



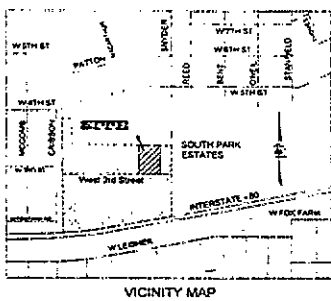
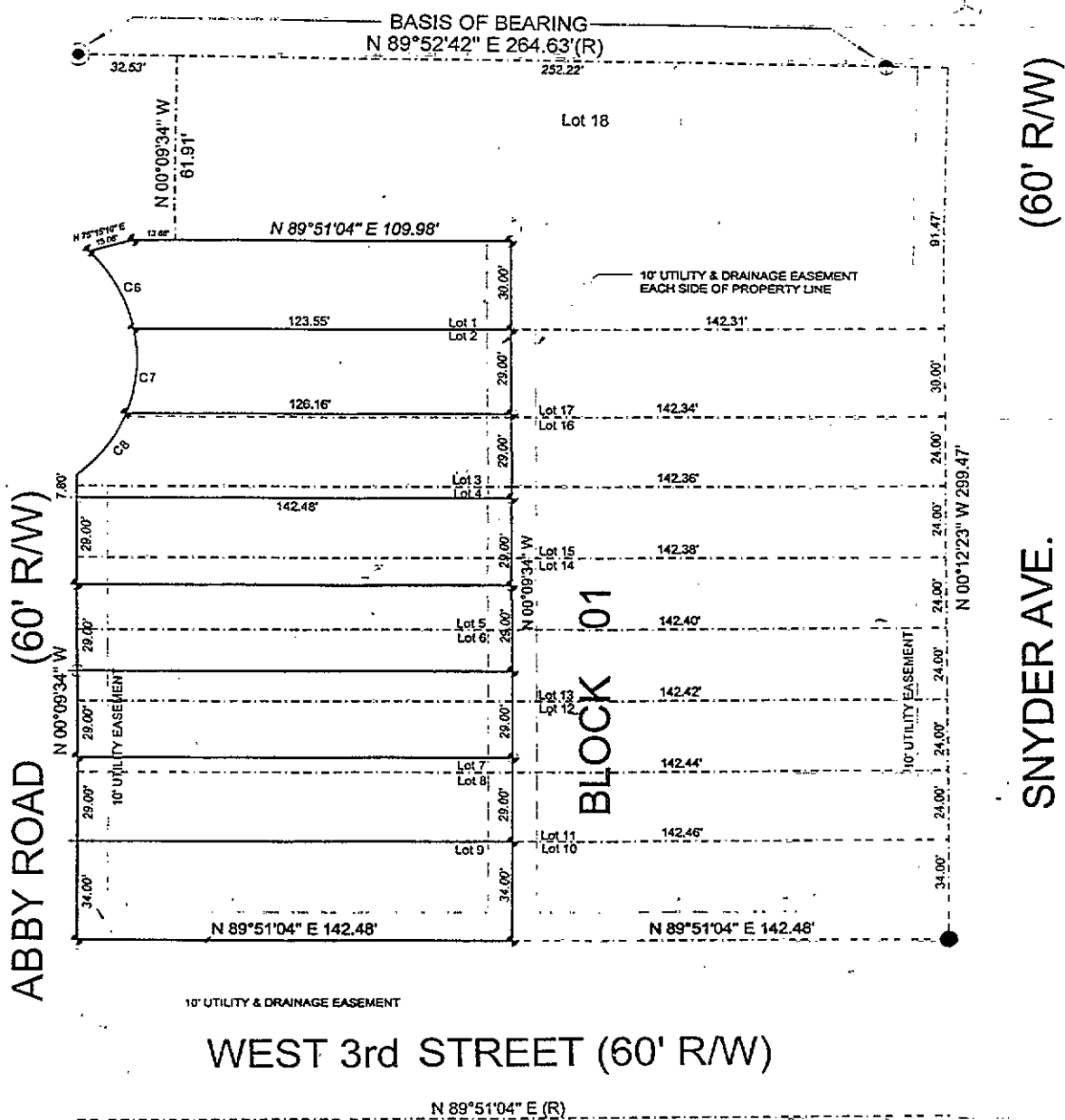
First American Title™

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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.

LAND SURVEY MAP

BASIS OF BEARING: Bearings are based on the assumption that the North line of Lot 18 bears N 89 degrees 52'42" E.



352910
 The State of Wyoming
 County of Laramie } ss
 This document was filed for record
 at 12:11 PM on 15 May 2003
 AD 3403
 NC 1782
 Survey Cabinet
 DRAWN BY: L. SURVEY 92

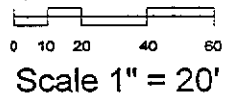
Number	CD	R	AL	CL
C6	S 29°25'27" E	50.00	30.51	30.04
C7	S 04°59'10" W	50.00	29.55	39.12
C8	S 37°25'52" W	50.00	27.08	26.75

- LEGEND:**
- SET #5 REBAR W/ 2" AL CAP STAMPED P.E. LS 2513
 - SET #1 BRASS SHOWER STAMPED P.E. LS 2513
 - 1" PND AL CAP GLS #8008
 - 1" PND 1/2" IRON PIPE
 - 1" PND 2" AL CAP LS#5810
 - 0000.00 RECORD DISTANCE
 - 0000.00 (R)
 - 0000.00 MEASURED DISTANCE

Certificate of Surveyor
 State of Wyoming
 County of Laramie } ss

I, Roger H. Krum, a Licensed Land Surveyor in the State of Wyoming hereby certify that this map of survey of a portion of Lots 1 through 9, Block 01, South Park Estates 1st Filing, has been prepared from field notes of a survey performed under my supervision during the months of January, February, and March, in this, the Year of Our LORD 2003, and from data acquired from surveys, plats and other data on file in the office of Laramie County agencies; and that this map and notes correctly and accurately portray said lands as surveyed and shows the monumentation as found and/or set during said survey to the best of my knowledge and belief.

Roger H. Krum
 Roger H. Krum, P.E. & P.L.S.
 15 May 2003 (Job #: WY30518A)
 For and on behalf of Western Research & Development, Ltd



Note: This land survey map was created to show the new property lines for duplexes built on this block.

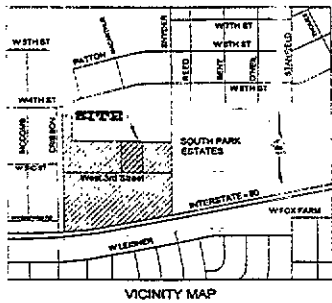
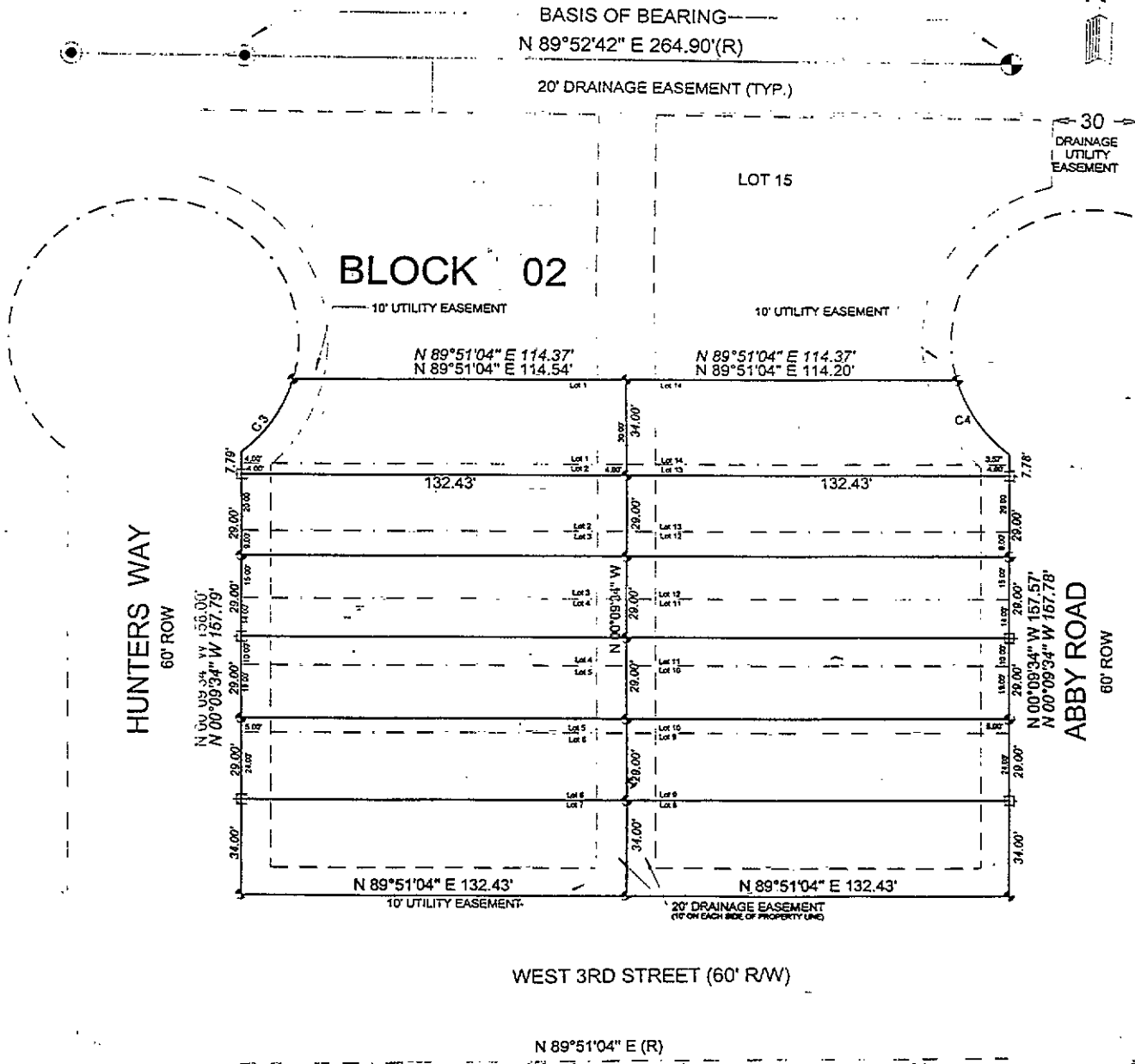
Filing Record
 The State of Wyoming
 County of Laramie } ss
 This document was filed for record
 at 12:11 PM on 15 May 2003
 AD 3403
 NC 1782



LAND SURVEY MAP

BASIS OF BEARING: Bearings are based on the assumption that the North line of Lot 15 bears N 89 degrees 52'42" E.

BASIS OF BEARING
N 89°52'42" E 264.90'(R)



Note: This land survey map was created to show the new property lines for duplexes built on this block.

Filing Record
This map of Wyoming
County of Laramie
Recorded 5/20/03 at 12:44 PM in 153
Book 15, Laramie County, Wyoming, at Page 153

Licenses
35294
To State of Wyoming
County of Laramie
I, Roger H. Krum, do hereby certify that the map of survey of a portion of Lots 1 through 14, Block 02, South Park Estates 1st Filing, has been prepared from field notes of a survey performed under my supervision during the months of January, February, and March, in this, the Year of Our Lord 2003, and from data acquired from surveys, plat and other data on file in the offices of Laramie County agencies and that this map and notes correctly and accurately portrays said lands as surveyed and shows the monumentation as found and/or set during said survey to the best of my knowledge and belief.

SURVEY CABINET
DRAWN BY: L. SURVEY 25

Number	Chord Bear.	R	AL	CL
C3	S 34°24'48" W	50.00	32.39	31.83
C4	S 34°43'15" E	50.00	32.41	31.84

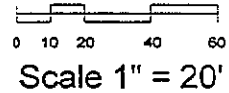
LEGEND:

- SET 1" BRASS SPINNER STAMPED PLS 2613
- SET #5 REDBAR W 2" AL CAP STAMPED PLS 2613
- 1/2" IRON PIPE
- 1/2" CAP PLS 2613
- RECORD DISTANCE
- MEASURED DISTANCE

Certificate of Surveyor

State of Wyoming }
County of Laramie } as
I, Roger H. Krum, a Licensed Land Surveyor in the State of Wyoming hereby certify that this map of survey of a portion of Lots 1 through 14, Block 02, South Park Estates 1st Filing, has been prepared from field notes of a survey performed under my supervision during the months of January, February, and March, in this, the Year of Our Lord 2003, and from data acquired from surveys, plat and other data on file in the offices of Laramie County agencies and that this map and notes correctly and accurately portrays said lands as surveyed and shows the monumentation as found and/or set during said survey to the best of my knowledge and belief.

Roger H. Krum
Roger H. Krum, P.E. & P.L.S.
15 May 2003 (Job #. WY305153)
For and on behalf of Western Research & Development, Ltd.

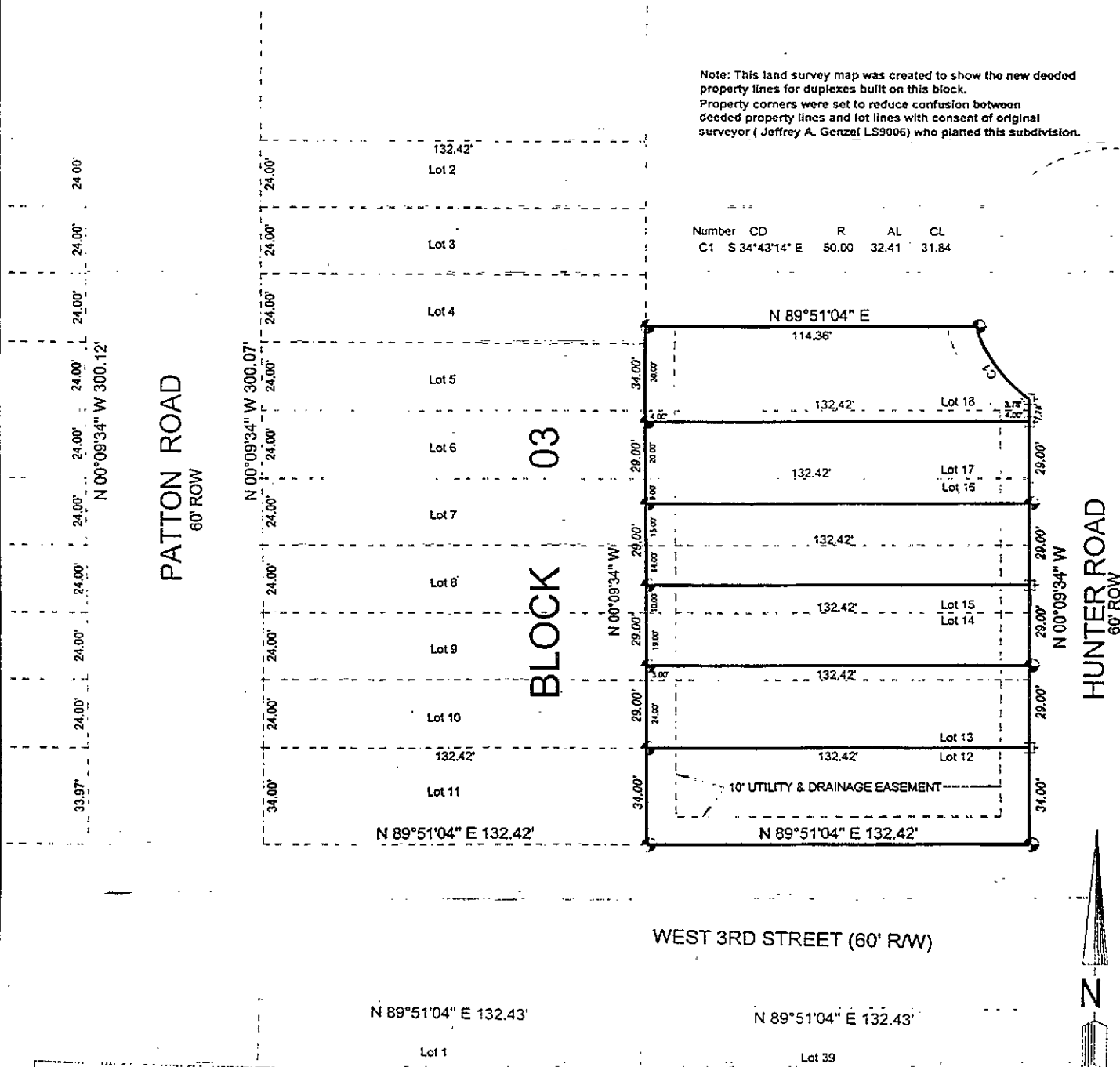


LAND SURVEY MAP

BASIS OF BEARING: Bearings are based on the assumption that the North line of Lot 15, Block 2 bears N 89 degrees 52'42" E.

Note: This land survey map was created to show the new deeded property lines for duplexes built on this block. Property corners were set to reduce confusion between deeded property lines and lot lines with consent of original surveyor (Jeffrey A. Genzel LS9006) who platted this subdivision.

Number	CD	R	AL	CL
C1	S 34°43'14" E	50.00	32.41	31.84



LEGEND:

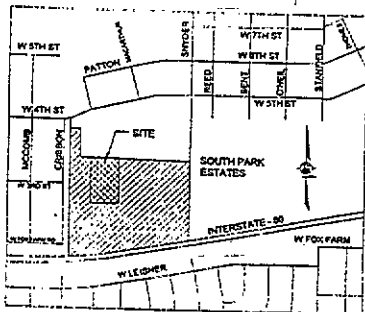
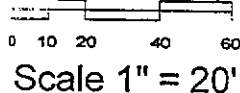
- SET 1" BRASS PINNER STAMPED PE LS 2013
- SET #5 REBAR W/ 2" AL CAP STAMPED PE LS 2013
- FND 1/2" IRON PIPE
- FND CAP PLS 5016
- RECORD DISTANCE

This document is valid only if it has affixed thereon an original signature, the Engineer has set his hand and seal attesting to the accuracy of the document, and that it is factually an approved document. If the seal is not purple colored, this report is a copy and may contain unauthorized alterations. A copy should not be relied upon or used in any manner for any purpose.

Certificate of Surveyor
State of Wyoming
County of Laramie) ss

I, Roger H. Krum, a Licensed Land Surveyor in the State of Wyoming hereby certify that this map of survey of a portion of Lots 12 through 18, Block 03, South Park Estates '1st Filing, has been prepared from field notes of a survey performed under my supervision during the months of June, and July, in this, the Year of Our LORD 2003, and from data acquired from surveys, plats and other data on file in the offices of Laramie County agencies and that this map and notes correctly and accurately portrays said lands as surveyed and shows the monumentation as found and/or set during said survey to the best of my knowledge and belief.

Roger H. Krum
Roger H. Krum, P.E. & P.L.S. #2013
28 Oct 2003 (Job #: WY31014A)
For and on behalf of Western Research & Development, Ltd.



Filing Record
The State of Wyoming
County of Laramie) ss

RECORDED 11/23/2003 AT 10:21 AM BY REC 3766N KJ 1772 PLS 1595
LARAMIE COUNTY, WYOMING

Roger H. Krum
Roger H. Krum, P.E. & P.L.S. #2013

SCALE: 1" = 20'	DATE: 28 OCT 2003
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SOUTH PARK ESTATES
1st FILING
LOT 12 THROUGH 18 BLOCK 3
LARAMIE COUNTY, WYOMING

Western Research & Development, Ltd.
5908 Yellowstone Road Suite B
Cheyenne, Wyoming 82009
Phone: (307) 632-5656

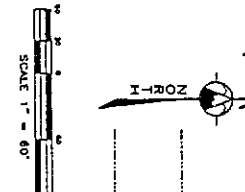
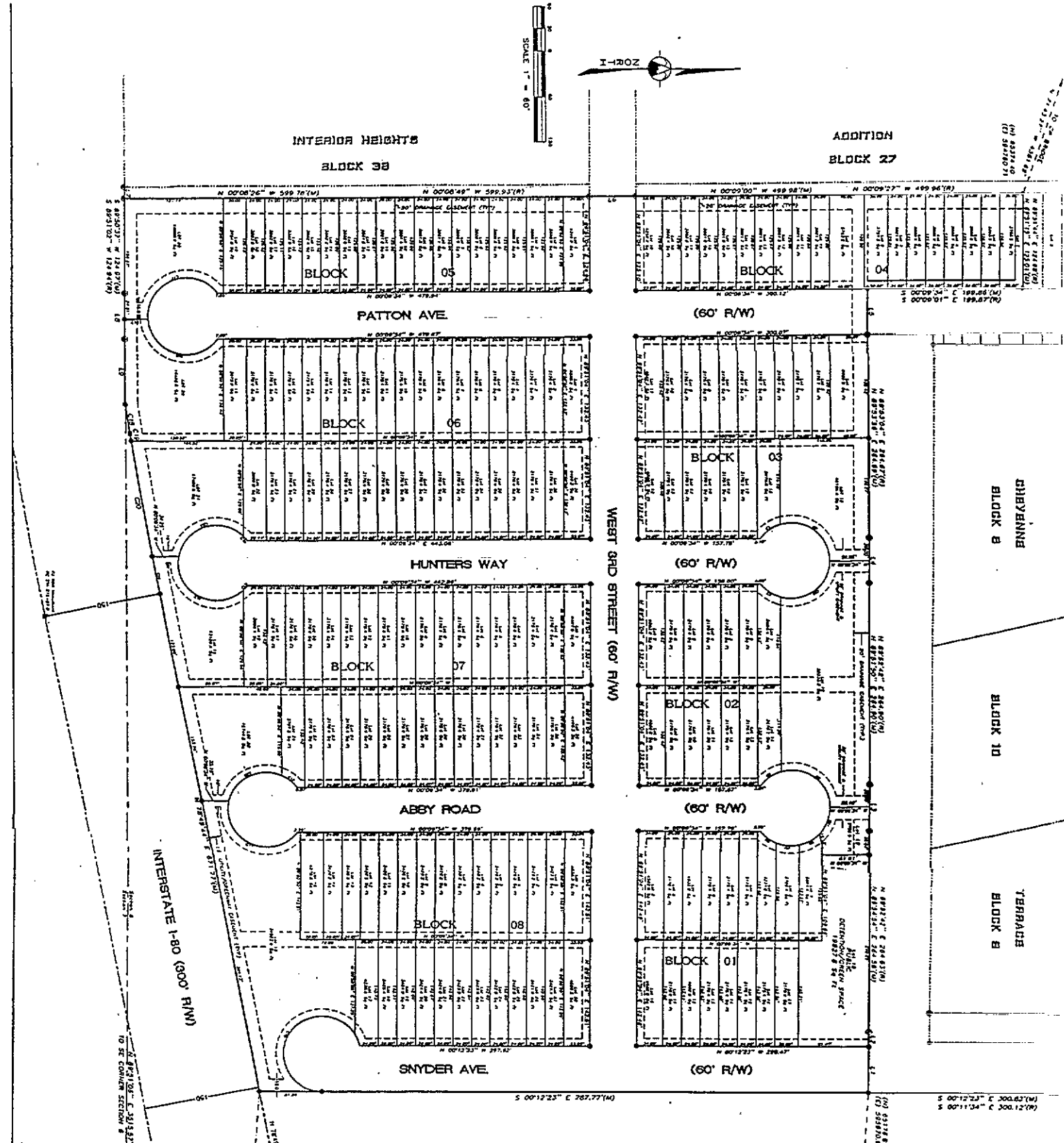
Gary N. Gedsby P.E. & P.L.S. (Co)
Roger H. Krum P.E. & P.L.S.
Phone: (970) 482-5656



PROJECT: FINAL PLAT OF SOUTH PARK ESTATES 1ST FILING

GENZEL LAND SURVEYING, P.C.
 811 EAST 20TH STREET CHEYENNE WY 82001
 PHONE: (307)778-9553 FAX: (307)635-1372 EMAIL: JGENZEL@AOL.COM

PROJECT: 0001
 DATE: 05/13/02
 SURVEYOR: JAC
 DRAWN BY: JAC



MEASURED CURVE TABLE

NUMBER	CD	R	Δ	CH	CL
C1	N 31°52'55" W	50.00	32.47	31.91	
C2	N 31°51'45" E	50.00	32.78	30.01	
C3	N 31°52'42" W	50.00	32.46	31.56	
C4	N 31°52'42" E	50.00	32.46	31.56	
C5	N 31°51'15" E	50.00	32.52	29.88	
C6	S 29°26'44" E	50.00	30.47	50.00	
C7	S 02°58'11" W	50.00	30.47	50.00	
C8	S 31°53'27" W	50.00	28.98	29.87	
C9	S 01°51'27" W	40.00	15.71	15.64	
C10	S 01°51'27" E	40.00	15.71	15.64	
C11	N 29°26'28" E	50.00	136.81	97.66	
C12	N 30°53'04" E	60.00	25.76	25.57	
C13	S 48°02'17" E	50.00	127.01	92.51	
C14	N 28°11'03" E	50.00	7.77	7.16	
C15	S 48°02'17" W	50.00	7.77	7.16	
C16	S 48°02'17" E	50.00	7.77	7.16	
C17	S 48°02'17" W	50.00	7.77	7.16	
C18	S 81°14'18" E	50.00	68.40	61.83	
C19	S 81°14'18" W	50.00	68.40	61.83	
C20	S 81°14'18" E	50.00	68.40	61.83	
C21	S 81°14'18" W	50.00	68.40	61.83	
C22	S 81°14'18" E	50.00	68.40	61.83	
C23	S 81°14'18" W	50.00	68.40	61.83	
C24	S 28°43'26" E	50.00	97.22	76.58	
C25	N 28°43'26" W	50.00	97.22	76.58	

MEASURED LAND TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°54'54" E	60.00
L2	N 69°54'54" E	60.00
L3	N 69°54'54" E	60.00
L4	N 69°54'54" E	60.00
L5	N 69°54'54" E	60.00
L6	N 69°54'54" E	60.00
L7	N 69°54'54" E	60.00
L8	N 69°54'54" E	60.00
L9	N 69°54'54" E	60.00
L10	N 69°54'54" E	60.00

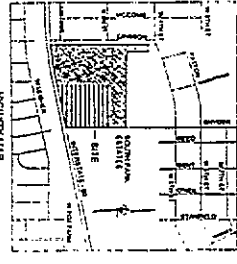
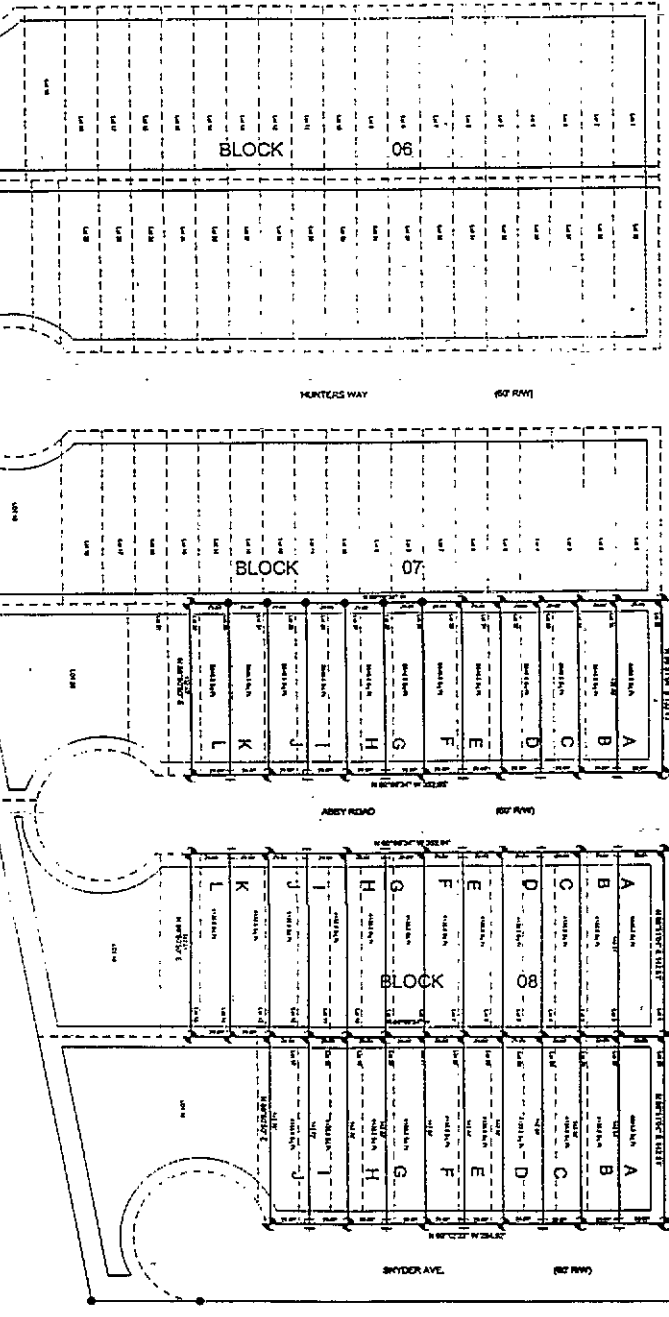
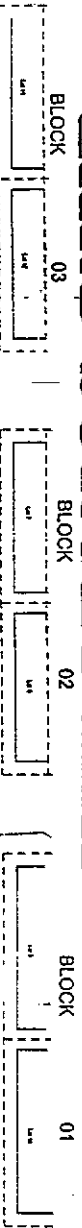
RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
R1	N 69°54'54" E	60.00
R2	N 69°54'54" E	60.00
R3	N 69°54'54" E	60.00
R4	N 69°54'54" E	60.00
R5	N 69°54'54" E	60.00
R6	N 69°54'54" E	60.00
R7	N 69°54'54" E	60.00
R8	N 69°54'54" E	60.00
R9	N 69°54'54" E	60.00
R10	N 69°54'54" E	60.00

SOUTH PARK ESTATES
 1ST FILING
 FINAL PLAT
 SUBDIVISION OF A
 PART OF THE S 66 W 6TH PA. W. 1/4
 CITY OF CHEYENNE, LARABEE COUNTY, WYOMING.

Surveyed JULY 12, 2002
 The State of Wyoming
 JACOB A. GENZEL
 Surveyor
 State of Wyoming
 License No. 10000
 JACOB A. GENZEL
 Surveyor
 State of Wyoming
 License No. 10000

LAND SURVEY MAP



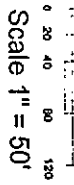
The boundary of the UOP is as shown in the figure. The boundary of the UOP is as shown in the figure. The boundary of the UOP is as shown in the figure.

Note: This land survey map was created to show the new desired property lines for lots shown on these blocks. Property corners were set for future reference. This survey was performed by a Registered Professional Land Surveyor (Jeffrey A. General, Licensed) who passed this subdivision.

CP BRIDGE.
BASIS OF BEARING: CITY OF CHEYENNE 1994 CONTROL NETWORK USING CP INTERSTATE AND

Filing Record
The State of Wyoming
County of Laramie
LAND SURVEY
FILED FOR RECORD
BY: [Signature]
DATE: [Date]

SURVEY CABINET
GENERAL SURVEYING
[Logo]



Consolidator of Survey
State of Wyoming
I hereby certify that the map of Survey of Lots 22 through 36, Block 7 and all of Block 8, South Park Estates
was made from a true and correct survey conducted by me or under my direct supervision and in accordance
with the laws and regulations of the State of Wyoming. In full faith and belief I have signed my name and
affixed my official seal to this certificate of accuracy, and I declare that I am a duly Licensed Professional
Land Surveyor under the laws of the State of Wyoming. My License No. is 11117B.
[Signature] [Seal]
Professional Land Surveyor
For and on behalf of Western Research & Development, Ltd.

SOUTH PARK ESTATES
1st FILING
LOTS 22 THRU 36 BLOCK 7 AND ALL OF BLOCK 8
LARAMIE COUNTY, WYOMING

NOTES:
1. UNITARY EASEMENT ALONG INTERIOR BOUNDARY IS 10 FEET WIDENING.
2. UNITARY EASEMENT ALONG INTERIOR LOT LINES ARE 20 FEET WIDENING CENTERED.

- LEGEND:**
- ⊕ SET 7 1/2" BARS 48" ON CENTER
 - ⊙ SET 6" BARS 48" ON CENTER
 - ⊙ SET 8" BARS 48" ON CENTER
 - ⊙ SET 10" BARS 48" ON CENTER
 - SET 12" BARS 48" ON CENTER
 - SET 14" BARS 48" ON CENTER
 - SET 16" BARS 48" ON CENTER
 - SET 18" BARS 48" ON CENTER
 - SET 20" BARS 48" ON CENTER
 - SET 22" BARS 48" ON CENTER
 - SET 24" BARS 48" ON CENTER
 - SET 26" BARS 48" ON CENTER
 - SET 28" BARS 48" ON CENTER
 - SET 30" BARS 48" ON CENTER
 - SET 32" BARS 48" ON CENTER
 - SET 34" BARS 48" ON CENTER
 - SET 36" BARS 48" ON CENTER
 - SET 38" BARS 48" ON CENTER
 - SET 40" BARS 48" ON CENTER
 - SET 42" BARS 48" ON CENTER
 - SET 44" BARS 48" ON CENTER
 - SET 46" BARS 48" ON CENTER
 - SET 48" BARS 48" ON CENTER
 - SET 50" BARS 48" ON CENTER
 - SET 52" BARS 48" ON CENTER
 - SET 54" BARS 48" ON CENTER
 - SET 56" BARS 48" ON CENTER
 - SET 58" BARS 48" ON CENTER
 - SET 60" BARS 48" ON CENTER

Scale 1" = 50'

DATE: 10 Nov 2002

LAND SURVEY MAP

SOUTH PARK ESTATES
1st FILING
LOTS 22 THRU 36 BLOCK 7 AND ALL OF BLOCK 8
LARAMIE COUNTY, WYOMING

Western Research & Development, Ltd.
5908 YELLOWSTONE ROAD SUITE B
Cheyenne, Wyoming 82009
Phone: (307) 632-5656

Gary N. Grigsby P.E. & P.L.S. (Co)
Roger H. Krum P.E. & P.L.S.
Phone: (307) 482-5656



State of Wyoming)
)ss.
County of Laramie)

South Park Land Development, LLC
to
THE PUBLIC

DECLARATION OF PROTECTIVE COVENANTS

South Park Estates, 1st Filing

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, South Park Land Development, LLC, being the owner in fee simple of South Park Estates, 1st Filing, of Cheyenne, Laramie County, Wyoming, does hereby make this Declaration of Protective Covenants applicable to all the above described property.

1. **Land Use and Building Types.** No lot shall be used except for residential purposes for the construction of single family dwellings, townhouse units with associated garages or multi-family dwellings.
2. **Architectural Control.** No building shall be erected, placed or altered on any lot until the construction plans and specifications and a site plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of the workmanship and materials, harmony of exterior design with existing structures, and location with respect to topography and finish grade elevations. All construction shall be new. No mobile homes shall be permitted. Modular, factory-built homes may be permitted if they meet all other requirements herein. Modular and/or factory built homes must be permanently affixed to a poured concrete or concrete block foundation which extends around the entire perimeter of the structure with a crawl space or basement and must have a pitched and shingled roof. All construction and/or factory-built modular homes shall be new and must comply with all applicable building codes, zoning laws and the minimum building standards as set forth in this Declaration. No structure shall be moved from any location outside the subject property onto any tract of the subject property.
3. **Building Quality and Size.** No building shall be permitted on any lot in which the total livable area of the residential structure, exclusive of the porch and garage is less than 800 square feet. It is understood that these minimum area requirements shall be determined by measurement of the framing dimensions of the living quarters only and are exclusive of any basement area.

Exterior colors and exterior construction materials of all dwellings must be approved, in writing, by the Architectural Control Committee.

4. **Minimum Size and Building Locations.**

- A. No building shall be located on any lot in conflict with the regulations of the City of Cheyenne or in conflict with rules and regulations promulgated by the Architectural Control Committee.
- B. For the purposes of these covenants, eaves, steps and open porches shall not be considered as part of the building provided, however, that this shall not be construed to permit any portion of a building to encroach on another lot.

5. **Restrained Activities.** In order to regulate and keep conformity of design, all major repairs, maintenance, decorating and yard upkeep shall be governed by the Architectural Control Committee. Any controversy or question regarding the "Restrained Activities" shall be referred to the Architectural Control Committee whose decision shall be final. No owner shall be allowed to engage in hereinafter described "Restrained Activities" without the written consent of the Architectural Control Committee. "Restrained Activities shall be identified and defined as follows:

- A. **Alteration of Exterior Design.** It shall be a restrained activity to remove, replace, repair or alter roofing, gutters and downspouts, walls, concrete porches, sidewalks, driveways and landscaping or any other exterior feature which would change the appearance of the building or front yard.
 - 1. All roofs, exterior trim, siding, garage doors and front fences will remain the same color and quality as originally installed.
 - 2. In the event of damage or destruction of any or all properties covered by these covenants, the damaged property shall be promptly repaired or reconstructed at the cost of the present owner. Repairs and reconstruction must be completed in such a way as to not change the outward appearance of the building or any retaining walls.
 - 3. No fence, wall or solid hedge shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line, except the fencing to be erected during the initial construction by South Park Construction, Inc. to enclose utility boxes within the front yards. Back yard fences shall not be altered from their original location and height.

6. **Easements.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on public record. Within these easements, no structure, vehicles, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, ingress or egress of emergency vehicles or pedestrian traffic or which may change the direction of the flow of drainage channels in the easements. No owner shall be allowed to alter the final grade of the property or otherwise obstruct surface drainage. No plantings that require watering are recommended within five feet of the foundation.

7. **Street Access and Sight Distance at Intersections.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. No tree shall be permitted to remain within such a distance to such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8. **Nuisances.** No obnoxious 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.

9. **Temporary Structures.** No structure of a temporary character, trailer, modular, basement, tent, shack, barracks, garage or barn shall be used on any lot at any time as a residence, either temporary or permanent. However, this covenant shall not restrict a home builder from maintaining a temporary tool shed or lumber shed for the purpose of erecting dwellings, provided that the Architectural Control Committee shall have the authority to order the removal of said temporary structure whenever the same has been on the premises for an unreasonable length of time, or in any other way has become a nuisance.

10. **Parking and Non-Operative Vehicles and Facilities.** Parking of trailers, campers, recreational vehicles, snowmobiles, boats, ATV's and other comparable vehicles, large or small, shall be limited to a period not to exceed 72 hours, when parked on the street in front of a residence or a parking area between the front building line and a street. The parking of boats and trailers on the street or on any parking area between the front building line of the residence and a street shall be of a temporary nature and not to be left parked in such a location for storage from one season to another or while not in seasonal use.

Vehicles which are not in running condition or are in a state of disrepair shall not be parked on the street in front of a residence, on the front driveway, on any area between the front building line of the residence and a street and/or in the rear yard for a period of more than 24 hours at any one time or as a repeated matter of practice.

11. **Signs.** No sign of any kind, on any lot, shall be displayed in public view except one professional sign of not more than one square foot or one sign of not more than five square feet that advertises the property for sale or rent or signs used by a builder to advertise the property during construction and sales periods.

12. **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 designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot. This does not however, prohibit South Park Construction, Inc. or any successor developer from removing, transferring and/or selling topsoil, gravel or other material from the subdivision.

13. **Livestock and Poultry.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that no more than three (3) dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

14. **Garbage and Refuse Disposal.** No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Garbage and all waste shall be kept in sanitary containers.

15. **The Architectural Control Committee.** The Architectural Control Committee shall be composed of the following persons. G. Kevin Keller, Linda J. Keller and Garo A. Partoyan. The Committee may be contacted at 1807 Capitol Avenue, Suite 108, Cheyenne, Wyoming 82001. All communications must be in writing. 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 shall have full authority to designate a successor for the member who can no longer serve or is unwilling to serve. None of the members of the Committee or their designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. After 10 years from the date of this instrument, the then record owners of a majority of the lots shall have the power, through a duly recorded written instrument, to change the membership of the Committee or to amend any powers or duties of the Committee.

16. **Procedure.** The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to review the plans or issue a written approval or disapproval of any submission within 90 days after plans and specifications or a question have been submitted to it, or in any event, if no suit to enjoin 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.

17. **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 (20) years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a majority of the then lot owners has been recorded, agreeing to change said covenants in whole or in part.

18. **Enforcement.** In the event that any person or persons shall violate any of these covenants, it shall be lawful for any owner of any lot or lots in the area of the Architectural Control Committee to maintain an action in law or in equity against any person or persons violating or attempting to violated any covenants either to restrain violation or to recover damages or both; and in addition, to recover from the party so violating such protective covenants, a reasonable amount of attorney's fees required to bring and maintain the proceedings either to enjoin violation or for the recovery of money damages or both. The Architectural Control Committee is in no way responsible for the enforcement of the restrictions in this declaration.

19. **Severability.** Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

