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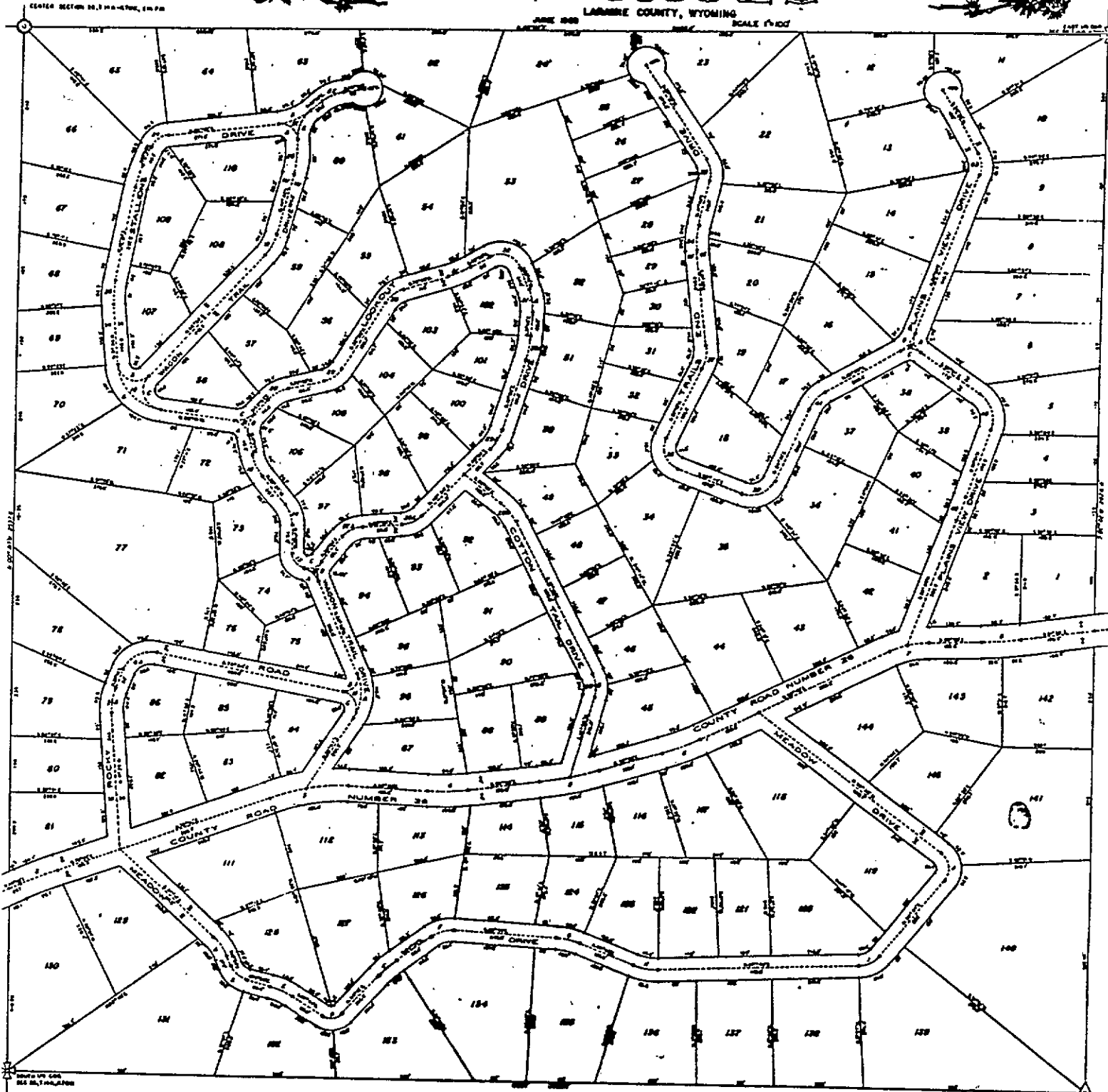
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Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics 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.

PINE GROVE ESTATES

LARAMIE COUNTY, WYOMING

SCALE 1"=100'



Number

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Restrictions including a prohibition,
limitation or qualification based
on race, color, religion, sex, handicap,
familial status, or national origin are
hereby declared to the extent such
restrictions violate 42 USC 3604(c).

Pine Grove Estates

to

The Public.

* PROTECTIVE COVENANTS FOR
* PINE GROVE ESTATES

* Recorded Aug 5, 1959
* at 1:20 P.M.

The following restrictions shall apply to the property known as PINE GROVE ESTATES. Said property being the SE $\frac{1}{4}$ of Section 28, Township 14 North, Range 70 West of the 6th Principal Meridian, Laramie County, Wyoming, as platted and filed in Laramie County, Wyoming.

1. No noxious or offensive trade or activity shall be conducted upon any lot in this Sub-division, nor shall anything be done thereon which may be, or may become, a nuisance or annoyance to the neighborhood.
2. No residential dwelling shall be erected or permitted on any lot with a ground-floor area of less than 400 square feet exclusive of porches, patios, or garages.
3. No basement, tent, shack, garage, barn, trailer, or any other out-building shall be occupied or used as a permanent residence.
4. No building shall be erected within 10 feet of said property lines nor less than 25 feet of front property line.
5. All dwellings in this Sub-division must use sanitary disposal systems of a design acceptable to the County Health Department. No permanent outside toilets or privies shall be erected on said premises.
6. Said premises shall not be used for commercial or manufacturing purposes, except so designated by the Sub-divider or by a vote of the owners of a majority of the lots.
7. These covenants run with the land, and shall bind all parties and all persons claiming under them until January 1, 1979, at which time they shall be automatically extended for successive ten-year periods, unless, by a vote of the owners of a majority of the lots at that time, said covenants are changed in whole or in part.
8. Invalidation of any of these Covenants by judgement or Court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Signed: PINE GROVE ESTATES
By: Robert L. Siegrist, Owner
Chester A. Nelson, Jr., Owner
George R. Wolf, Owner

Acknowledged July 30, 1959, by Robert L. Siegrist, Chester A. Nelson, Jr., and George R. Wolf, before H. Robert Redfield, Notary Public, Adams County, Colorado, (NOTARIAL SEAL) Commission expires June 24, 1962. Reception No. 865607.

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Number

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Ann LeBrock, a widow

to.

The Public.

* RATIFICATION AND APPROVAL
* OF PLAT AND DEDICATION
*

* Recorded Aug 15, 1959
* at 9:45 A.M.

The undersigned, Ann LeBrock, a widow, the owner of a security interest in and to the SE $\frac{1}{4}$, Section 28, Township 14 North, Range 70 West of the 6th P. M., Laramie County, Wyoming hereby approves, ratifies and confirms the plat and dedication of a subdivision thereof known as the Pine Grove Estates which was filed by George R. Wolf, Chester A. Nelson and Robert Siegrist.

Signed: Ann LeBrock

Acknowledged August 7, 1959, by Ann LeBrock, a widow, as her free act and deed, before C. Joe DeMesseman, Notary Public, Arapahoe County, Colorado. (NOTARIAL SEAL)
Commission expires October 18, 1959.
Reception No. 866679.

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* * * * *

865806

The State of Wyoming
County of Laramie
I, the undersigned, do hereby certify that the same
has been duly recorded in the
Public Records of the County of Laramie, Wyoming,
at the City of Cheyenne, on the 17th day of
February, 1962.
C. W. [Signature]
County Clerk of Laramie

ENGINEER'S CERTIFICATE

State of Colorado
County of Denver

HENRY U. LAMB, OF DENVER, COLORADO, hereby certify that this plat of PINE GROVE ESTATES was made from notes taken during an actual survey made in April - May, 1908; that it shows accurately the lots, acres and drives as marked on the ground by iron centering rods set at all lot corners and that the land embraced in this subdivision is all that part of the SE 1/4, Section 26, T.14N-R.70E, S.14, P.14, Laramie County, Wyoming, containing 800 Acres, more or less.

[Signature]
Wyoming Registered Land Surveyor No. 512

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners, or the agents, of the land embraced in this PINE GROVE ESTATES, do hereby donate the possession of said land to be their free and good and in accordance with their desire do hereby dedicate to the use of the Public forever all of the roads and drives shown hereon.

Witness [Signatures]
Witness [Signatures]
Witness [Signatures]

ACKNOWLEDGEMENT

State of Colorado
County of Adams

On this 17th day of Feb. A.D. 1962, before me a Notary Public and for the State of Colorado, personally appeared [Signatures] in the hands to be the persons described in and who executed the foregoing dedication and acknowledged said instrument to be their free act and deed and for the purpose therein mentioned.

In Witness Whereof: I have hereunto set my hand and affixed the seal of my office this day and year first above written.
My commission expires [Date]
[Signature]
Notary Public

Residing at Adams County
Colorado

APPROVALS

Accepted for filing in the office of the Laramie County Clerk and Recorder this 17th day of February, 1962 at 1:20 P.M.

[Signature]
Clerk and Recorder



SCALE - 1"=100'

Table with columns: Station, Angle, Distance, Station, Angle, Distance, Station, Angle, Distance. It contains 31 rows of survey data.

NOTE: A 3" assessment is reserved along all road and drive for utility easements and maintenance.
All areas in this plat are true and correct.
Protective Concessions are Reserved in Book _____, Page _____

