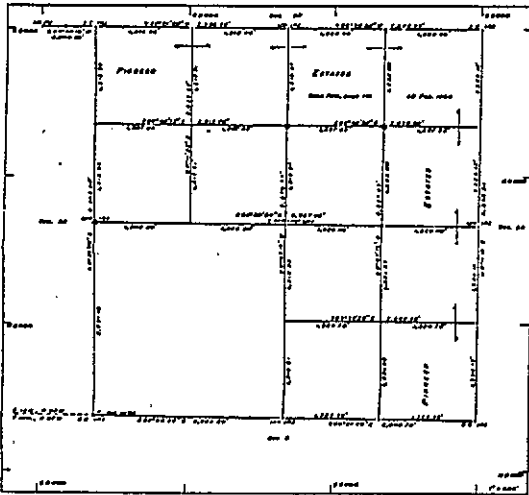
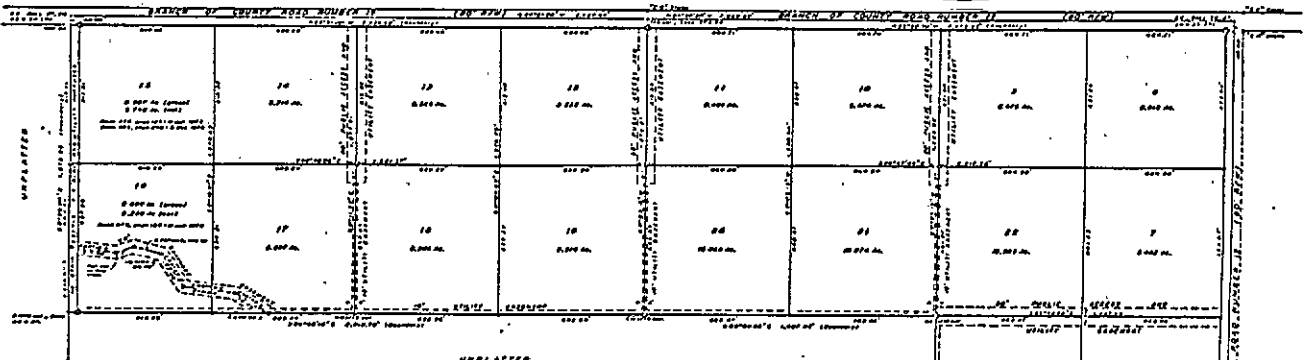




First American Title™

**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.*



COORDINATES	
POINT	COORDINATES
1	4200.00 4200.00
2	4200.00 4200.00
3	4200.00 4200.00
4	4200.00 4200.00
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6	4200.00 4200.00
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28	4200.00 4200.00
29	4200.00 4200.00
30	4200.00 4200.00
31	4200.00 4200.00
32	4200.00 4200.00



**NOTES**

1. The plat is subject to the same conditions as the original plat on which it is based.

2. The plat is subject to the same conditions as the original plat on which it is based.

3. The plat is subject to the same conditions as the original plat on which it is based.

4. The plat is subject to the same conditions as the original plat on which it is based.

5. The plat is subject to the same conditions as the original plat on which it is based.

**LEGEND**

1. The plat is subject to the same conditions as the original plat on which it is based.

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4. The plat is subject to the same conditions as the original plat on which it is based.

5. The plat is subject to the same conditions as the original plat on which it is based.

CORNER REFERENCES	
POINT	COORDINATES
1	4200.00 4200.00
2	4200.00 4200.00
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28	4200.00 4200.00
29	4200.00 4200.00
30	4200.00 4200.00
31	4200.00 4200.00
32	4200.00 4200.00

**CERTIFICATE OF SURVEY**

I, the undersigned, being a duly qualified and sworn surveyor, do hereby certify that the above is a true and correct copy of the original plat on which it is based.

*[Signature]*

**ACKNOWLEDGEMENT**

I, the undersigned, do hereby acknowledge the above plat as a true and correct copy of the original plat on which it is based.

*[Signature]*

**DEDICATION**

I, the undersigned, do hereby dedicate the above plat as a true and correct copy of the original plat on which it is based.

*[Signature]*

**ACKNOWLEDGEMENT**

I, the undersigned, do hereby acknowledge the above plat as a true and correct copy of the original plat on which it is based.

*[Signature]*

**ACKNOWLEDGEMENT**

I, the undersigned, do hereby acknowledge the above plat as a true and correct copy of the original plat on which it is based.

*[Signature]*

**APPROVALS**

*[Signature]*

*[Signature]*

**FILING RECORD**

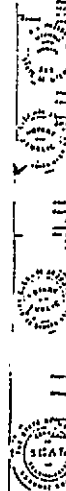
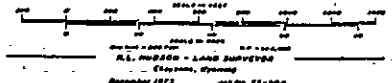
PLAT NO. 11

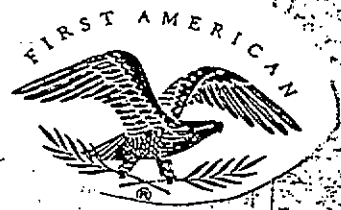
FILED IN 11

DATE 11/11/11

*[Signature]*

**PLAT OF**  
**PIONEER ESTATES**  
 A Subdivision Situate in Sec. 34, T.15N., R.67W., 6th P.M.  
 LARAMIE COUNTY, WYOMING





Opha J. Hartsook and Bernice K.  
Hartsook, husband and wife,

to

The Public.

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned,  
Opha J. Hartsook and Bernice K. Hartsook, husband and wife, being  
the owners in fee simple of PIONEER ESTATES, more particularly  
described as follows:

E $\frac{1}{2}$ E $\frac{1}{2}$ ; NW $\frac{1}{2}$ NE $\frac{1}{2}$ ; NE $\frac{1}{2}$ NW $\frac{1}{2}$ ; NW $\frac{1}{2}$ NW $\frac{1}{2}$  of Section  
34, Township 15 North, Range 67 West of  
the 6th P. M., Laramie County, Wyoming,

do hereby covenant and agree that all of the premises therein  
contained are held subject to and with the benefit of the restrictive  
conditions, and protective covenants contained in the within  
Declaration of Protective Covenants, and we do further covenant  
and agree that any subsequent grants of any of the above described  
real property should be subject to the covenants and restrictions  
hereinafter set forth:

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 single family  
dwelling together with a private garage and suitable barn kept with  
architectural design of house, for horses, for use in connection with  
said single family dwelling shall be erected, placed or permitted to  
remain on any such residential tract. Exterior surface of house  
must be covered with 20% masonry. No trade, business, manufacture  
or sales, or nuisance of any kind shall be carried on or permitted  
upon said premises.

3. 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 permanent-  
ly. 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. No vehicles, trailers or vehicular equipment shall be  
habitually parked along any public road. Camp trailers, horse trailers,  
boats and boat trailers and trucks larger than general use pickups will  
not be stored in view from the street side of any house. All recreation  
vehicles are to be licensed and not used as a residence.

4. No parcel of land in the tract shall be divided, subdivided,  
split or sold in any manner whatsoever, in parcels of less than ten



(10) acres; and, further, no more than one residence, together with such other buildings as provided for in (3) above, shall be placed, or allowed to remain upon, any such ten (10) acre parcel.

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 1-1/2 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 1-1/2 or 2 floors is not less than 1,200 square feet.

6. Exceptions to setback restrictions: Terrace, walls, fences, low platforms or steps, swimming pools and similar low, unroofed and unscreened construction shall not interfere with the exposure or view or reasonable privacy of adjoining or facing properties as shall be determined by the Developer and shall be in compliance with the prevailing zoning regulations. No construction of this type may be erected without written approval of the Developer. No wall, fence or hedge over five (5) feet in height shall be constructed, erected, placed, planted, set out, maintained or permitted upon any tract within twenty-five (25) feet of any boundary line thereof which extends along any street or other public way, except that this restriction shall not apply to any portion of said dwelling house, the location of which shall be governed by the provisions of Covenant 3 preceding.

7. Once construction shall have been initiated on any structure, it shall be completed within one (1) year of the time such construction was initiated, except that Developer may extend the time of construction for additional periods under unusual circumstances. Such time extensions shall be in writing.

8. No building shall be located on any tract with one hundred (100') feet of any boundary line.

9. 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. No septic tank or field system shall be nearer than one hundred (100') feet to any plot line except with the consent of the appropriate health officials of the Country 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 property. No outside toilets or privies shall be permitted up on the premises. All toilet facilities must be a part of the residence and shall be of a modern flush type and connected with a proper septic tank system.

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

11. No sign of any kind shall be displayed to the public view. Except, however, one sign of not more than thirty-two (32) square feet may be used to advertise the property for sale, or rent, or be used by a builder to advertise the property for sale, or rent, or be used by a builder to advertise the property during the construction and sales period.

12. Easements. The tract, or tracts, herein conveyed shall be subject to an easement of forty (40) feet in width for the use of adjoining owners for purposes of ingress and egress, such easements shall be on tract boundary lines. Easements for installation and maintenance of utilities, roadways, driveways and such other purposes incident to development of the property are reserved as described or shown on the recorded plat. Such easements will not be fenced and will be kept open and readily accessible.



13. 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 (25) years from date of recording, after which time said covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a two-thirds (2/3) majority of the then owners of the tracts has been recorded agreeing to change said covenants in whole or in part.

14. No animals or livestock of any kind shall be housed, raised or kept on any tract or property either temporarily or permanently except that commonly accepted domestic pets may be kept provided they are not kept or maintained for any commercial purposes and except that two horses and/or two head of cattle, for each individual tract owned. No stables, corrals, or any structure for the housing or feeding of above livestock shall be located or placed closer than one hundred (100') feet to any boundary line. Yearly 4-H projects may be permitted provided they comply with the above provisions. Dogs will be under the control of the owner at all times; they will not be allowed to run free.

15. 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.

16. 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.

17. This Declaration of Protective Covenants shall be binding upon the signatories hereto, their heirs, assigns, successors and legal representatives.

Dated this 6th day of April, 1974.

*Opha J. Hartsook*  
Opha J. Hartsook

*Bernice K. Hartsook*  
Bernice K. Hartsook

A C K N O W L E D G M E N T

STATE OF WYOMING }  
COUNTY OF LARAMIE } ss.

The foregoing instrument was acknowledged by Opha J. Hartsook and Bernice K. Hartsook before me this 6th day of April, 1974.



Witness my hand and official seal.

*Arthur L. Garfield*  
Notary Public

My Commission expires:

*May 29, 1975*

BOOK 1002

ARTHUR L. GARFIELD, ATTORNEY  
EXECUTIVE BLDG.  
219 E. 20th STREET  
CHEYENNE, WYO. 82201 185

Opha J. Hartsook and Bernice K. Hartsook, husband and wife,

to

The Public.



DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Opha J. Hartsook and Bernice K. Hartsook, husband and wife, being the owners in fee simple of PIONEER ESTATES, more particularly described as follows:

E2E2; N2E2NE2; NE2NW2; NW2NW2 of Section 34, Township 15 North, Range 67 West of the 6th P. M., Laramie County, Wyoming,

do hereby covenant and agree that all of the premises therein contained are held subject to and with the benefit of the restrictive conditions, and protective covenants contained in the within Declaration of Protective Covenants, and we do further covenant and agree that any subsequent grants of any of the above described real property should be subject to the covenants and restrictions hereinafter set forth:

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 single family dwelling together with a private garage and suitable barn kept with architectural design of house, for horses, for use in connection with said single family dwelling shall be erected, placed or permitted to remain on any such residential tract. Exterior surface of house must be covered with 20% masonry. No trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

3. 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. No vehicles, trailers or vehicular equipment shall be habitually parked along any public road. Camp trailers, horse trailers, boats and boat trailers and trucks larger than general use pickups will not be stored in view from the street side of any house. All recreation vehicles are to be licensed and not used as a residence.

4. No parcel of land in the tract shall be divided, subdivided, split or sold in any manner whatsoever, in parcels of less than ten

Restrictions indicating a preference limitation or discrimination based on race, color, sex, religion, ancestry, national origin, marital status, handicap or age hereby denied to the extent prohibited by public policy.

BOOK 1011  
BOOK 1002



(10) acres; and, further, no more than one residence, together with such other buildings as provided for in (3) above, shall be placed, or allowed to remain upon, any such ten (10) acre parcel.

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 1-1/2 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 1-1/2 or 2 floors is not less than 1,200 square feet.

6. Exceptions to setback restrictions: Terrace, walls, fences, low platforms or steps, swimming pools and similar low, unroofed and unscreened construction shall not interfere with the exposure or view or reasonable privacy of adjoining or facing properties as shall be determined by the Developer and shall be in compliance with the prevailing zoning regulations. No construction of this type may be erected without written approval of the Developer. No wall, fence or hedge over five (5) feet in height shall be constructed, erected, placed, planted, set out, maintained or permitted upon any tract within twenty-five (25) feet of any boundary line thereof which extends along any street or other public way, except that this restriction shall not apply to any portion of said dwelling house, the location of which shall be governed by the provisions of Covenant 3 preceding.

7. Once construction shall have been initiated on any structure, it shall be completed within one (1) year of the time such construction was initiated, except that Developer may extend the time of construction for additional periods under unusual circumstances. Such time extensions shall be in writing.

8. No building shall be located on any tract with one hundred (100') feet of any boundary line.

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13. 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 (25) years from date of recording, after which time said covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a two-thirds (2/3) majority of the then owners of the tracts has been recorded agreeing to change said covenants in whole or in part.

14. No animals or livestock of any kind shall be housed, raised or kept on any tract or property either temporarily or permanently except that commonly accepted domestic pets may be kept provided they are not kept or maintained for any commercial purposes and except that two horses and/or two head of cattle, for each individual tract owned. No stables, corrals, or any structure for the housing or feeding of above livestock shall be located or placed closer than one hundred (100') feet to any boundary line. Yearly 4-H projects may be permitted provided they comply with the above provisions. Dogs will be under the control of the owner at all times; they will not be allowed to run free.

15. 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.

16. 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.

17. This Declaration of Protective Covenants shall be binding upon the signatories hereto, their heirs, assigns, successors and legal representatives.

Dated this 6th day of April, 1974.

*Opha J. Hartsook*  
Opha J. Hartsook

*Bernice K. Hartsook*  
Bernice K. Hartsook

A C K N O W L E D G M E N T

STATE OF WYOMING )  
COUNTY OF LARAMIE ) ss.

The foregoing instrument was acknowledged by Opha J. Hartsook and Bernice K. Hartsook before me this 6th day of



Witness my hand and official seal.

*Arthur L. Garfield*  
Notary Public

My Commission expires:

*May 29, 1975*

BOOK 1011  
BOOK 1002

ARTHUR L. GARFIELD, ATTORNEY  
EXECUTIVE BLDG.  
219 E. 20th STREET  
CHEYENNE, WYO. 82001