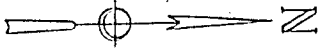




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A subdivision of a portion of the  
 Unit 42 of Sec. 12, T. 13 N., R. 67 W.,  
 Lawrence County  
 Wyoming

**SOUTHCREST HEIGHTS**  
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Number Herman A. Bascom and  
Catharine C. Bascom

PLAT AND DEDICATION

In Re

Recorded Sept. 21, 1954 at  
10:50 A. M.

Southcrest Heights  
Second Filing.

DEDICATION

Know all men by these presents, that Herman A. Bascom and Catharine C. Bascom, owners in fee simple of the land embraced in this plat and description of Southcrest Heights, Second Filing, do hereby declare the Subdivision of the within described land as appears on this plat to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever all the roads, streets, alleys shown hereon.

Signed: Herman A. Bascom  
Catharine C. Bascom

Two Witnesses

Acknowledged by Herman A. Bascom and Catharine Bascom before William J. Huff, Notary Public, Laramie County, Wyoming on September 20th, 1954. (Notarial Seal) Commission expires Feb. 27, 1957.

ENGINEER'S CERTIFICATE

The State of Wyoming )  
County of Laramie ) ss

I, A. L. Putnam of Cheyenne, Wyoming, hereby certify that this map was made from notes taken during an actual Survey made under my direction in September 1954 and that it accurately represents the blocks, streets and alleys as marked on the ground by iron pipe set at all corners and angles and I certify that the land embraced in this Southcrest Heights, Second Filing lies west of the westerly R/W line of the Colorado & Southern R. R. and south of the south R/W line of Branch County Road No. 14 in Section 13, T. 13 N. R. 67 W. 6th P.M., Laramie County, Wyoming, said tract of land being more particularly described as follows:

Beginning at the intersection of the west R/W line of said Railroad and the South R/W line of the said County Road which point of beginning bears N 32°19.85' E a distance of 4564.74 feet from the southwest corner of said Section 13 and is marked by a concrete post; thence S 26°29.5'W a distance of 615.10 feet to a 1/2" iron pipe; thence S 31°46.5' W a distance of 1314.03 feet to a 1/2" iron pipe; thence N 85°09'W parallel to the south R/W line of the said County Road, a distance of 742.86 feet to a 1/2" iron pipe; thence North a distance of 1749.59 feet to a 1/2" iron pipe; thence S 85°09'E along the south R/W line of the said County Road a distance of 1712.65 to the point of beginning, all in the west one half of Section 13, T. 13 N., R. 67 W., 6th P.M. Laramie County, Wyoming, and containing 50 acres, more or less.

Signed: A. L. Putnam  
Wyoming License No. 248

Reception No. 685013.

Number Dorothy H. Sheehan  
To

RATIFICATION AND CONFIRMATION  
OF PLAT - Southcrest Heights  
Second Filing.

640-356 The Public

Recorded Nov. 8, 1958 at  
10:20 A.M.

WHEREAS, on September 21, 1954, Herman A. Bascom and Catharine C. Bascom filed a dedication and a plat of Southcrest Heights, Second Filing in Folder #135 of the records of the County Clerk, Laramie County, Wyoming; and

WHEREAS, on August 19, 1954, the undersigned, Dorothy H. Sheehan had given a general Power of Attorney to Herman A. Bascom to execute any and all instruments necessary or advisable relating to real estate owned by the undersigned, Dorothy H. Sheehan in the State of Wyoming;

NOW THEREFORE, I, Dorothy H. Sheehan, do hereby ratify and confirm the plat of Southcrest Heights, Second Filing and hereby attest that it is with my free consent and in accordance with the desire of the undersigned as record owner of the realty embraced by said plat and I do hereby dedicate to the use of the public forever, all roads, streets, and alleys shown thereon.

Signed: Dorothy H. Sheehan

Acknowledged by Dorothy H. Sheehan as her free act and deed before R. H. Nehotte, Notary Public, Hennepin County, Minnesota on November 5th, 1958. (Notarial Seal)

Commission expires Sept. 18, 1963.

Number

Dorothy H. Sheehan  
By Herman A. Bascom,  
Attorney-in-Fact;

DECLARATION OF PROTECTIVE  
COVENANTS - SOUTHCREST HEIGHTS  
SECOND FILING.

640-323

To

Recorded Nov. 1, 1958 at 9:43 A.M.

The Public.

KNOW ALL MEN BY THESE PRESENTS: That all lots and blocks lying within Southcrest Heights, 2nd Filing, being a subdivision of the W $\frac{1}{2}$  of Section 13, Township 13 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the intersection of the West R/W line of the Colorado & Southern Railroad and the South R/W line of the Branch County Road No. 14, which point of beginning bears N 32° 19.85' East a distance of 4564.74 feet from the Southwest corner of said Section 13 and is marked by a concrete post; thence South 26° 29.5' West a distance of 615.10 feet to a  $\frac{1}{2}$ " iron pipe; thence South 31° 46.5' West a distance of 1314.03 feet to a  $\frac{1}{2}$ " iron pipe; thence North 85° 09' West parallel to the South R/W line of the said County Road, a distance of 742.86 feet to a  $\frac{1}{2}$ " iron pipe; thence North a distance of 1749.59 feet to a  $\frac{1}{2}$ " iron pipe; thence South 85° 09' East along the South R/W line of the said County Road a distance of 1712.65 to the point of beginning, all in the West one-half of Section 13, T. 13 N., Range 67 W., 6th P.M. Laramie County, Wyoming, and containing 50 acres, more or less; as said addition appears on the official plat thereof which is on file and of record in the office of the Clerk of Laramie County, Wyoming, are now owned and held subject to all the restrictions, conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants by Dorothy H. Sheehan through and by her attorney in fact, Herman A. Bascom, and said owner does hereby covenant and agree that any subsequent grants of any of said lots and blocks shall be made subject to the following covenants and restrictions:

A) All lots in said Southcrest Heights shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any lots other than one detached one or two family dwelling not to exceed two stories in height and a private garage for not more than two cars.

B) No building shall be erected, placed or altered on any lot, lots or building lot in said Southcrest Heights until the building plans, specifications and a plat plan showing the location of such building have been approved in writing by a majority of a committee composed of Herman A. Bascom and Catharine C. Bascom or their authorized representative for conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to property and building setback lines. In the case of the death of any member or members of said committee, the surviving member or members shall have authority to approve or disapprove such design or location. If the aforesaid committee, or their authorized representative, fails to approve or disapprove such design and location within thirty days after plans have been submitted to it, or if no suit to enjoin the erection of such building or the making of such alteration, has been commenced prior to the completion thereof, such approval will not be required. Said committee, or their authorized representative, shall act without compensation. Said committee shall act and serve for one (1) year, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing, duly recorded among the land records, their authorized representative who thereafter shall have all the powers and subject to the same limitations as were previously delegated herein to the aforesaid committee.

C) No building shall be located on any lot or plot nearer than thirty (30) feet to the front lot line or nearer than ten (10) feet to any side of the line or within ten (10) feet of the rear line.

(Continued next Page)

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Number  
Continued  
640-323

D) No residential structure shall be erected or placed on any building plot which plot has an area of less than 4800 square feet and only one structure shall be erected or placed on such building plot except for garage.

E) No noxious or offensive trade or activity shall be carried on upon any lot or block, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No liquor shall be sold on any lot or block.

F) No trailer, tent, shack, garage, barn or other outbuildings erected in the subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No unsightly structure, or those which may constitute a nuisance, shall be erected or maintained.

G) No dwelling having less than 768 square feet of floor space shall be permitted on any lot or building plot in the subdivision.

H) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1978, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

I) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any one person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violation.

J) Invalidation of any one 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1958.

Signed: Dorothy H. Sheehan

By: Herman A. Bascom  
Attorney in Fact

Acknowledged by Herman A. Bascom in behalf of Dorothy H. Sheehan as the free act and deed of said Dorothy H. Sheehan before R. G. Hosler, Notary Public, Laramie County, Wyoming on November 1st, 1958. (Notarial Seal)

Commission expires June 24, 1959.

Reception No. 837926.