.

4. The premises shall not be used for a junk yard, used car lot or for the raising of hogs and cattle and shall not be used for the pasturing of cows or for the raising of livestock or poultry for commercial uses.

5. Enforcement of these covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenants or provisions of this instrument, either to restrain that violation or to recover damages.

6. Invalidation of any one of the terms or covenants of this instrument by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

DATED 5<sup>th</sup> day of February, 1976.

FOSTER LAND COMPANY

By:

*W. Foster*  
President

ATTEST:

*W. Foster*

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me by L. M. Foster, President, Foster Land Company, this 5<sup>th</sup> day of February, 1976.

*John G. Hakes*  
Notary Public

