

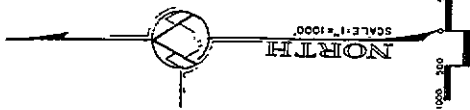
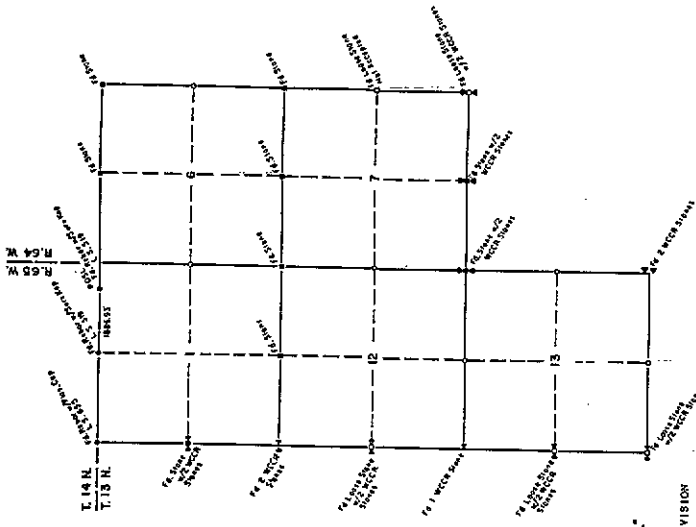


First American Title™

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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.*

**MONUMENTATION DIAGRAM**  
NO SCALE



**NOTES:**

- 1.) NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- 2.) NO PROPOSED DOMESTIC WATER SOURCE.
- 3.) NO PROPOSED PUBLIC MAINTENANCE OF ROADWAYS.
- 4.) AZIMUTHS AS SHOWN ARE ANGLES RIGHT FROM NORTH.
- 5.) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR SUBDIVISION SERVICES.
- 6.) ALL EASEMENT/TRACT LINE INTERSECTIONS AND BARRIERS/ESSENTIAL INTERSECTIONS ARE MONUMENTED WITH 5/8" X 3 1/2" IRON WITH 1/2" ALUMINUM CAP.
- 7.) BASIS OF AZIMUTH - SOLAR OBSERVATION
- 8.) EASEMENTS AS SHOWN WILL BE CREATED BY SEPARATE DOCUMENT
- 9.) FOR FURTHER MONUMENTATION DETAILS, SEE CERTIFIED CORNER RECORDATIONS.

**LEGEND:**

- SURFACE ALUMINUM MONUMENT WITH 3" CAP, SET BELOW SURFACE OF GROUND IF IN ROAD EASEMENT.
- SET 3" (INNER DIAMETER) X 35" ALUMINUM FLARED PIPE MONUMENT WITH 3" CAP.

**SURVEYOR'S CERTIFICATE**

I, Becky J. Brannan, a Licensed Land Surveyor in the State of Wyoming, do hereby certify that this Map of Survey of "The Ranch - East", being all of the land situated South of the SRM of Campbell Road, T. 13 N., R. 64 W., S. 1/2, 1/4, 3/4, All of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 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Becky J. Brannan  
Becky J. Brannan, PLS 3861

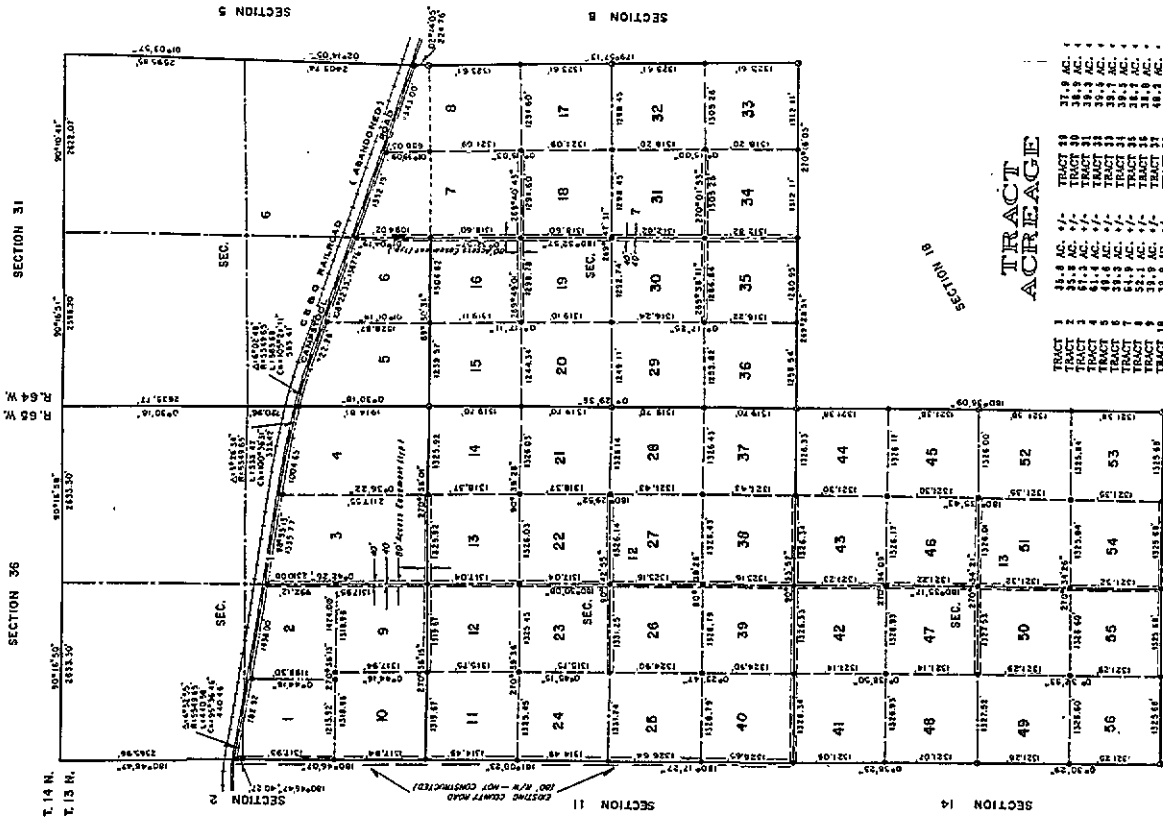


DUE TO ROAD CONSTRUCTION, THE DRIVEABLE HOUSEHOLDERS IN THE ROADWAYS SHOWN ARE SET AT THE TIME OF SIGNATURE, BUT WILL BE SET BY JUNE 30, 2024.

BECKY J. BRANNAN, PLS 3861

**"THE RANCH - EAST"**  
A MAP OF SURVEY FOR

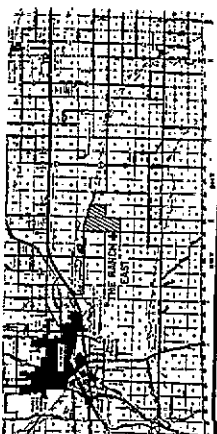
A PORTION OF SECTION 1, T. 13 N., R. 65 W., A PORTION OF SECTION 6, T. 13 N., R. 64 W., ALL OF SECTIONS 7, T. 13 N., R. 64 W., ALL OF SECTIONS 12 AND 13, T. 13 N., R. 65 W., 5TH P.M., LARAMIE COUNTY, WYOMING.



**TRACT ACRES**

TRACT 1	39.8 AC.
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TRACT 3	39.8 AC.
TRACT 4	39.8 AC.
TRACT 5	39.8 AC.
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TRACT 51	39.8 AC.
TRACT 52	39.8 AC.
TRACT 53	39.8 AC.
TRACT 54	39.8 AC.
TRACT 55	39.8 AC.

**VICINITY MAP**





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 tracts or lots contained therein.

5. No mobile home, trailer, or any structure of a temporary character, basement, tent, shack, barracks, garage, barn or other outbuilding shall be used on any lot as a family dwelling, either temporarily or permanently. However, this covenant shall not restrict a modular structure with a pitched roof and placed on a permanent foundation of concrete or concrete block and approved by the Architectural Control Committee, and 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 its 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 one thousand (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 eight hundred (800) square feet of ground floor area, providing that the total living area of the 1 1/2 or 2 stories is not less than one thousand two hundred (1,200) square feet. All dwellings shall have a minimum width of twenty four (24) feet.

7. No building or attached appurtenance shall be located on any tract or lot nearer than sixty (60) feet from any tract or lot line of said tract or lot.

8. No 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 neighbors.

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 fifty (50) 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 other debris shall be emptied, discharged or permitted to drain into any body of water in or adjacent to the 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, or part thereof, shall be used or maintained as a dumping ground for rubbish or junk, including but not limited to, junk cars, unlicensed cars, appliance, and other unsightly accumulations of debris. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, suitably screened from view from roadways.

11. No sign of any kind shall be displayed to the public view on any tract except one sign of not more than five (5) square feet advertising the property for sale or rent, or except signs used by builders to advertise the property during the construction and repair.

12. 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, telephone, sewer, water and any other public or quasi-public utility service purpose, together with the right of ingress and egress at any time for the purpose of further construction and repair.

13. GRAZING MANAGEMENT. For the benefit and enjoyment of all tract owners or persons legally in possession, it is expressly understood and agreed that all such persons mentioned above shall carefully manage the grazing of the land. It is further agreed that proper management requires that the range land be properly used. For this subdivision use levels are hereby classified as follows:

#### UTILIZATION RECORD

Unused - No livestock use.

Slight - 1 percent - 20 percent of primary forage plants grazed, practically undisturbed

Moderate - 20 percent - 40 percent use of primary forage plants, most of the range being grazed, but little or no use of poor plants.

Full - 41 percent - 60 percent use of primary forage plants with all of the range being grazed, but little or no use of poor plants.

Close - 61 percent - 80 percent use of primary forage plants with all of the range showing use with major section closely grazed. Some use of low-value plants.

Severe - 81 percent - 100 percent use of primary forage plants with low-value plant carrying the grazing load.

Close and/or Severe grazing as described above is expressly prohibited by mutual agreement between the tract owners and such use would constitute a violation of these covenants.

As a general rule of thumb on native range, "graze half and leave half (of the weight) of the current year's growth."

14. SUBDIVISION OF TRACTS. No tract shall be subdivided or otherwise split into two or more smaller tracts. Each tract in the original survey is numbered and there shall be no additional tracts created by any method of further subdivision. No tract in this subdivision shall be less than 35 acres.

15. These covenants are to run with the land and shall be binding on all persons claiming them for a period of ten (10) 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 judgement of Court order shall in no way effect any of the other provisions which shall remain in full force and effect.

DATED this 1<sup>st</sup> day of July, 1988.

*[Handwritten signature]*

Edward F. Murray, Jr.

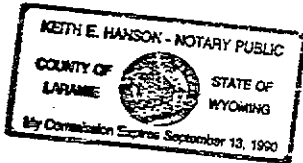
*[Handwritten signature]*

William J. Edwards, Sr.

STATE OF WYOMING )  
                          ) SS.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me by Edward F. Murray, Jr. and William J. Edwards, Sr. this 1<sup>st</sup> day of July, 1988.

Witness my hand and official seal.



*[Handwritten signature]*  
Notary Public

Commission Expires: \_\_\_\_\_

AB 1364  
1365

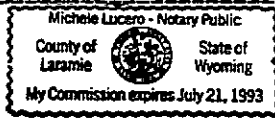
GRANT OF UTILITY AND ACCESS EASEMENTS

We, Edward F. Murray, Jr., and William J. Edwards, Sr., partners, do hereby declare that we are the owners of that portion of Section 1 lying south of Campstool Road, and Sections 12 and 13, T.13 N., R.65 W., , and of that portion of Section 6 lying south of Campstool Road and of Section 7, T.13 N., R.64 W, 6th P.M., Laramie County, Wyoming. We do hereby grant easements as described in Exhibits A and B, attached, for the purposes as designated.

*[Handwritten signature]*  
\_\_\_\_\_  
Edward F. Murray, Jr., partner

*[Handwritten signature]*  
\_\_\_\_\_  
William J. Edwards, Sr., partner

The foregoing instrument was acknowledged before me by Edward F. Murray, Jr., and William J. Edwards, Sr., this 29<sup>th</sup> day of DECEMBER, 1989. Witness my hand and official seal.



*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public

RECEIVED  
LARAMIE COUNTY  
CHEYENNE, WY.  
'90 APR 9 PM 2 28  
068994

EXHIBIT A  
ACCESS EASEMENTS

Easements for utility, access and road purposes being 80-feet in total width and being more particularly described as:

the east 40 feet of that portion of the West 1/2 of Section 6 lying south of Campstool Road, T.13 N., R.64 W.;

the west 40 feet of that portion of the East 1/2 of Section 6 lying south of Campstool Road, T.13 N., R.64 W.;

the east 40 feet of the West 1/2 of Section 7, T.13 N., R.64 W.;

the west 40 feet of the East 1/2 of Section 7, T.13 N., R.64 W.;

the south 40 feet of the NW 1/4 NE 1/4 of Section 7, T.13 N., R.64 W.;

the south 40 feet of the NE 1/4 NW 1/4 of Section 7, T.13 N., R.64 W.;

the north 40 feet of the SW 1/4 NE 1/4 of Section 7, T.13 N., R.64 W.;

the north 40 feet of the SE 1/4 NW 1/4 of Section 7, T.13 N., R.64 W.;

the south 40 feet of the NW 1/4 SE 1/4 of Section 7, T.13 N., R.64 W.;

the south 40 feet of the NE 1/4 SW 1/4 of Section 7, T.13 N., R.64 W.;

the north 40 feet of the SW 1/4 SE 1/4 of Section 7, T.13 N., R.64 W.;

the north 40 feet of the SE 1/4 SW 1/4 of Section 7, T.13 N., R.64 W.;

the east 40 feet of that portion of the West 1/2 of Section 1 lying south of Campstool Road, T.13 N., R.65 W.;

the west 40 feet of that portion of the East 1/2 of Section 1 lying south of Campstool Road, T.13 N., R.65 W.;

the south 40 feet of the SW 1/4 SE 1/4 of Section 1, T.13 N., R.65 W.;

the south 40 feet of the SE 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the east 40 feet of the West 1/2 of Section 12, T.13 N., R.65 W.;

the west 40 feet of the East 1/2 of Section 12, T.13 N., R.65 W.;



the north 40 feet of the NW 1/4 NE 1/4 of Section 12, T.13 N., R. 65 W.;

the north 40 feet of the NE 1/4 NW 1/4 of Section 12, T.13 N., R. 65 W.;

the south 40 feet of the SW 1/4 NE 1/4 of Section 12, T.13 N., R. 65 W.;

the south 40 feet of the SE 1/4 NW 1/4 of Section 12, T.13 N., R. 65 W.;

the north 40 feet of the NW 1/4 SE 1/4 of Section 12, T.13 N., R. 65 W.;

the north 40 feet of the NE 1/4 SW 1/4 of Section 12, T.13 N., R. 65 W.;

the south 40 feet of the SW 1/4 SE 1/4 of Section 12, T.13 N., R. 65 W.;

the south 40 feet of the SE 1/4 SW 1/4 of Section 12, T.13 N., R. 65 W.;

the south 40 feet of the SW 1/4 SW 1/4 of Section 12, T.13 N., R. 65 W.;

the east 40 feet of the West 1/2 of Section 13, T.13 N., R. 65 W.;

the west 40 feet of the East 1/2 of Section 13, T.13 N., R. 65 W.;

the north 40 feet of the NW 1/4 NE 1/4 of Section 13, T.13 N., R. 65 W.;

the north 40 feet of the NE 1/4 NW 1/4 of Section 13, T.13 N., R. 65 W.;

the south 40 feet of the SW 1/4 NE 1/4 of Section 13, T.13 N., R. 65 W.;

the south 40 feet of the SE 1/4 NW 1/4 of Section 13, T.13 N., R. 65 W.;

the north 40 feet of the NW 1/4 SE 1/4 of Section 13, T.13 N., R. 65 W.;

the north 40 feet of the NE 1/4 SW 1/4 of Section 13, T.13 N., R. 65 W.;

the south 40 feet of the SW 1/4 SE 1/4 of Section 13, T.13 N., R. 65 W.;

the south 40 feet of the SE 1/4 SW 1/4 of Section 13, T.13 N., R. 65 W.;

the north 40 feet of the NW 1/4 NW 1/4 of Section 13, T.13 N., R. 65 W.

EXHIBIT B  
UTILITY EASEMENTS

Easements for utility purposes being more particularly described as follows:

An 8-foot easement adjacent to the south right-of-way of Campstool Road through Section 6, T.13 N., R.64 W., and through Section 1, T.13 N., R.65 W.;

the west 50 feet of that portion of the East 1/2 of Section 6 lying south of Campstool Road, T.13 N., R.64 W.;

the south 75 feet of the West 1/2 of Section 6, T.13 N., R.64 W.;

the south 55 feet of the East 1/2 of Section 6, T.13 N., R.64 W.;

the west 10 feet of the E 1/2 E 1/2 of Section 7, T.13 N., R.64 W.;

the east 10 feet of the W 1/2 E 1/2 of Section 7, T.13 N., R.64 W.;

the west 10 feet of the E 1/2 W 1/2 of Section 7, T.13 N., R.64 W.;

the east 10 feet of the W 1/2 W 1/2 of Section 7, T.13 N., R.64 W.;

the south 20 feet of the West 1/2 of Section 7, T.13 N., R.64 W.;

the south 10 feet of the W 1/2 E 1/2 of Section 7, T.13 N., R.64 W.;

the west 50 feet of that portion of the East 1/2 of Section 1 lying south of Campstool Road, T.13 N., R.65 W.;

the south 65 feet of the West 1/2 of Section 1, T.13 N., R.65 W.;

the south 75 feet of the East 1/2 of Section 1, T.13 N., R.65 W.;

the south 10 feet of the NE 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the north 10 feet of the SE 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the east 10 feet of the SW 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the west 10 feet of the SE 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the west 10 feet of the SE 1/4 SE 1/4 of Section 1, T.13 N., R.65 W.;

the east 10 feet of the SW 1/4 SE 1/4 of Section 1, T.13 N., R.65 W.;

the south 10 feet of the NW 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the north 10 feet of the SW 1/4 SW 1/4 of Section 1, T.13 N., R.65 W.;

the west 10 feet of the E 1/2 E 1/2 of Section 12, T.13 N., R.65 W.;

the east 10 feet of the W 1/2 E 1/2 of Section 12, T.13 N., R.65 W.;

the west 10 feet of the E 1/2 W 1/2 of Section 12, T.13 N., R.65 W. ;  
the east 10 feet of the W 1/2 W 1/2 of Section 12, T.13 N., R.65 W. ;  
the south 20 feet of the SE 1/4 SE 1/4 of Section 12, T.13 N.,  
R.65 W. ;  
the west 10 feet of the E 1/2 E 1/2 of Section 13, T.13 N., R.65 W. ;  
the east 10 feet of the W 1/2 E 1/2 of Section 13, T.13 N., R.65 W. ;  
the west 10 feet of the E 1/2 W 1/2 of Section 13, T.13 N., R.65 W. ;  
the east 10 feet of the W 1/2 W 1/2 of Section 13, T.13 N., R.65 W. ;  
the north 10 feet of the NE 1/4 NE 1/4 of Section 13, T.13 N.,  
R.65 W.

13707  
#13-66

WARRANTY DEED

THIS INDENTURE, made the 15th day of December, 1987,  
by and between the FEDERAL LAND BANK OF OMAHA, a corporation organized  
and existing under and by virtue of the laws of the State of Nebraska, and having its  
principal place of business in the County of Douglas, the GRANTOR, and  
EDWARD F. MURRAY, JR. AND WILLIAM J. EDWARDS, SR., as tenants in common,

whose address is \_\_\_\_\_  
504 Edward Drive, Cheyenne, Laramie County, Wyoming, the GRANTEE, WITNESSETH:

That the grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowl-  
edged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said grantee..., all  
that certain tract, lot, piece, and parcel of land situated in the County of Laramie,  
State of Wyoming, and described as follows, to-wit:

Township 13 North, Range 64 West of the Sixth  
P.M., Laramie County, Wyoming

Section / 6: All lying South of the Campstool Road  
Right-of-way  
Section / 7: All

Township 13 North, Range 65 West of the Sixth  
P.M., Laramie County, Wyoming

Section / 1: All lying South of the Campstool Road  
Right-of-way  
Section 12: All  
Section 13: All  
Section 24: All  
Section 25: All

RECEIVED  
LARAMIE COUNTY  
CHIEF CLERK  
69 PM 21 PM 4 90  
060911



IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these  
presents to be signed by its duly authorized officer, the day and year first above written.  
THE FEDERAL LAND BANK OF OMAHA, By Federal Land  
Bank Association of Wyoming, its agent and  
attorney in fact

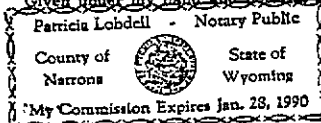
By George Hornberger  
George Hornberger, Assistant Vice President

THE STATE OF WYOMING,  
County of NATRONA ss.  
On this 15th day of December, 1987, before me personally appeared  
GEORGE HORNBERGER

to me personally known, who, being by me duly sworn, did say that he is the Assistant Vice President of  
the Federal Land Bank Association of Wyoming, as agent and attorney in fact for The  
Federal Land Bank of Omaha  
and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and  
sealed on behalf of said corporation by authority of its Board of Directors and said George Hornberger  
acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on the 28th day of January, A. D. 1990.

Given under my hand and notarial seal this 15th day of December, A. D. 1987.



Patricia Lobdell  
Notary Public.