

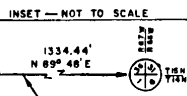


First American Title™

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.

BLOCKS	LOTS	BEARINGS	DISTANCES
1	3	N 35° 08' 30" E	421.60
3	3	N 63° 43' 06" W	89.44
4	4	N 83° 09' 09" E	81.42
2	4	N 82° 00' 10" E	30.92
1	4	N 1° 45' E	26.02
2	4	N 44° 43' E	404.47



This instrument was filed for record on the 27th day of May, 1971, at 10:21 A.M. in Book 216, page 216.

John C. W. Kelley
County Clerk of the County of Laramie

ENGINEER'S CERTIFICATE

I, E. Philip Kelley, a Professional Engineer and Land Surveyor registered in the State of Wyoming hereby certify that this plat of MURRAY HILL SUBDIVISION was made from notes taken during actual surveys made by R.C. KAY in March, 1968 and W.O. Spurlin in August, 1971, for whose work I stand personally responsible of the land described herein and that this plat correctly and accurately shows the Tracts, Blocks and Roads as marked on the ground by 1/2" iron pipe set at all lot and block corners and beginning and end of curves, except as noted hereon and that I further certify that the land embraced within this plat is all of that portion of Lot 2 B SW 1/4 NE 1/4 of Section 1, T. 14 N., R. 67 W., 6th P.M. Laramie County, Wyoming described as follows: Beginning at the north west corner of SUNSET TRACTS, SECOND FILING, shown on the official plat thereof filed with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming; thence N 0° 12' W along the north-south center line of the NE 1/4 of said Section 1 a distance of 2599.64 feet to a 1/2" iron pipe found at its intersection with the south right-of-way line of C.R. No. 76 also known as Iron Mountain Road; thence S 89° 44' 51" W along said south right-of-way line a distance of 490.86 feet to a R/W Marker found; thence continuing S 0° 12' E a distance of 15.0 feet to a R/W Marker found; thence continuing S 89° 48' W a distance of 505.31 feet to a R/W Marker found at its intersection with the east right-of-way line of I-25 as laid down and monumented by the Wyoming Highway Dept.; thence S. 2° 02' W along said east right-of-way line of I-25 a distance of 643.66 feet to a R/W Marker found; thence continuing S 0° 17' E a distance of 692.85 feet to a R/W Marker found; thence continuing N 89° 43' E a distance of 500 feet to a R/W Marker found; thence S. 0° 17' E a distance of 1293.98 feet to a iron pipe found at its intersection with the east-west center line of said Section 1; thence N 89° 40' 51" E along the east-west center line of said Section 1 a distance of 1176.4 feet to the point of beginning bounding 69.98 Acres more or less.

E. Philip Kelley
Wyoming Reg. 638

DEDICATION

Know all men by these presents that ED MURRAY & SONS REALTY COMPANY, a Wyoming Corporation, through its President Edward F. Murray Jr., owner in fee simple of that portion of Lot 2 and the SW 1/4 NE 1/4 of Section 1, T. 14 N., R. 67 W., 6th P.M. embraced in this plat of MURRAY HILL SUBDIVISION and as described hereon does hereby declare the subdivision of said land as it appears on this plat to be its free act and deed and in accordance with its desire and does hereby dedicate to the public forever all of the roads and easements shown hereon.

ED MURRAY & SONS REALTY COMPANY

Attest: *William M. Murray*
William M. Murray, Secretary

Edward F. Murray Jr.
Edward F. Murray Jr., President

ACKNOWLEDGEMENT

State of Wyoming
County of Laramie) ss
The foregoing instrument was acknowledged before me this 27th day of August, 1971.
Witness my hand and official seal.

Philip A. Simons
Notary Public

My Commission expires July 27, 1975

APPROVALS

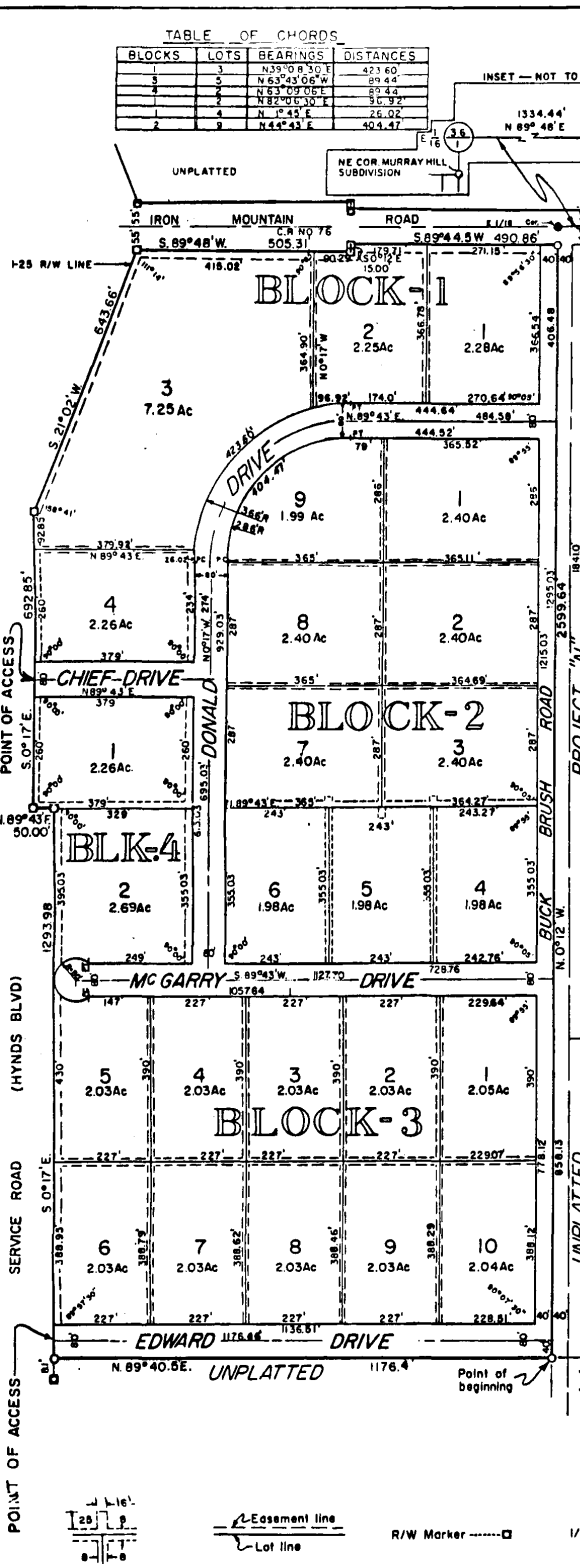
Approved by the Board of County Commissioners of Laramie County this 16th day of June, 1971

Attest: *John B. Harrison* County Clerk
Albert C. Haler Chairman of the Board

MURRAY HILL ESTATES

A SUBDIVISION OF A PORTION OF LOT 2, AND THE SW 1/4, NE 1/4 SECTION 1, T-14-N, R-67-W, 6th P.M. LARAMIE COUNTY, WYOMING
Scale 1" = 200' April, 1971

E. P. KELLEY & ASSOCIATES
CIVIL ENGINEERS LAND SURVEYORS
MATERIAL TESTING
311 WEST 19TH STREET CHEYENNE, WYOMING 82001



Approved by the Cheyenne-Laramie County Regional Planning Commission this 11th day of June, 1972.

Attest: *William M. Murray* Secretary
John B. Harrison Chairman

NOTE: All utility easements are 8 feet each side of side lines of lots and 16 feet fore or aft of front or rear lot lines unless noted otherwise.

263 7

67-14-01-024-890

ED MURRAY & SONS REALTY COMPANY,
a Wyoming Corporation,

to

THE PUBLIC

DECLARATION OF PROTECTIVE COVENANTS
OF MURRAY HILL ESTATES

KNOW ALL MEN BY THESE PRESENTS, That all tracts lying within Murray Hill Estates, a portion of Lot 2 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 14 North, Range 67 West of the 6th P.M., in Laramie County, Wyoming, are now owned and held subject to all the restrictions, conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants, and Ed Murray and Sons Realty Company, a Wyoming corporation, the owner of all of said tracts, does hereby covenant and agree that any subsequent grants of any said lots shall be made subject to the following covenants and restrictions:

1. All tracts in Blocks 2 and 3 in said subdivision shall be known and described as residential tracts and will be restricted by the covenants contained herein. It is intended that these residential tracts shall be used and occupied as small ranches or ranchettes and that the owners will have full enjoyment of these ranchettes, subject however, to the covenants contained herein. All of Block 1 and 4 shall be reserved for commercial development and shall not be subjected to the terms and conditions of these protective covenants.

2. An Architectural Control Committee for Murray Hill Estates is hereby constituted. This committee is composed of Edward F. Murray, Jr., Donald F. Murray and Ted Simola. Its mailing address is P. O. Box 1388, Cheyenne, Wyoming. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member, 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 of any kind for services performed pursuant to these covenants.

3. No building shall be erected, placed or altered on any residential tract until the construction plans and specifications and a plan showing the location of the structure on the tract have been approved by the Architectural Control Committee. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans, specifications and plot plan have been submitted, or in the event no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

4. No structure other than one, private, single 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 or permitted to remain on any of the residential tracts. No tract within a designated block may be subdivided into smaller tracts.

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 violate 42 USC 3604(c).

5. No structure of a temporary character, trailer, basement, tent, shack, barracks, garage, barn or other outbuilding shall be used on any tract as a family dwelling, either temporarily or permanently. 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; provided that the Architectural Control Committee shall have the authority to order the removal of said temporary structures whenever, in their sole discretion, the same have been on the premises an unreasonable length of time.

6. The principal dwelling shall have a minimum, fully enclosed, ground floor area devoted to living purposes, exclusive of porches, terraces and garage, of 1,500 square feet; except that where the said principal dwelling is a 1½ or 2 story dwelling, the minimum may be reduced to 1,000 square feet of ground floor area, providing that the total living area of the 1½ or 2 floors is not less than 2,000 square feet. The principal dwelling shall be constructed of not less than 60 percent brick or stone.

7. No building shall be located on any tract nearer than thirty (30) feet of the front lot line.

8. No business nor activity of a noxious nature may be conducted upon any tract in this subdivision, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the neighborhood.

9. Individual water systems and individual sewage disposal systems shall be constructed in a manner which meets the requirements of the Wyoming Department of Health and the City-County Health Unit, Division of Environmental Health. No septic tank or field system shall be nearer than ten (10) feet to any building plot line except with the consent of the appropriate health officials of the County and State, and no sewage, waste water, trash, garbage or debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the subdivision. No outside toilets or privies shall be permitted on any tract in this subdivision. All toilet facilities must be a part of the residence or garage and shall be of a modern flush type and connected with a proper septic tank system.

10. No tract will be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, et cetera. Trash, garbage or other waste shall be kept only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

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

12. All fences, except such exterior boundary fences presently existing or hereafter constructed by Ed Murray & Sons Realty Company, shall be constructed of either two or three rail wooden posts, by Buyers within one year after purchase of the property. All fences must have the prior written approval of the Architectural Control Committee. No fence shall be erected or maintained using iron posts or barbwire except as hereinabove mentioned.

13. Ed Murray & Sons Realty Company, its successors or assigns shall have the right to repurchase all tracts or portions thereof, hereafter offered for sale on the same terms as otherwise offered. The owners of said tracts shall give at least ten (10) days prior written notice to Ed Murray & Sons Realty Company of their intent to sell, the terms of sale and the names and addresses of the prospective purchasers. If Ed Murray & Sons Realty Company does not repurchase the property, the owners may then sell the property to the purchasers in the aforesaid written notice for the amount and under the terms as set forth in the notice.

14. Easements and rights of way as shown on the recorded plat are hereby reserved in this subdivision for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephones, sewer, water or any other public or quasi public utility service purposes, together with the right of ingress and egress at any time for the purpose of further construction or repair.

15. 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 twenty-five 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 tracts has been recorded agreeing to change said covenants in whole or in part.

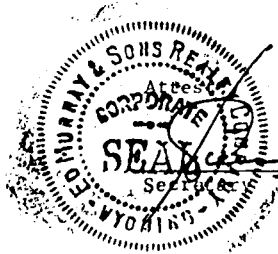
16. Enforcement shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate the aforesaid provisions, restrictions and covenants, either to restrain violations or to recover damages, or both.

17. Invalidation of any one of these restrictions by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this 12th day of May, 1976.

ED MURRAY & SONS REALTY COMPANY
A Wyoming Corporation

By: 
President



STATE OF WYOMING)
) SS.
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Edward
F. Murray, President, Ed Murray & Sons Realty Company this 12th
day of May, 1976.

Michelle Vogel
Notary Public

My commission expires: July 19, 1977

