



First American Title™

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**LEGAL DESCRIPTION**

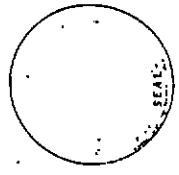
NO DOMESTIC WATER OR WASTEWATER SYSTEMS  
NO PUBLIC MAINTENANCE OF PRIVATE ROADS

**NORTHVIEW SUBDIVISION:** Consisting of All of Tract 23, Crestmoor Subdivision, Section 15, T. 14 N., R. 66 W., Laramie County, Wyoming, described as follows:  
Beginning at the southwest corner of Tract 23, which point is located N 48° 43' 12" E a distance of 958.51 feet from the southwest corner of Section 15, thence N 10° 10' 30" E a distance of 620.06 feet, thence S 89° 46' 42" E a distance of 620.08 feet, thence S 0° 02' 46" W a distance of 620.02 feet, thence N 89° 46' 56" W a distance of 621.11 feet to the point of beginning, said Subdivision containing 6.833 acres, more or less.

**CERTIFICATE OF SURVEYOR**

I, Donald M. Hopkins, a registered Professional Engineer and Land Surveyor, hereby certify that this plat was prepared from notes of a survey made under my direction and completed on September 1, 1982, together with notes and surveys on file with the County Clerk, and that said survey is accurately represented on this plat as staked in the field to the best of knowledge and belief.

WYOMING REGISTRATION NUMBER 558



ACREAGES	
LOT 1	2.837
LOT 2	0.616
LOT 3	0.616
LOT 4	0.482
LOT 5	0.482
LOT 6	1.931
LOT 7	2.066

**DEDICATION**

Know all men by these presents that the undersigned owners of the land embraced in this plat, as described above, do hereby declare the subdivision of said land as it appears on this plat for the purpose shown.

Albert R. Hobbs Sr. *Albert R. Hobbs Sr.*  
Betsy Ann Hobbs *Betsy Ann Hobbs*  
Bryan R. Binigales *Bryan R. Binigales*  
Caitlan A. Binigales *Caitlan A. Binigales*  
Richard F. Smith *Richard F. Smith*  
Richard F. O'Neil *Richard F. O'Neil*  
Linda M. O'Neil *Linda M. O'Neil*

**ACKNOWLEDGEMENT**

STATE OF WYOMING  
COUNTY OF CHEYENNE  
On this 27th day of September, A.D. 1982, before me, a Notary Public in and for the State of Wyoming, appeared before me the above named owners of the property described, and to me known to be the persons described above, and who executed the within and foregoing dedication and acknowledged said instrument to be their free act and deed, and for the purpose 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.

*Walter J. ...*  
NOTARY PUBLIC  
RESIDING AT

**APPROVALS**

Approved by the Cheyenne-Laramie County Planning Commission on this 26th day of September, 1982.  
*Walter J. ...*  
CHAIRMAN

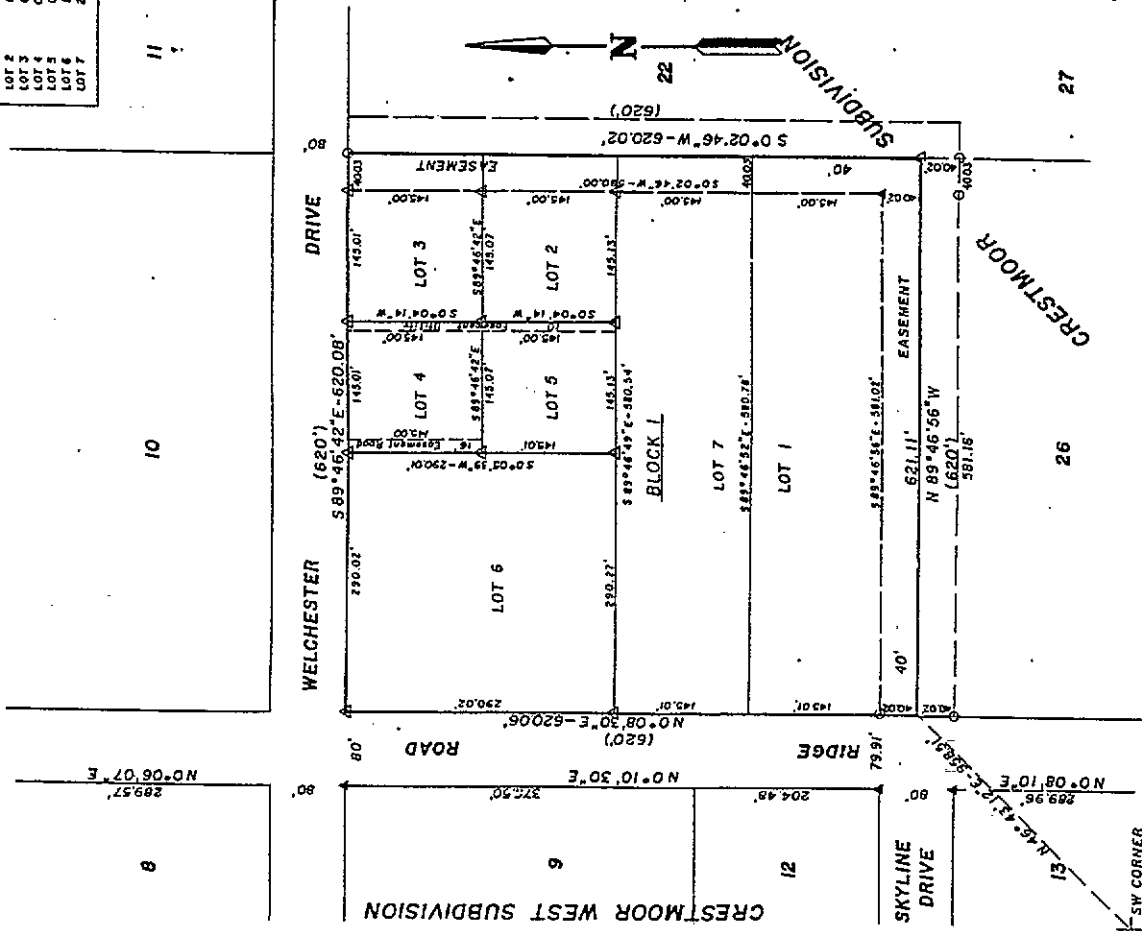
Approved by the City Council of the City of Cheyenne, Wyoming, on this 26th day of September, 1982.  
*Walter J. ...*  
MAYOR

Approved by the Board of County Commissioners of Laramie County on this 26th day of September, 1982.  
*Walter J. ...*  
CHAIRMAN



FILING RECORD  
652863  
1055  
63  
25665-57

**PLAT OF  
NORTHVIEW  
SUBDIVISION**  
A REPLAT OF TRACT 23  
CRESTMOR SUBDIVISION  
SECTION 15, T. 14 N., R. 66 W., 6th PM.  
LARAMIE COUNTY, WYOMING



**LEGEND AND NOTES**

- FOUND
- Iron Pipe
- Surv' App by dmh in Crestmoor West

SET  
Survey Cop on 5/8" Rebar-RE.B.L.S. 558  
See deeds filed in Book 582 Page 228 and Book 658 Page 552, Book 788 Page 586 and Book 918 Page 139, Book 1163 Page 1211

dm hopkins & associates  
314 and 17th Street

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Jay E. Welch and Elizabeth Welch, husband and wife, of Cheyenne, Wyoming, who are the present owners of most of the lots or tracts located in Crestmoor, a subdivision of the S1/2 of Section 15, Township 14 North, Range 66 West of the 6th P. M., situated in Laramie County, Wyoming, do hereby covenant and agree that all of lots now owned by them and situated in Crestmoor are held subject to and with the benefit of all restrictions, conditions, covenants, charges and agreements contained in the following DECLARATION OF PROTECTIVE COVENANTS, and they do further hereby covenant and agree that any subsequent grants of any of the said lots or tracts now owned by them shall be subject to the following covenants and restrictions:

1. The reservation of all coal, oil, gas and other minerals which have been reserved by the Union Pacific Railroad Company, as said reservation appears of record in Book 142, at Page 46 of the Records in the office of the County Clerk and Ex-Officio Register of Deeds of Laramie County, Wyoming, shall be a part and parcel of all conveyances of any lots or tracts of Crestmoor hereafter made whether such reservation be mentioned or set forth in any such conveyances or not.
2. No house or place of residence shall be placed on any lot or tract in crestmoor which is a basement house, and no basement shall be constructed and then covered and used as a place of residence in Crestmoor, and any and all buildings constructed on any of said premises shall be constructed in good and workmanlike manner.
3. No owners or purchaser of any property in Crestmoor, nor the heirs, executors, administrators or assigns of any such person, shall permit any of the premises purchased by him or her to be used for a gravel pit, hog lot or hog ranch, or junk yard or any kind of business which may be detrimental to the use of said premises as places of residence, and the use of said premises for a sales yard or a second-hand automobile yard or wrecked automobiles yard shall be considered a nuisance.
4. DELETED
5. Any deed or conveyance of any kind of any lot or tract in Crestmoor hereafter made shall be subject to all the restrictions, conditions and provisions herein contained whether such restrictions, conditions or provisions are actually set forth in any such deed or deeds or not, and the breach of any restrictions herein set forth shall entitle either of the parties to any such deed and the owner or owners of any adjacent property adversely affected by any such breach of any of said restrictions to bring an action to enforce such restriction or restrictions and to recover any change suffered by any such person by reason of violation of any of the restrictions herein contained.

Restrictions relating to preference,  
restriction or condition based  
on the color, race, sex, religion,  
nationality, or ancestry of any  
party shall be null and void.



6. No noxious or offensive trade or activity shall be carried on upon any lot or tract in Crestmoor, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

7. If any of the restrictions herein contained shall be invalidated by judgment or order of court, such invalidation shall in no wise affect any of the other provisions herein contained and the same shall remain in full force and effect and may be enforced by any person now having or hereafter acquiring any of the premises covered by these covenants.

This Declaration of Protective Covenants shall be and shall be construed to be a part of the conveyance of any of the premises herein described which may be hereafter executed by any of the parties hereto or any of their grantees, heirs, executors, successors or assigns without being mentioned therein.

Signed in the presence of:

H. M. Hausler

Jay E. Welch (s)

Elizabeth Welch(s)

State of Wyoming )  
                                  )ss.  
County of Laramie )

On this \_\_\_\_\_ day of August, 1954, personally appeared before me, H. M. Hausler, a Notary Public in and for said County and State, Jay E. Welch and Elizabeth Welch, husband and wife, known to me to be the persons who are described in and who executed the foregoing instrument and acknowledged to me that they executed the same freely for the uses and purposes therein stated.

Given under my hand and notarial seal this \_\_\_\_\_ day of August, 1954.

NOTARIAL SEAL AFFIXED

My commission expires: \_\_\_\_\_

H. M. Hausler (s)  
Notary Public