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NOTES

1. Δ denotes monument found, as shown.
2. \circ denotes 5/8" dia. x 24" long rebar with Sure-KAP set.
3. Goals of Bearing - Along the east R/W line of Waterscheid Boulevard, by solar observation per Job No. 73-183, S 0°28'30" W, P.E. = 310'.
4. \square denotes record coils of the plat of Allison Tracts, Second Filing.
5. The SE corner of Lot 10 falls on a fence post. A rebar with Sure-KAP, set as a Witness Corner, bears N 89°22' W, 3.00 feet distant.
6. Boundary E/C = 0.07'; precision = One part in 23,000.

CERTIFICATE OF SURVEYOR

State of Wyoming }
 County of Laramie } ss.
 I, R. L. Hudson, a Land Surveyor registered in the State of Wyoming, do hereby certify that this plat of Valley View Estates has been prepared from the field notes of a survey made by me on the 17th and 24th day of April, 1973 and that it correctly and accurately represents said survey of the block, lots, road right-of-way and easement as shown hereon and that said Valley View Estates is a subdivision embracing all of the following described lands:
 The west one-half of Tract 63, Allison Tracts, Second Filing; Laramie County, Wyoming.
 I further certify that said Valley View Estates, as shown hereon, contains 2.3819 acres, more or less.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Larry L. Knapp, plus, owner in fee simple of the land embraced in this subdivision of the within described land, do hereby declare the subdivision of said land as appears on this plat, to be their free and voluntary act and deed and in accordance with their desires do hereby dedicate, to the use of the public forever, the road right-of-way and utility easement shown hereon.

Witness: Maude Smith Larry Knapp
 Witness: La Verda Benson Larry Knapp
 Witness: James G. Knapp

ACKNOWLEDGEMENT

State of Wyoming }
 County of Laramie } ss.
 On this 17th day of April, 1973, before me, a Notary Public in and for the State of Wyoming, appeared Larry L. Knapp, et al, who executed the within and foregoing Dedication and acknowledged said instrument to be their free and voluntary act and deed for the purpose therein mentioned.
 Witness my hand and seal.
 My commission expires 2/14/74

Maude Smith
 Notary Public
 Residing at Cheyenne, Wyo.



APPROVALS

Approved by the Regional Planning Commission this 21st day of May, 1973.
 Attest: James G. Knapp Louis Old
 Secretary Chairman

Approved by the City Council of the City of Cheyenne this 17th day of May, 1973.
 Attest: James G. Knapp Bill Watson
 City Clerk Mayor

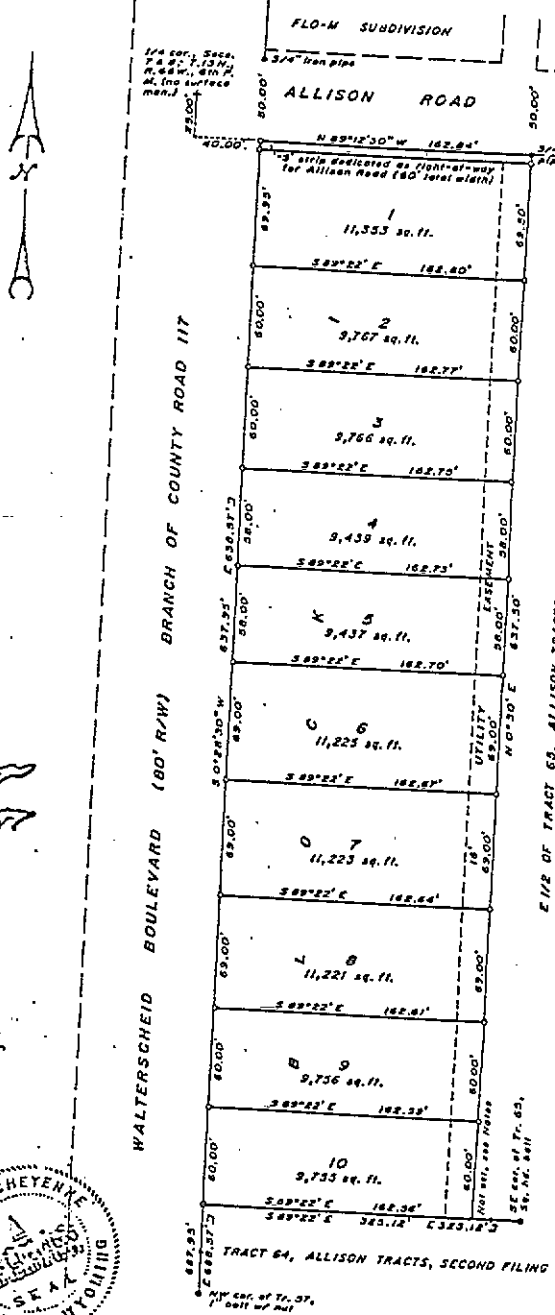
Approved by the Board of County Commissioners of Laramie County this 21st day of June, 1973.
 Attest: John R. Williams David J. ...
 County Clerk Chairman of the Board

FILING RECORD



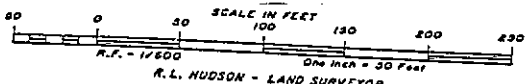
QUESTIONS
 This instrument was filed for record in the office of the County Clerk of Laramie County, Wyoming, on the 16th day of August, 1973, and duly recorded in Book 279 page ...

John R. Williams
 County Clerk & Certificate Recipient of Deeds
 by Ray Williams, Deputy



PLAT OF
Valley View Estates

A SUBDIVISION OF THE W1/2 OF TRACT 63,
 ALLISON TRACTS, SECOND FILING
 Situate in Laramie County, Wyoming



R. L. HUDSON - LAND SURVEYOR
 Cheyenne, Wyoming
 April 1973
 Job No. 73-182

BRANCH OF COUNTY ROAD 117
 WALTERSCHIED BOULEVARD (80' R/W)
 UTILITY EASEMENT 30.00'
 EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'
 UTILITY EASEMENT 30.00'

E 1/2 OF TRACT 63, ALLISON TRACTS, SECOND FILING
 SE 1/4 OF TR. 63,
 36.76 AC. 4411'



VALLEY VIEW ESTATES
DECLARATION OF PROTECTIVE COVENANTS
on W 1/2 Tract 65, Allison Tracts, 2nd
Filing, an Addition to the City of
Cheyenne, Laramie County, Wyoming.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Larry L. Knapp and Jeannette G. Knapp, Husband and Wife, being the present owners of all the premises in W 1/2 Tract 65, Allison Tracts, 2nd Filing, An Addition to the City of Cheyenne, Laramie County, Wyoming, being a part of the SW 1/4 of Section 8, Township 13 N. Range 66 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 all the restrictive condition, covenants, charges and agreements contained in the within Declaration of Protective Covenants and they do further hereby covenant and agree that any subsequent grants of any of the said lots now owned by them shall be subject to the covenants and restrictions hereinafter set forth:

1. All lots shall be used for residential purposes only and no structure shall be erected on any lot or building plot other than a one-family dwelling house or mobile home and a private garage.
2. No building shall be located on any residential lot or building plot, nearer than 25 feet to the front lot line nor nearer than 7 feet to the side lines thereof, and a detached garage shall be 40 feet or more from the front lot line, nearer than 15' from center of easement.
3. Unlicensed vehicles or parts thereof, shall not be stored on the property.
4. Mobile homes shall be no less than 500 sq. feet, and must be skirted or enclosed from bottom of trailer to ground, within 45 days after the mobile home is placed on the property.
5. No structure or facility, other than a dwelling constructed in keeping with the covenants herein, shall be used as a residence either temporarily or permanently.
6. No dwelling shall be constructed which shall contain a habitable floor area on the ground floor, exclusive of basements, porches and garages, of less than 700 sq. feet.
7. No business, trade or profession shall be carried on upon any lot nor shall any noxious, illegal or offensive activity be carried on upon any lot which may become an annoyance or nuisance to the neighborhood.

Restrictions recorded in preference
of Allison G. Knapp
hereby covenanted to the extent such
restrictions violate 42 USC 3604(c)



- 8. No animals or poultry of any kind other than house pets shall be kept on or maintained on any part of said premises. All pets to be chained or kept within fenced area and not allowed to run loose outside of owners property.
- 9. No fence shall be built across the 16 foot utility easement.
- 10. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.
- 11. SEVERABILITY. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The foregoing covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded and said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots covered thereby it is agreed to change said covenants in whole or in part.

Dated this 3 day of July, 1973.

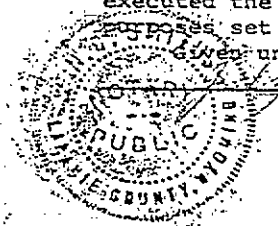
Larry L. Knapp
 Larry L. Knapp

Jeannette G. Knapp
 Jeannette G. Knapp

STATE OF WYOMING
 COUNTY OF LARAMIE

On this 3rd day of July, 1973, before me personally appeared Larry L. Knapp and Jeannette G. Knapp, Husband and Wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed for the uses and purposes set forth therein.

Given under my hand and notarial seal this 3rd day of July, 1973.



[Signature]
 Notary Public

My commission expires: March 10, 1974.