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DEDICATION

THE STATE OF WYOMING, COUNTY OF LARAMIE, ss: I, the undersigned, John A. Steel, Registered Professional Land Surveyor in the State of Wyoming, hereby state that this plat and the plat hereon filed are prepared from office plats and copies of records and instruments during the month of April, 2007, and are correct and true to the facts as shown and that this plat correctly and truthfully represents and depicts therein to the best of my knowledge...

ACKNOWLEDGEMENTS

STATE OF WYOMING, COUNTY OF LARAMIE, ss: I, the undersigned, John A. Steel, Registered Professional Land Surveyor in the State of Wyoming, hereby state that this plat and the plat hereon filed are prepared from office plats and copies of records and instruments during the month of April, 2007, and are correct and true to the facts as shown and that this plat correctly and truthfully represents and depicts therein to the best of my knowledge...

APPROVALS

Approved by the Oregon-Laramie County Register Platting Commission this 1st day of July, 2007.

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 1st day of July, 2007.

LEGEND

- 0 SET BY J. A. STEEL, LONG BEARS, 11/14/2006, LARAMIE, WY.
- 4 FOUND IN "LARAMIE" CAP
- 7 PER PLAN OF SURVEYMAN 11/14/2006

NOTES

- 1) SUBJECT PROPERTY WOULD FALL WITHIN 100 YEAR FLOOD PLAIN MAP, FEMA, 1987, FLOOD INSURANCE RATE MAP NUMBER 58001Z0010, DATED JANUARY 11, 2005.
- 2) PLACEMENT OF MARKS AND LEGAL NOTES ON THESE TRACTS WERE CONSULTATION WITH APPROPRIATE LARAMEE AUTHORITY.

CERTIFICATE OF SURVEYOR

John A. Steel, Registered Professional Land Surveyor in the State of Wyoming, hereby states that this plat and the plat hereon filed are prepared from office plats and copies of records and instruments during the month of April, 2007, and are correct and true to the facts as shown and that this plat correctly and truthfully represents and depicts therein to the best of my knowledge.

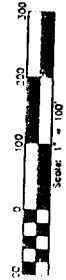
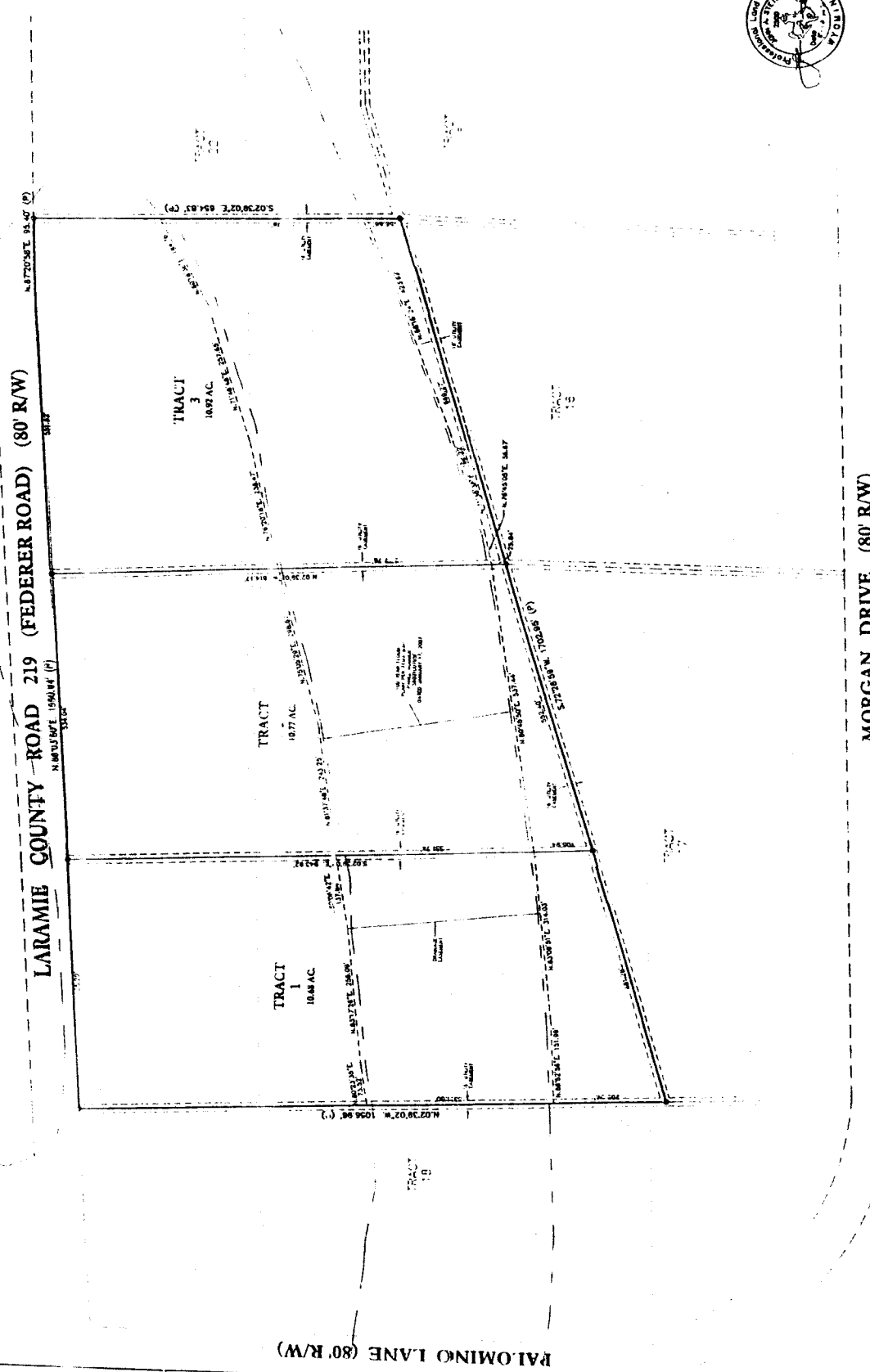


**HORSEMAN HILLS
2ND FILING**

A REPLAT OF TRACTS 19, 20 & 21 HORSEMAN HILLS A SUBDIVISION SITUATED IN THE NORTH HAUT SECTION 17, T15N, R87W, 6TH P.M., LARAMEE COUNTY, WYOMING.

PREPARED APRIL, 2007

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
102 WEST 19th STREET, P.O. BOX 43003
PHENIXIA-728 CHESTNUT ST.



VACATION STATEMENT

It is the intent of this report to vacate the interior tract lines and easements of Tracts 19, 20 & 21, Horseman Hills.

**NO PROPOSED DOMESTIC WATER SOURCE
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2**

FLING RECORD
The State of Wyoming, County of Laramie, ss: I, the undersigned, John A. Steel, Registered Professional Land Surveyor in the State of Wyoming, hereby state that this plat and the plat hereon filed are prepared from office plats and copies of records and instruments during the month of April, 2007, and are correct and true to the facts as shown and that this plat correctly and truthfully represents and depicts therein to the best of my knowledge.

AZIMUTH
A circular diagram showing bearings and distances for various points on the survey.

VICINITY MAP
A small map showing the location of the surveyed property within the larger context of the area.

THE STATE OF WYOMING)

COUNTY OF LARAMIE)

RECORDED ~~SEP 13 1978~~ AT 11:33 O'CLOCK AM
310190

Reception No. JANET C. WHITEHEAD, Recorder

WM. FREDRICK FLICK AND ROBERT J. PHANEUF

TO THE PUBLIC:

SEPTEMBER 15, 1978

DECLARATION OF PROTECTIVE COVENANTS
OF HORSEMAN HILLS

The undersigned, being the owners in fee simple of the following described property situate in Laramie County, Wyoming, to-wit:

A Tract of land situated in the North Half of Section 17, Township 15 North, Range 07 West of the Sixty P. M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the northwest corner of said Section 17; thence S 00° 08' 15" W along the west line of said Section 17, a distance of 467.16 feet to a point on the south right-of-way of Federer Road also being the point of beginning; thence N 87° 20' -58"E and along the said south right-of-way line of Federer Road a distance of 4353.92 feet; thence S 00° -20' 56"W a distance of 934.02 feet; thence N 87° -20' -58"E a distance of 934.02 feet to a point on the west right-of-way line of County Road 21-47; thence S 00° -20' -56"W and along the said west right-of-way line of County Road 21-47 which is also parallel to the East line of said Section 17 a distance of 1492.91 feet to a point on the East-West centerline of said Section 17, thence N 89° -52' -12"W and along the said East-West centerline of Section 17 a distance of 5272.73 feet to the W $\frac{1}{4}$ corner of said Section 17; thence N 00° -8' -15"E and along the said West line of Section 17 a distance of 2170.46 feet to the True Point of Beginning, containing 258.4625 acres more or less.

do hereby make this Declaration of Protective Covenants applicable to all of the described property.

1. The use of said lands and platted or subdivided portions thereof shall be restricted to a single one or two family dwelling residential use. No structure shall exceed two stories in height and a private garage appurtenant thereto except as is otherwise herein specifically provided with reference to planned unit development for acreages of not less than 10 acres.

2. Architectural Restrictions: Uniform quality of workmanship and materials, harmony of external design with existing structure, and location with respect to topography and finish grade elevations shall be afforded. All construction shall be new and no building or buildings may be removed from another location to any site within this subdivision. No wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line.

3. Dwelling Quality and Size: No dwelling shall be permitted on any lot in which the ground floor area of the main structure, exclusive of porch and garage shall be less than 850 square feet of 650 square feet in a story and one-half structure with 1000 square feet of finished living area or 650 square feet in a two story structure with 1000 square feet of finished living area and all structures shall be constructed with a continuous brick, masonry, concrete or comparable building material in the foundation.

4. Building Locations:

(A) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines required by Laramie County Zoning regulations or as may be restricted by any recorded plat which may be filed for a portion of the area described in and covered by these declarations. In any event, no building shall be located on any lot nearer than 50 feet to the front lot line or nearer than 25 feet to any side lot line except as is otherwise herein provided for a planned unit development. Reverse lots shall afford a 50 foot side yard clearance to the street side.

(B) No building shall be located nearer than 25 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line.

(C) For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building.

5. Nuisances: No noxious or 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. Occupancy conditions may be considered to be a nuisance to adjacent property in the event that activity adversely affects such adjacent owners resulting from activities of burning, noise, vermin, health hazards, pollution, odors, undesirable animals or their maintenance and insect pests developing as a condition because of the nature of maintenance or care of the property.

6. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage and disposal of such material shall be maintained in a clean and sanitary condition. Removal of such refuse from the premises shall be accomplished at intervals of not less than once each month. No individual water supply system or sewage waste disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with requirements, standards and recommendations of the Wyoming State Department of Public Health and Laramie County Zoning requirements.

7. Maintenance of Surface: Earth or gravel shall not be removed from the surface of the premises except for improvement or levelling on the tract involved. Landfill shall be earth only and shall exclude trash, refuse, junk, construction debris or similar materials. Stable conditions of the soil and vegetation shall not be destructively destroyed or disturbed nor shall the surface drainage pattern be changed except in a fully engineered manner which will provide adequate recognition of soil conservation requirements. All damage to soil and vegetation shall be immediately restored to a stable condition.

8. 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 that during the period of construction of a permanent residence on the premises that there may be erection of temporary facilities. Such facilities shall be limited to a single period of six months beginning with the first day of erection, on-site location, or the exterior storage of materials to be utilized for permanent facility construction and ending with final removal and cleanup of all such temporary facilities.

9. Parking of Vehicles: No vehicle, other than a vehicle that is owned by the owner or lessee of the lot and that does not have a current Wyoming vehicle registration, shall be kept or stored on the premises. Vehicles, which are not in running condition or in a state of disrepair, shall not be parked on any street or roadway, or in any parking area or otherwise in front of any residence. Any vehicle which appears to be abandoned shall be deemed to be an offensive activity and a nuisance as provided in Section 5 of these covenants. All other vehicles such as trailers, campers, boats and busses shall not be parked or stored in front of any residence or on any street or roadway for a period in excess of seventy-two (72) hours.

10. Signs: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than one square foot, 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 during the construction and sales period.

11. Livestock and Poultry: Commercial animal husbandry shall not be practiced in any form. Any domestic animals and household pets owned by occupants or owners of any portions of said lands, shall be kept confined within owned or occupied premises. No more than three dogs or three cats or a total of three of either of such animals shall be kept and maintained as part of any single household within this area. Litters of any of the foregoing animals may be maintained only until the age of three (3) months is reached, at which time disposition must be made of the excess.

No swine shall be permitted hereon, except one pig as a 4H or F.F.A. Project, with such latter right to continue only so long as a general subdivision of the described tract has not been accomplished.

The possession of animals other than small household pets such as cats and dogs shall be restricted to acreages in excess of 10 acres and provided that in such cases of the larger animals, such as cows and horses, that such animals shall be annually restricted to periods of grazing upon the premises of not more than one animal unit year for each lot unless the animal is stabled and fed, and further provided that in no event shall any grazing by any animals be permitted which shall be in violation of prior paragraphs of these declarations regarding maintenance of stable condition of the soil and vegetation and avoidance of the creation of nuisances.

12. No Lot Shall Be Subdivided: Any plans and specifications for buildings to be constructed on any sight shall be submitted to an architectural control committee to be composed of Wm. Fredrick Flick, Robert J. Phaneuf, Abe Rosenberg. A majority of the committee may designate a representative to act for it. In the event of death or designation of any member of the committee, the remaining members 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 record 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 to withdraw from the committee or restore to it any of its powers and duties.

13. No mobile home shall be converted to a permanent dwelling on any site without the approval of the architectural control committee.

14. There shall be no hunting or use of firearms on any site on the above described property.

15. Term: 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 years, from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 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.

16. Enforcement: In the event that any person shall violate any of these covenants, it shall be lawful for any owner to any lot or lots in the area or adjacent to the area to maintain an action in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages, and in addition, to recover from the party so violating such protective covenants reasonable attorney's fees required in the proceedings either to enjoin violation or for the recovery of the damages.

17. Goverability: 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.

Date: this 11th day of December, 1978.

Wm. Fredrick Flick and Robert J. Phaneuf



My Commission expires February 21, 1982

Wm. Fredrick Flick
Wm. Fredrick Flick

Robert J. Phaneuf
Robert J. Phaneuf

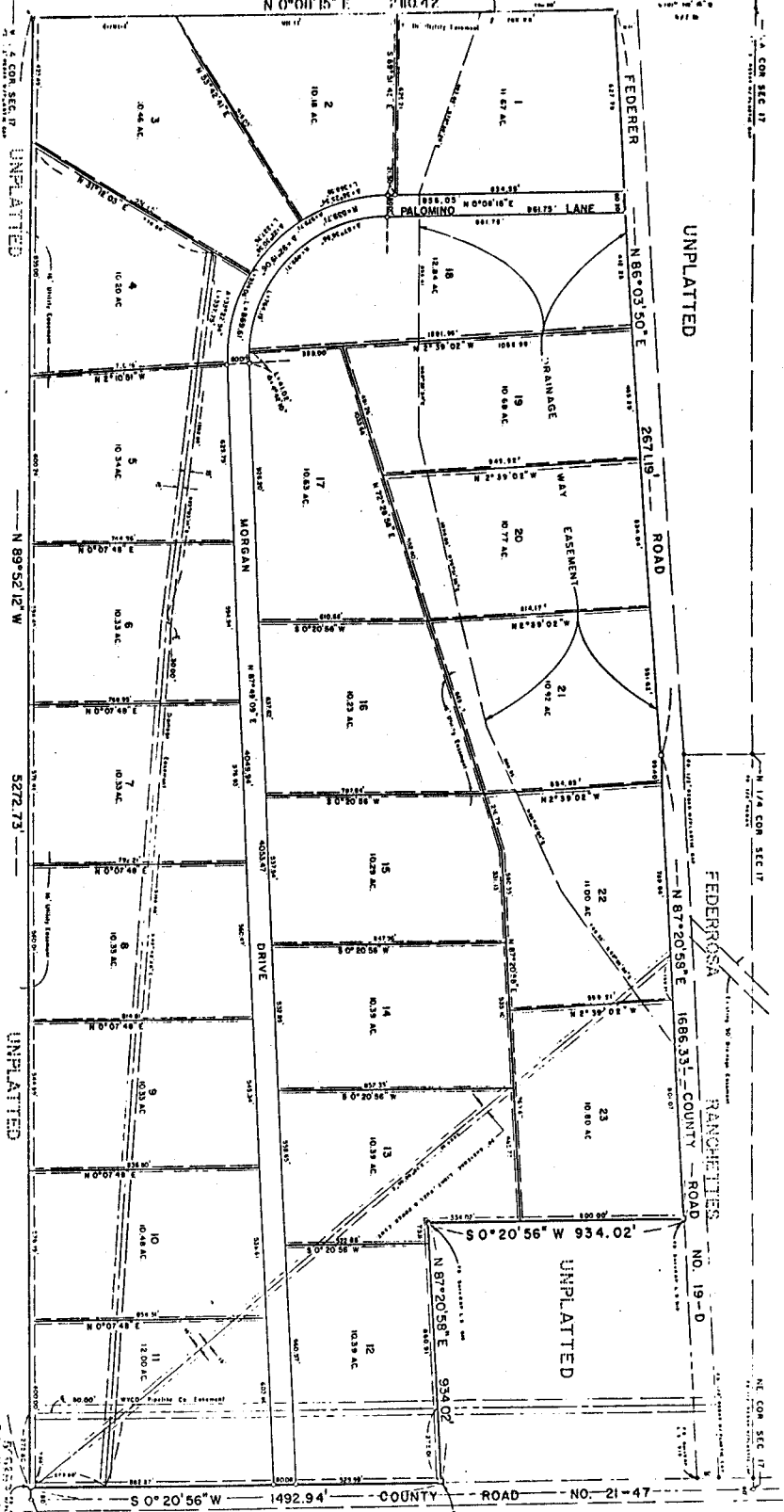
210130

Book 1117

BOOK 1117

1333

UNPLATTED
N 0°00'15" E 710.42'



1/4 COR SEC 17

UNPLATTED

N 1/4 COR SEC 17

RANCHETTES NO. 19-D

N 1/4 COR SEC 17

NOTES
1. A Subdivision Map
2. No Proposed Domestic Water Source
3. No Proposed Public Disposal System

RESOLUTION
WHEREAS, the undersigned, William F. Field and Robert J. Penner, et al., have acquired the following described property situated in the County of Laramie, Wyoming, (the parcel(s) described in the following list of the 5th P.M. ...)

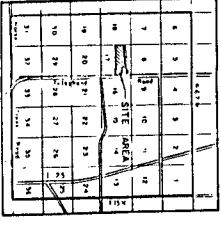
William F. Field
Robert J. Penner

State of Wyoming)
County of Laramie)
By William F. Field and Robert J. Penner)
ACKNOWLEDGMENTS
I, *William F. Field*, County Clerk, do hereby certify that the foregoing plat was duly filed for record in my office on this 5th day of July, 1978.



APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY,
Special 1978
Barry D. ...
Chairman
...
Secretary

HORSEMAN HILLS
A SUBDIVISION SITUATED IN THE NORTH 1/2
SECTION 17, T15N, R57W, 65N PM, LARAMIE COUNTY,
WYOMING
SEPT. 1978
BERRY/NOBLETT



SUBDIVISION SETUP FORM

Subdivision Proper Name HORSEMAN HILLS 2ND FILING

Received from JOHN STEIL

Grantor JOHN H MCCOY, BRIDGEFIELD LLC Document Date 07/03/2007

Grantee IN RE HORSEMAN HILLS 02F

Legal Description REPL TR19-21 HORSEMAN HILLS

SUBDIVISION INFORMATION

Short Alpha Name HORSEMAN HILLS 02F Number 3044

Block Name NONE Lot Name TRACT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number COMP

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
<u>2119</u>	<u>NONE</u>	<u>19</u>	<u>21</u>	<u>R</u>

For suffix 70-99 (New Parcels Created)

BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
<u>3044</u>	<u>NONE</u>	<u>1</u>	<u>3</u>		

020-045 (R12/01)