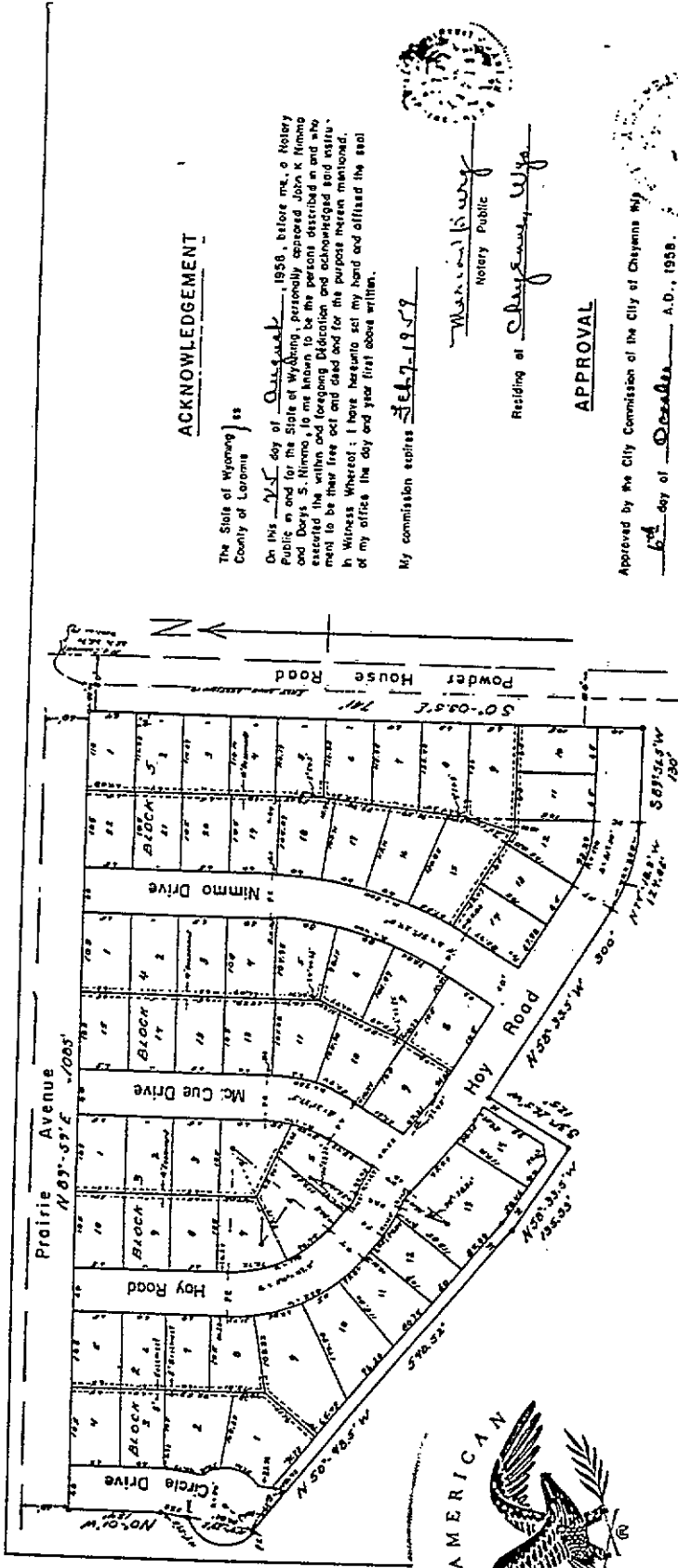




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SURVEYOR'S CERTIFICATE

The State of Wyoming ss
 County of Laramie ss
 I, Malcolm D. Martin, of Cheyenne, Wyoming, hereby certify that this plat of NIMMIO ADDITION was made from notes taken during an actual survey made by me in August, 1936, that it shows accurately the lots, blocks, streets and alleys as marked on the ground by iron pipe set at block corners, and iron spikes set at all other lot corners; that the land embraced in this subdivision is of that part of the SE 1/4 Section 19, T. 14 N., R. 66 W., 6th P. M., Laramie County, Wyoming, containing 14.41 acres, more or less, and being more particularly described as follows: Beginning at a point on the boundary of said SE 1/4 SE 1/4, which point is 40 feet west of the north-east corner of said SE 1/4 SE 1/4, thence S 0° 03' 5" E, parallel to the east line of said Section 19, a distance of 741 feet to a point; thence S 89° 56.5' W, a distance of 130 feet to a point of curve; thence on a curve to the right, whose radius is 230 feet and whose long chord bears N 74° 46.5' W, a distance of 124.86 feet to the point of tangent; thence N 58° 23' 5" W, a distance of 300 feet to a point; thence S 31° 26.5' W, a distance of 124.86 feet to the point of tangent; thence N 59° 33.5' W, a distance of 135.83 feet to a point; thence N 50° 48.5' W, a distance of 840.82 feet to a point of curve; thence on a curve to the right, whose radius is 50 feet and whose long chord bears N 9° 29' E, a distance of 86.86 feet to a point on the north boundary of said SE 1/4 SE 1/4, a distance of 35.8 feet to a point; thence N 0° 01' W, a distance of 124 feet to a point of beginning; thence N 89° 05' E, along the north boundary of said SE 1/4 SE 1/4, a distance of 1035 feet to the point of beginning.

Malcolm D. Martin
 Wyo. Reg. No. 628

DEDICATION

Know all men by these presents: that John K. Nimmo and Dorys S. Nimmo, owners in fee simple of the land embraced in this subdivision as described and as appears on this plat, do hereby declare the subdivision of said land to be their free act and deed and in accordance with their desires, and do hereby dedicate to the use of the Public forever all of the streets and alleys shown hereon.

Witness *Marion Burg*
 Witness *Marion Burg*
John K. Nimmo
Dorys S. Nimmo

ACKNOWLEDGEMENT

The State of Wyoming ss
 County of Laramie ss
 On this 25 day of August, 1936, before me, a Notary Public in and for the State of Wyoming, personally appeared John K. Nimmo and Dorys S. Nimmo, to me known to be the persons described in and who executed the written and foregoing Dedication and acknowledged said writing to be their free act and deed and for the purposes therein mentioned. In Witness Whereof: I have hereunto set my hand and affixed the seal of my office the day and year first above written.

My commission expires Feb 7, 1937

Marion Burg
 Notary Public
 Residing at *Cheyenne, Wyo*

APPROVAL

Approved by the City Commission of the City of Cheyenne Wyo.
 this 6th day of December, A.D., 1936.

Attest *Robert J. Miller*
 City Clerk
Walter H. Hoffer
 Mayor

APPROVAL

Approved by the Board of County Commissioners of Laramie County Wyoming, this 7 day of October, A.D., 1936.

Alfred J. Roberts
 County Clerk
Ray Green
 Chairman of the Board

NIMMIO ADDITION

A Subdivision of Part of the
 SE 1/4 SE 1/4 Section 19, T. 14 N., R. 66 W., 6th P. M.,
 Laramie County, Wyoming

Scale 1" = 100'

Note: Curved lot lines are chord lengths.

August, 1936

John K. Nimmo and Dorys S.
Nimmo, husband and wife

DECLARATION OF PROTECTIVE COVENANTS

Dated October 7, 1958

Recorded October 8, 1958 at 4:30 P.M.

Book 640 Pages 162/64

Recites:

A. Know all men by these presents that Lots 1 through 14, lying in Block 2, Lots 1 through 10 in Block 3, Lots 1 through 15 in Block 4, and Lots 1 through 22 in Block 5, in Nimmo Addition, a subdivision of Section 19, Township 14 North, Range 66 West of the 6th PM, 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 John K. Nimmo and Dorys S. Nimmo, husband and wife do hereby warrant, and agree that any subsequent grants of any lots shall be made subject to the following covenants and restrictions.

B-1. FULLY PROTECTED RESIDENTIAL AREA

The residential area covenants contained herein shall apply to all lots in Blocks 2, 3, 4 and 5.

C. RESIDENTIAL COVENANTS

C-1. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed one and one half stories in height and private garage for not more than two cars.

C-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 quality of workmanship and materials, harmony of external design with topography and finish grade elevation. No fence, wall or hedge shall be erected or placed on any lot nearer to any street than the minimum building setback line.

C-3. DWELLING COST, QUALITY AND SIZE

It is the intention and purpose of the covenants to assure that all dwellings shall be of a quality workmanship and materials substantially the same as, or better than the near subdivision adjoining.

MINIMUM PERMITTED DWELLING SIZE

In Blocks 1, 2, 3, 4 and 5 the ground area of the main structure, exclusive of one story dwelling, not less than 700 square feet for a dwelling of not more than one story. In Blocks 1, 2, 3, 4 and 5, the ground area of the main structure, exclusive of one story open porches and garages, shall not be less than 860 square feet for a one story dwelling, nor less than 700 square feet for a dwelling of more than one story. All construction shall be new and no structure shall be moved from any location in this subdivision on to any site in said subdivision. Nor shall any structure from any location outside this subdivision be moved on to any site in said subdivision.

C-4. BUILDING LOCATION

No building shall be located on any lot nearer than 25 feet to the front line or nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 60 feet or more than the minimum setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. In the event a house is turned on a corner lot to face the side street, the setback line on each street shall be minimum of 25 feet.

C-5. LOT AREA AND WIDTH

No dwelling shall be erected or placed on any plot having a minimum width less than 55 feet at the setback line.

C-6. EASEMENTS

Easements for installation and maintenance of utilities and minimum width are reserved.

C-7. 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.



Restrictions including a preference
initiation of construction bond
on 12th St. City, Wyoming, 1957, 1958, 1959
to 1961. The restrictions herein are
fully subject to the extent such
restrictions were in effect.

C-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.

C-9. SIGNS

No sign or 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 five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

C-10. 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 designated for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-11. 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 that they are not kept, bred, maintained for any commercial purpose.

C-12. SEWAGE DISPOSAL

No individual sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wyoming Department of Public Health.

C-13. GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall be kept only in sanitary containers, and all incinerators or other equipment for the storage of disposal of such material shall be kept in clean and sanitary condition.

D. ARCHITECTURAL CONTROL COMMITTEE

D-1. MEMBERSHIP

The architectural control committee is composed of A. K. Morley, Jr., Frank J. McCue and John K. Nimmo. 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 record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore to it any of the powers and duties.

D-2. PROCEDURE

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representatives, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it or in the event, if 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.

E. GENERAL PROVISIONS

E-1. 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 twenty five 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.

E-2. ENFORCEMENT

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants either to rest any violation or recover damages.

E-3. SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in force and effect.

Signed: John K. Nimmo
Dorys S. Nimmo

Subscribed and sworn to October 7, 1958, before H. J. Myers, a Notary Public in Laramie County, Wyoming. (Notarial Seal) Commission expires October 25, 1961.

