



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.*

**MOUNTAIN SHADOW**  
 A Subdivision, situated in  
 Section 15, T15N, R65W, 6th PM.  
 LARABIE COUNTY, WYOMING

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_.

Notary Public for Larabie County, Wyoming

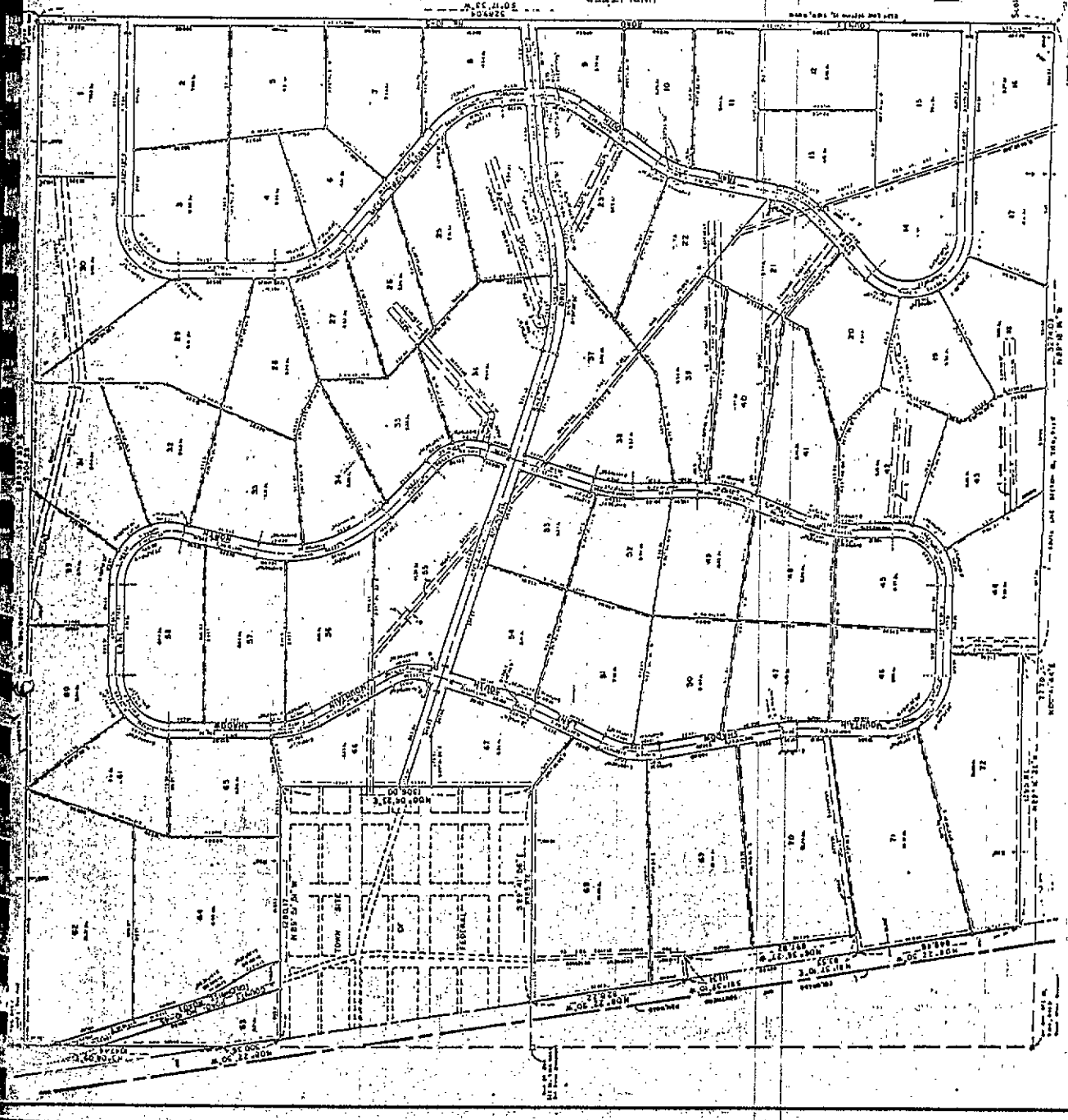
WITNESSES:  
 \_\_\_\_\_  
 \_\_\_\_\_

APPROVED AND FORWARDED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NO PROPOSED DOMESTIC WATER SOURCE  
 NO RECYCLED PAPER PUBLIC SEWERAGE DISPOSAL SYSTEM

MOUNTAIN SHADOW  
 A Subdivision, situated in  
 Section 15, T15N, R65W, 6th PM.  
 LARABIE COUNTY, WYOMING

PLAT NO. 100



UNPLATED

UNPLATED

Scale 1" = 100'

**Notes:**

1. The word "Certify" or "Certificate" as shown and used hereon implies an expression of professional opinion regarding the facts and data as acquired during this survey and does not constitute any warranty or guarantee either expressed or implied.
2. This document is valid only if it has affixed thereon an original signature and the Land Surveyor has set his hand and seal attesting to the authenticity of this document and that it is facta et animo an approved document



**LEGEND:**

- Denotes 1/2" diameter rebar recovered as set by Robert H. Westarfield PE & LS

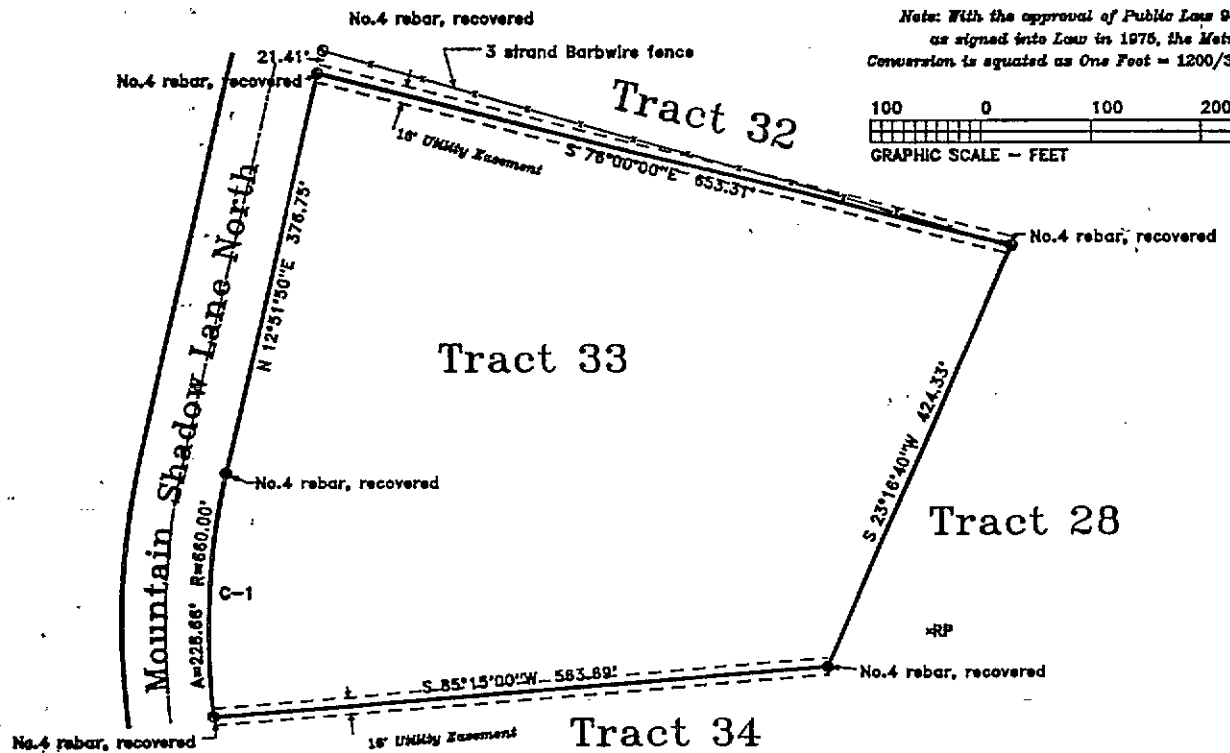
**Curve Data:**

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	660.00'	115.49'	228.66'	19°51'03"	8°40'52"	227.52'	N 02°56'18"E

**Conversions**

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

Note: With the approval of Public Law 94-165 as signed into Law in 1976, the Metric Conversion is equated as One Foot = 1200/3937 Meter



**Certificate of Surveyor**

State of Wyoming }  
 County of Laramie }

I, Larry T. Perry, a Registered Professional Land Surveyor in the State of Wyoming, do hereby certify and declare that I did retrace the boundary of Tract 33 of Mountain Shadow Subdivision on the 14th day of the month of January in the Year of Our LORD Two Thousand and Four, and the monumentation as recovered was verified as being those monuments as set by Robert H. Westarfield PE & LS in the month of November in the Year of Our LORD One Thousand and Seventy Seven and that this Retracement Survey did relocate and verify the boundaries and monuments and that this map does accurately and correctly portray the Boundaries and Monuments as established and set during the platting of Tract 33 of Mountain Shadow Subdivision and that those data utilized for this retracement was derived from the plat as recorded and filed in the office of the Laramie County Clerk and Ex Officio Registrar of Deeds and is correct to the best of my knowledge and belief.

Larry T. Perry L.S.  
 Wyoming Reg. No. LS 3047

SURVEY CABINET  
 DRAWER # 1 SURVEY # 134

RECORDED 1/21/2004 AT 12:11 PM REC# 376682 BK# 1728 PGB 161  
 CERRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 1

**Filing Record**

Reception: 876082

The State of Wyoming }  
 County of Laramie }

This instrument was filed for record at 12:11 PM on the 21st day of Jan. A.D. 2004 and duly recorded in book 1728 on page 161.

Survey # 1 and 134

County Clerk & Ex-Officio Registrar of Deeds

A Retracement Survey  
 of  
**Tract 33**  
**Mountain Shadow**  
**Subdivision**  
 Situate in  
 Section 15 of  
 T.15 N. R.69 W.  
 of the Sixth Principal Meridian  
 in Laramie County  
**WYOMING**

Geographical Surveying & Mapping Co.  
 1187 Terry Ranch Road Cheyenne, Wyoming 82007  
 Phone (307) 634-0800

DECLARATION OF RESTRICTIONS AND LIMITATIONS

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions are prohibited by the Colorado Anti-Discrimination Act, C.R.S. 24-24-401.

MOUNTAIN SHADOW DEVELOPMENT CORPORATION, owner of the following described real property, located in the county of Laramie, State of Wyoming, hereby makes and declares the following restrictions and limitations to which said land and any portions thereof may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, and shall be binding on all owners of any portions of said land, their heirs, executors, administrators, successors or assigns, and all persons claiming under them, and shall be for the benefit of and limitations of all present and future owners of any portions of said land, this declaration of restrictions and limitations being designed to insure usefulness of the following described land and protect its natural state, to prevent nuisances and any impairment of the attractiveness of the property, and in general to maintain the desired tone of the area within the boundaries of said land, and thereby secure to each land owner the full benefit and enjoyment of his property with no greater restriction upon the free and undisturbed use of his land than is necessary to insure the same advantages to the other land owners:

That part of Section 15 Township 15 North, Range North, Range 69 West of the 6th Principal Meridian, Laramie County, Wyoming, Lying East of Right-Of-Way of the Colorado and Southern Railroad.

1. It is intended that the residential tract, or tracts herein conveyed, shall be used and occupied as small ranches, or ranchettes and that the owners will have full enjoyment thereof, subject, however to the covenants contained herein.
2. No structure other than one private family dwelling, together with a private garage and suitable barn or shed for horses, for use in connection with said single family dwelling shall be erected, placed, permitted to remain on any such residential tract. No more than one residence, together with such other buildings as provided for herein, shall be placed, or allowed to remain upon a parcel less than five (5) acres. Any and all tracts may be subdivided, however, further subdivision shall not reduce any parcel to less than 5 acres.

3. No structure of a temporary character, trailer, basement, tent, shack, barracks, garage, barn or other out-building shall be used on any tract as a family dwelling, either temporarily or permanently. This covenant is not intended to prohibit a modular home meeting the requirements of paragraph 5, herein, located on a permanent foundation and meeting Federal Housing Administration standards. However, this covenant shall not restrict a building contractor or land developer from maintaining a temporary office, tool shed, lumber shed and/or sales office for the purpose of erecting and selling dwellings.

4. No more than two (2) head of livestock or horses or any combination thereof shall be permitted per 5 acres or parcel whichever is less. No livestock or horses shall be permitted on any parcel unless and until this parcel is entirely fenced or enclosed by the other suitable structure sufficient to keep the animals within the confines of the parcel or tract.

5. The principal dwelling shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garage, of 1,000 square feet; except that where the said principal dwelling is a 1½ or 2 story dwelling, the minimum may be reduced to 800 square feet of ground floor area, providing that the total living area of the 1½ or 2 floors is not less than 1,200 square feet. Principal building must have an approved built up roof, asphalt or shake shingles and cannot have metal frames or axles. All building plans must be approved by the developer.

6. No building shall be located on any tract within sixty (60) feet of any boundary line.

7. Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of a type approved by the State of Wyoming Department of Public Health.

8. No junked or unlicensed vehicle shall be permitted on any tract of land also no tract shall be used or maintained as a dumping ground for rubbish or junk.

9. No nuisance and no offensive, objectionable, hazardous, noxious, or illegal trade, transaction, or activity, and no commercial enterprise shall be done, engaged in, suffered, or permitted on or about the land.

Exception to this sec #11.

10. Easements, the tract, or tracts, herein conveyed are subject to all easements, rights-of-way and roads, dedicated or otherwise, as shown or provided on file with the Laramie County Clerk, Laramie County, Wyoming. All easements, rights-of-way, and roads, dedicated or otherwise must be kept open for access and free from obstruction and no fences or other structures, except cattle guards which permit free access, shall be built or constructed thereon.

11. Lots 1 and 2 and 3 shall remain the property of Developer and will be zoned for commercial use. This is in Section 3.

12. These covenants to run with the land and shall be binding on all parties and all persons claiming under them for a period of 15 years from 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 tracts has been recorded agreeing to change said covenants in whole or in part.

STATE OF WYOMING )  
COUNTY OF LARAMIE) ss

On this 1 day of January, 1978, before me appeared Leslie L. Flath, Lloyd Dayton, Tracy A. Rowland, and Charles F. Messenger, to me personally known, to be the persons described herein, and who executed this instrument to be their free act and deed for the purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed the seal of my office on the day and year first above written.



*Charles F. Messenger*  
\_\_\_\_\_  
Notary Public

*Tracy A. Rowland*  
*Charles F. Messenger*  
*Leslie L. Flath*

