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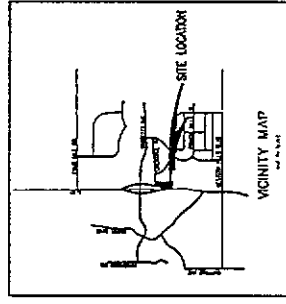
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SECTION	1	2	3	4	5	6	7	8	9	10	11	12
AREA												

J&P DEVELOPMENT LLC
P.O. BOX 2232
CHEYENNE, WYOMING 82003

TETON ESTATES
A SUBDIVISION OF A PORTION OF
WESTHESTER HEIGHTS-FOURTH FILING
FINAL PLAT

GPI
Geotechnical
Professional
Incorporated
2415.03



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES PATRICK WISNER, J&P DEVELOPMENT AND THE STATE OF WYOMING, DO HEREBY DEDICATE TO THE PUBLIC THE TRACT OF LAND DESCRIBED IN THIS INSTRUMENT AND IN ACCORDANCE WITH THEIR RESOLVE, DO HEREBY REPORT TO THE PUBLIC THE ROAD RIGHT-OF-WAYS AND WANT THE EXPENSES OF THE PUBLICS TO BE PAID BY THE DEDICATOR.

CHARLES PATRICK WISNER

J&P DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

I, *Charles Patrick Wisner*,
NOTARY PUBLIC
do hereby certify that the foregoing instrument was acknowledged before me by CHARLES PATRICK WISNER on this 11th day of October, 2003.

BY COMMISSIONER EXPRESS:
STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J&P DEVELOPMENT ON THIS 11th day of October, 2003.

Charles Patrick Wisner
NOTARY PUBLIC
11-11-03

BY COMMISSIONER EXPRESS:
STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J&P DEVELOPMENT ON THIS 11th day of October, 2003.

NA
NOTARY PUBLIC

STATEMENT OF VACATION

ALL LOTS, BLOCKS, STREETS, EASEMENTS AND ALIENS CONTAINED WITHIN THIS INSTRUMENT, EXCEPT FOR THE LOTS, BLOCKS, STREETS, EASEMENTS AND ALIENS SPECIFICALLY IDENTIFIED IN THE INSTRUMENT, SHALL BE VACATED WITH APPROVAL OF THE PLAT.

BY COMMISSIONER EXPRESS:
STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY J&P DEVELOPMENT ON THIS 11th day of October, 2003.

NA
NOTARY PUBLIC

**TETON ESTATES
A REPLAT OF**

LOTS 15 THRU 30 BLOCK 7 & YALE COURT, WESTCHESTER
HEIGHTS-FOURTH FILING BEING A SUBDIVISION IN THE S. 1 SEC. 13
T. 14N., R. 67 W., 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED: JUNE, 2003

PARCEL NUMBER	AREA	PERCENTAGE	PERCENTAGE OF TOTAL	PERCENTAGE OF LOTS
1	10.00	10.00	10.00	10.00
2	10.00	10.00	10.00	10.00
3	10.00	10.00	10.00	10.00
4	10.00	10.00	10.00	10.00
5	10.00	10.00	10.00	10.00
6	10.00	10.00	10.00	10.00
7	10.00	10.00	10.00	10.00
8	10.00	10.00	10.00	10.00
9	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00
11	10.00	10.00	10.00	10.00
12	10.00	10.00	10.00	10.00
13	10.00	10.00	10.00	10.00
14	10.00	10.00	10.00	10.00
15	10.00	10.00	10.00	10.00
16	10.00	10.00	10.00	10.00
17	10.00	10.00	10.00	10.00
18	10.00	10.00	10.00	10.00
19	10.00	10.00	10.00	10.00
20	10.00	10.00	10.00	10.00
21	10.00	10.00	10.00	10.00
22	10.00	10.00	10.00	10.00
23	10.00	10.00	10.00	10.00
24	10.00	10.00	10.00	10.00
25	10.00	10.00	10.00	10.00
26	10.00	10.00	10.00	10.00
27	10.00	10.00	10.00	10.00
28	10.00	10.00	10.00	10.00
29	10.00	10.00	10.00	10.00
30	10.00	10.00	10.00	10.00
31	10.00	10.00	10.00	10.00
32	10.00	10.00	10.00	10.00
33	10.00	10.00	10.00	10.00

BASIS OF AZIMUTH

USE OF ANGLE COURSED SECTION ON CORNER, MONUMENTS
AND "COURSED" LINE SURVEY

CERTIFICATE OF SURVEYOR

I, *Charles Patrick Wisner*, a duly licensed Surveyor in the State of Wyoming, do hereby certify that the above and foregoing plat is a true and correct copy of the original filed with me on this 11th day of October, 2003, at Cheyenne, Wyoming. The same was prepared by *J&P Development LLC*, a corporation organized under the laws of the State of Wyoming. The original plat is deposited with me for the purpose of being a true and correct copy of the original filed with me on this 11th day of October, 2003, at Cheyenne, Wyoming.



LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING ALL OF LOTS 15 THROUGH 19, WESTHESTER HEIGHTS-FOURTH FILING, BEING A SUBDIVISION OF A PORTION OF WESTHESTER HEIGHTS-FOURTH FILING, T. 14N., R. 67W., 6TH P.M., LARAMIE COUNTY, WYOMING, BEING 89 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

BEGINNING AT THE NORTHEAST CORNER OF SAID WESTHESTER HEIGHTS-FOURTH FILING MONUMENTED BY A TYPED IRON PIPE, NEICB, MAR 17 1955, ALONG THE EAST LINE OF SAID WESTHESTER HEIGHTS-FOURTH FILING MONUMENTED BY SAID TYPED IRON PIPE TO THE SOUTHEAST CORNER OF SAID BLOCK 7 MONUMENTED BY A TYPED IRON PIPE; THENCE S89°52'00" E 374.15 FEET TO A POINT OF INTERSECTION WITH THE EASTERN FRONT OF WAY OF SAID CHURCH; THENCE S00°00'00" W 82.63 FEET TO THE CORNER OF SAID CHURCH BEING 11829.18 FEET, THE CORNER OF SAID CHURCH BEING 6070.19 FEET; THENCE S00°00'00" W 82.63 FEET CONTINUING TO THE NORTHEAST CORNER OF SAID WESTHESTER HEIGHTS-FOURTH FILING MONUMENTED BY A WOODEN IRON PIPE; THENCE S89°52'00" E 62.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 5.13 ACRES MORE OR LESS.

APPROVALS

APPROVED BY THE PLANNING-LANDS USE AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF CHEYENNE, WYOMING, ON THIS 11th DAY OF October, 2003.

Charles Patrick Wisner
CITY CLERK

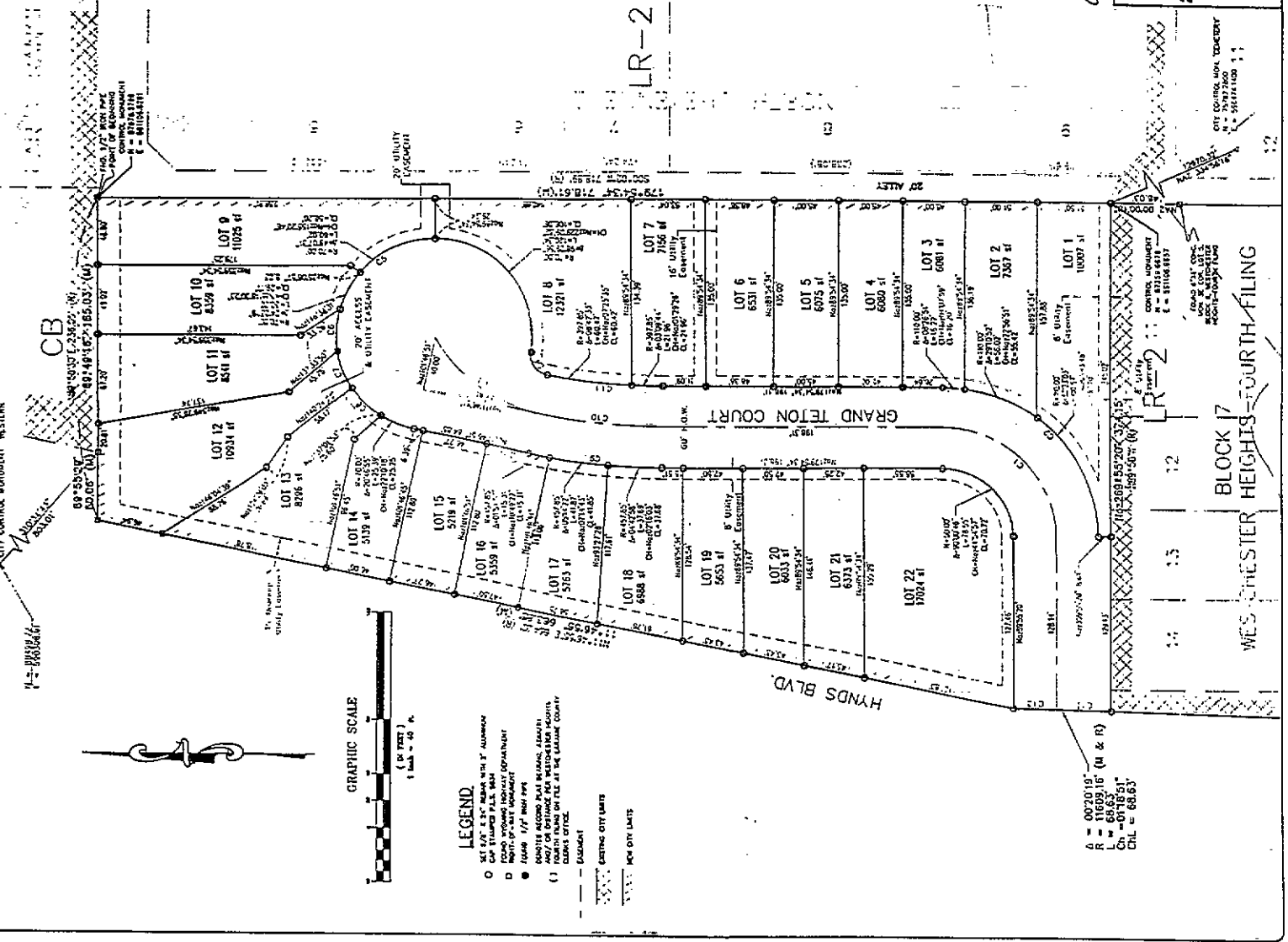
Charles Patrick Wisner
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING, ON THIS 11th DAY OF October, 2003.

Charles Patrick Wisner
CITY CLERK

Charles Patrick Wisner
DEVELOPMENT DIRECTOR

<p>FILED FOR RECORD 10/11/2003, 1:11 PM IN PUBLIC OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING.</p>	<p>BOOK 31823Z PAGE 11</p>
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WESTCHESTER HEIGHTS-FOURTH FILING
BLOCK 7
LOT 15 THRU 30

BOOK 808

RECORDED FEB 4 1965 AT 11:42 O'CLOCK AM
60773

RECEPTION NO. LESTER R. COPP, Recorder
DECLARATION OF PROTECTIVE COVENANTS

59

The undersigned, Northwest Associates, a Wyoming Corporation, being the owner in fee simple of the following described property situate in Laramie County, Wyoming, to-wit:

The Lots 1, 2, 3, 4, 5, Block 6, and the Lots 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 and 30 in Block 7, WESTCHESTER HEIGHTS, FOURTH FILING, part of the S $\frac{1}{2}$ Section 13, T. 14 N., R. 67 W., 6th P. M. Laramie County, Wyoming,

do hereby make this declaration of protective covenants applicable to all of said described property.

1. No plot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any plot, other than one family dwellings not to exceed two stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed or altered on any plot until the plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevations. All construction shall be new, and no building or buildings may be moved from another location to any site within this subdivision. No fence or wall shall be erected, placed or altered on any plot nearer to any street than the minimum building setback line. There shall be no front yard fencing.

3. No dwelling shall be permitted on any plot in which the ground floor area of the main structure, exclusive of one story porches and garages, shall be less than 1000 square feet for a one-story building, or less than 700 square of ground floor space for a two story building.

4. No building shall be located on any plot nearer than 25 feet to the front plot line or nearer than 10 feet to any side street line, and no building shall be located nearer than 5 feet to an interior plot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building set-back line. No dwelling shall be located on any interior plot nearer than 25 feet to the rear plot line. In the event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be 5 feet greater than the set back of the adjoining house, and the setback line on the side street shall be 25 feet. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a plot to encroach upon another plot.

5. No dwelling shall be erected or placed on any plot having a width of less than

60

BOOK 808

fifty feet at the minimum building setback line nor shall any dwelling be erected or placed on any plot having an area of less than 6000 square feet.

6. Easements and/or alleys for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

7. No noxious or offensive activity shall be carried on upon any plot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

8. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any plot 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, nor shall any house trailer be permitted to remain on any plot.

9. No person shall be allowed to keep, breed or raise chickens, turkeys, horses, cows, cattle, sheep or other domestic farm animals on any plot or erect thereon any building designed to house the same. This restriction shall not be construed to prohibit any person from keeping cats, dogs or other household pets on any plot, providing they are not kept, bred or raised for commercial purposes.

10. The architectural control committee is composed of the following persons:

Paul E. Clark,
Helen M. Clark,
M. V. Federer.

A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor their designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then owners of a majority of the plots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or to restore to the committee any of the powers and duties.

11. The committee's approval or disapproval as required by these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, the failure of such representative to approve or disapprove any proposed building plans shall not in any way relieve the owner or the builder from his legal responsibility to comply with the covenants, conditions and restrictions contained herein.

12. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended

BOOK 600

for successive periods of ten years unless an instrument signed by a majority of the then owners of the plots has been recorded, agreeing to change said covenants in whole or in part.

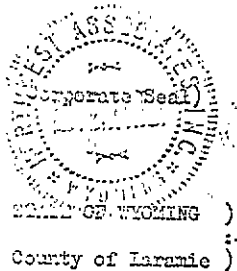
13. Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

14. Invalidation of any of these covenants by judgment or court order in no wise affect any of the other provisions, which shall remain in full force and effect.

15. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any plot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any plot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any plot.

16. The entire property described is zoned "RESIDENTIAL A."

IN WITNESS WHEREOF, the NORTHWEST ASSOCIATES, INC., has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 2nd day of February, A. D. 1965.

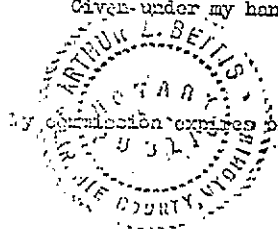


NORTHWEST ASSOCIATES, INC.
By Paul E. Clark President
Attest: Arthur L. Bettis Secretary

County of Laramie)
:-ss)

On this 2nd day of February, A. D. 1965, before me personally appeared Paul E. Clark, to me personally known, who being by me duly sworn did say that he is the President of Northwest Associates, Inc., and that the seal affixed to said instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Paul E. Clark acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 5th day of February, A. D. 1965.



Arthur L. Bettis
Notary Public

ARTHUR L. BETTIS
802 EAST 16th ST.
CHEYENNE, WYOMING