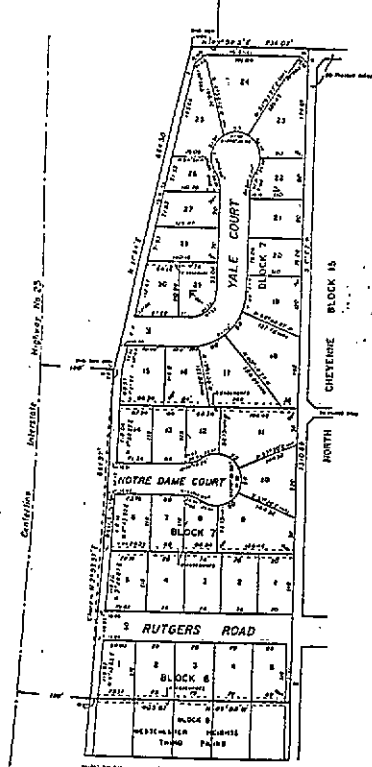




First American Title™

**These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.**

*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.*



**CERTIFICATE OF ENGINEER**

State of Wyoming )  
County of Laramie )  
I, Wayne B. Woodward, of Cheyenne, Wyoming, hereby certify that this plat of WESTCHESTER HEIGHTS, FOURTH FILING, was made from more than being an actual survey made by me in November, 1945. That it accurately shows the location of Yale, Notre Dame, Rutgers and Cheyenne, as marked on the ground by concrete monuments, steel nails, on the corners, set by stumps, iron pipe set of block corners and curve points; and also shows set of all water lot corners, and that the land embraced in this subdivision is a part of the S 1/2 of Section 13, T.14N., R.67W., 6th P.M., Laramie County, Wyoming.

*Wayne B. Woodward*  
Engineer

**DEDICATION**

Know all men by these presents, that Northwest Associates, a Wyoming Corporation, owner in fee absolute of the land embraced in this plat of WESTCHESTER HEIGHTS, FOURTH FILING, acting through its Board of Directors, does hereby dedicate the subdivision of said land, as appears on this plat, to be its free and good and does hereby dedicate to the use of the public forever all of the streets, alleys and easements shown hereon.

Northwest Associates, Inc.  
Secretary: *Paul E. Clark*  
President: *Paul E. Clark*

**ACKNOWLEDGEMENT**

State of Wyoming )  
County of Laramie )  
On this 24th day of January, 1946, personally appeared Paul E. Clark and Nelson H. Clark, to me known to be the President and Secretary, respectively, of Northwest Associates, Inc., and acknowledged the above and foregoing Dedication to be the free and good of said Corporation and that by authority of its Board of Directors, they had signed & caused said Dedication on behalf of said Corporation.  
In witness whereof, I have hereunto set my hand and affixed the seal of my office this 24th day of January, 1946.

My commission expires *June 24, 1947*  
*Paul E. Clark*  
Notary Public  
Filing of Cheyenne

50819

LINE	BEARING	DISTANCE	CUMULATIVE BEARING	CUMULATIVE DISTANCE
1	S 10° 24' 23" W	28.00	S 10° 24' 23" W	28.00
2	S 89° 35' 00" W	22.00	S 89° 35' 00" W	50.00
3	S 89° 35' 00" W	22.00	S 89° 35' 00" W	72.00
4	S 89° 35' 00" W	22.00	S 89° 35' 00" W	94.00
5	S 89° 35' 00" W	22.00	S 89° 35' 00" W	116.00
6	S 89° 35' 00" W	22.00	S 89° 35' 00" W	138.00
7	S 89° 35' 00" W	22.00	S 89° 35' 00" W	160.00
8	S 89° 35' 00" W	22.00	S 89° 35' 00" W	182.00
9	S 89° 35' 00" W	22.00	S 89° 35' 00" W	204.00
10	S 89° 35' 00" W	22.00	S 89° 35' 00" W	226.00
11	S 89° 35' 00" W	22.00	S 89° 35' 00" W	248.00
12	S 89° 35' 00" W	22.00	S 89° 35' 00" W	270.00
13	S 89° 35' 00" W	22.00	S 89° 35' 00" W	292.00
14	S 89° 35' 00" W	22.00	S 89° 35' 00" W	314.00
15	S 89° 35' 00" W	22.00	S 89° 35' 00" W	336.00
16	S 89° 35' 00" W	22.00	S 89° 35' 00" W	358.00
17	S 89° 35' 00" W	22.00	S 89° 35' 00" W	380.00
18	S 89° 35' 00" W	22.00	S 89° 35' 00" W	402.00
19	S 89° 35' 00" W	22.00	S 89° 35' 00" W	424.00
20	S 89° 35' 00" W	22.00	S 89° 35' 00" W	446.00
21	S 89° 35' 00" W	22.00	S 89° 35' 00" W	468.00
22	S 89° 35' 00" W	22.00	S 89° 35' 00" W	490.00
23	S 89° 35' 00" W	22.00	S 89° 35' 00" W	512.00
24	S 89° 35' 00" W	22.00	S 89° 35' 00" W	534.00

**APPROVALS**

Approved by the City Planning Commission of the City of Cheyenne, Wyoming, on the 15th day of January, 1946.  
*Alvin S. Hansen* Planning Director  
*Francis O. McNeil* Chairman

Approved by the City Commission of the City of Cheyenne, Wyoming, on the 15th day of January, 1946.  
*Alvin S. Hansen* City Clerk  
*Bill White* Mayor

Approved by the Board of County Commissioners of Laramie County, Wyoming, on the 24th day of January, 1946.  
*James H. Galt* County Clerk  
*W. H. Williams* Chairman of the Board

**WESTCHESTER HEIGHTS - FOURTH FILING**

PART OF THE S 1/2 SECTION 13, T.14N., R.67W., 6th P.M., LARAMIE COUNTY, WYOMING

Scale: 1 inch = 100 Feet  
November 1944

BOOK 808

RECORDED FEB 4 1965 AT 11:43 A.M. 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

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 800

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.

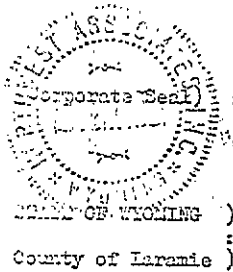
13. Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

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: Helene M. Clark 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

My commission expires on the 24th day of June, A. D. 1967.

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

352

NOV 5 1965

RECORDED AT CLERK'S OFFICE

83097

RECEPTION NO. LESTER R. GOPP, Recorder

BOOK 025

AMMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

The Declaration of Protective Covenants dated February 2, 1965, in file for record in Book 902, Page 59 in the records of the County Clerk, Laramie County, Wyoming for the following described real estate:

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, 30, 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,

is hereby supplemented and ammended as follows:

1. Signs:

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

2. Garbage and Refuse Disposal:

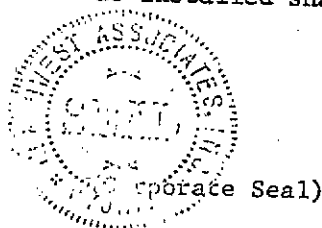
No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

3. Water Supply:

No individual water-supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of The Laramie County Health Department. Approval of such system as installed shall be obtained from such authority.

4. Sewage Disposal:

No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of The Laramie County Health Department. Approval of such system as installed shall be obtained from such authority.



NORTHWEST ASSOCIATES, INC.

By: Paul E. Clark  
President

Attest: [Signature]  
Secretary

BOOK 825

353

STATE OF WYOMING )  
 : SS  
COUNTY OF LARAMIE )

On this 30<sup>th</sup> day of October, 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 it's Board of Directors and said Paul E. Clark acknowledged said instrument to be the free act and deed of said corporation.

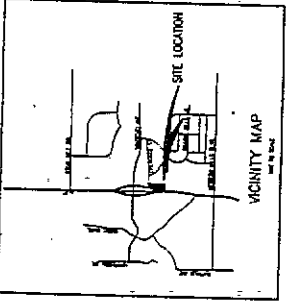
Given under my hand and notarial seal this 30<sup>th</sup> day of October, 1965.

  
Notary Public

My Commission Expires:

2-16-69





- LEGEND**
- ROAD WYOMING HIGHWAY DEPARTMENT RIGHT-OF-WAY BOUNDARY
  - FOUND IRON PILE
  - ENCUMBER RECORD PLAT WYOMING ADJOINING ANY/ OF DISTANCE
  - BOUNDARY
  - EMBRING CITY LIMITS
  - ADJACENT ACRE

**STATEMENT OF SURVEYOR**

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS ANNEXATION OF LOTS 15 THRU 25 AND 30 OF WESTCHESTER HEIGHTS-FOURTH FILING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I HAVE MADE A FIELD CHECK OF THE SURVEY. ON THE BASIS OF MY KNOWLEDGE, BELIEF AND FAITHFUL ADHERENCE TO THE PROFESSIONAL LAND SURVEYING PRACTICES IN THE STATE OF WYOMING AT THE TIME OF THE SURVEY.

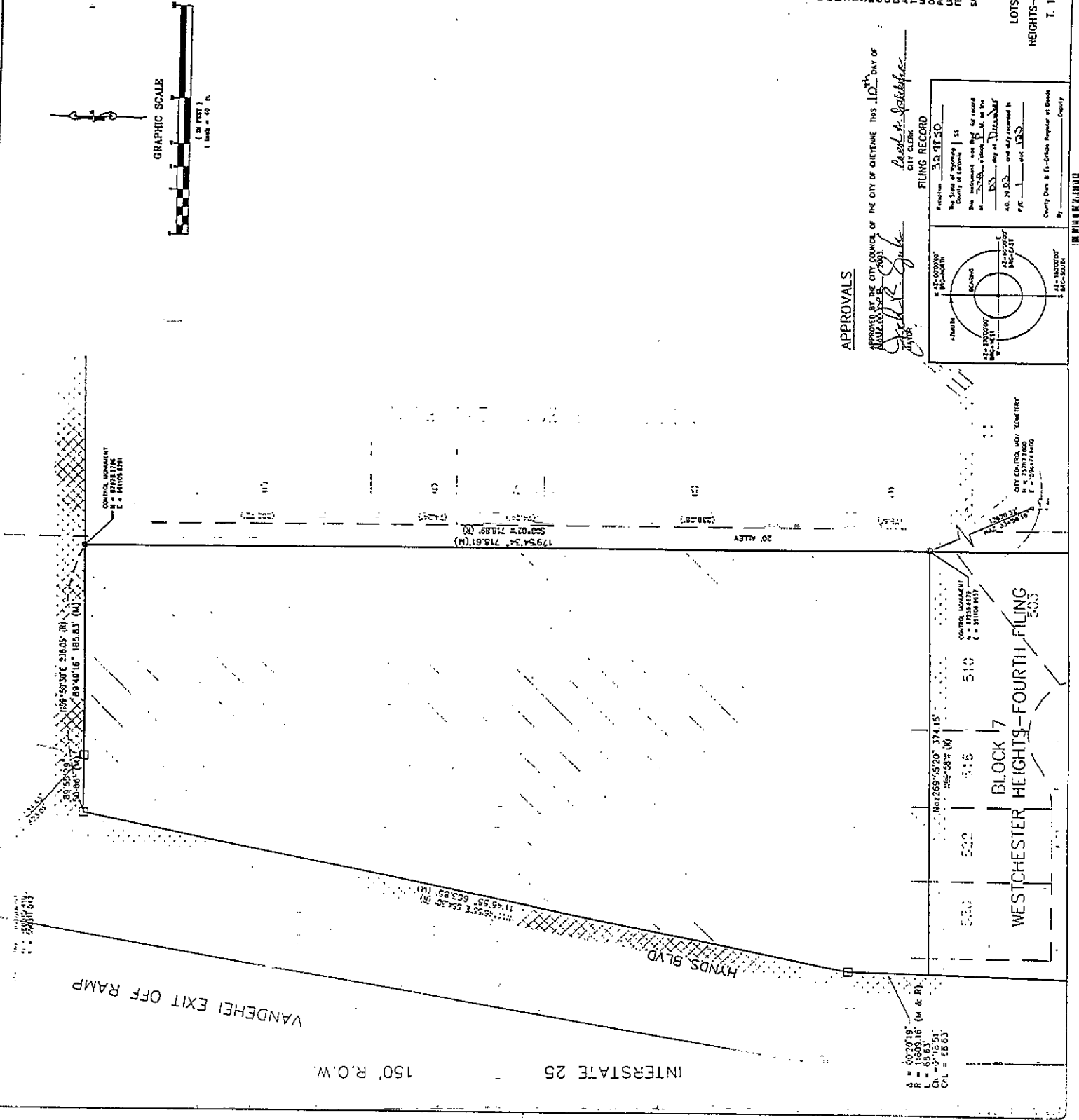
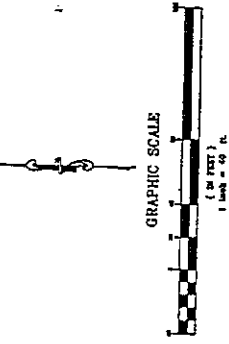


**LEGAL DESCRIPTION**

DESCRIPTION OF A PARCEL OF LAND BEING ALL OF LOTS 15 THROUGH 30, IN THE WESTCHESTER HEIGHTS-FOURTH FILING, WESTCHESTER HEIGHTS-FOURTH FILING, SAID PARCEL OF LAND ALSO BEING SITUATED IN THE SECTION 30, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

BEING AT THE NORTHEAST CORNER OF SAID WESTCHESTER HEIGHTS-FOURTH FILING AS SHOWN BY AN IRON PIPE, PUBLIC N42°17'34"N ALONG THE EAST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL A DISTANCE OF 718.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; thence S02°58'47"W along the WEST LINE A DISTANCE OF 510 FEET TO A POINT OF INTERSECTION WITH THE EASTERN BOUNDARY OF SAID PARCEL; thence S89°40'16" W A DISTANCE OF 65.63 FEET TO THE POINT OF BEGINNING; thence S02°58'47"W along the WEST LINE A DISTANCE OF 510 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; thence S89°40'16" W A DISTANCE OF 65.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 5.12 ACRES MORE OR LESS.

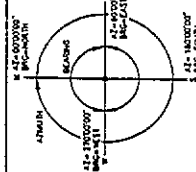


**APPROVALS**

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS 10<sup>TH</sup> DAY OF NOVEMBER 2011.

*Spencer R. Gule*  
CITY CLERK

*David A. Borkholder*  
CITY CLERK

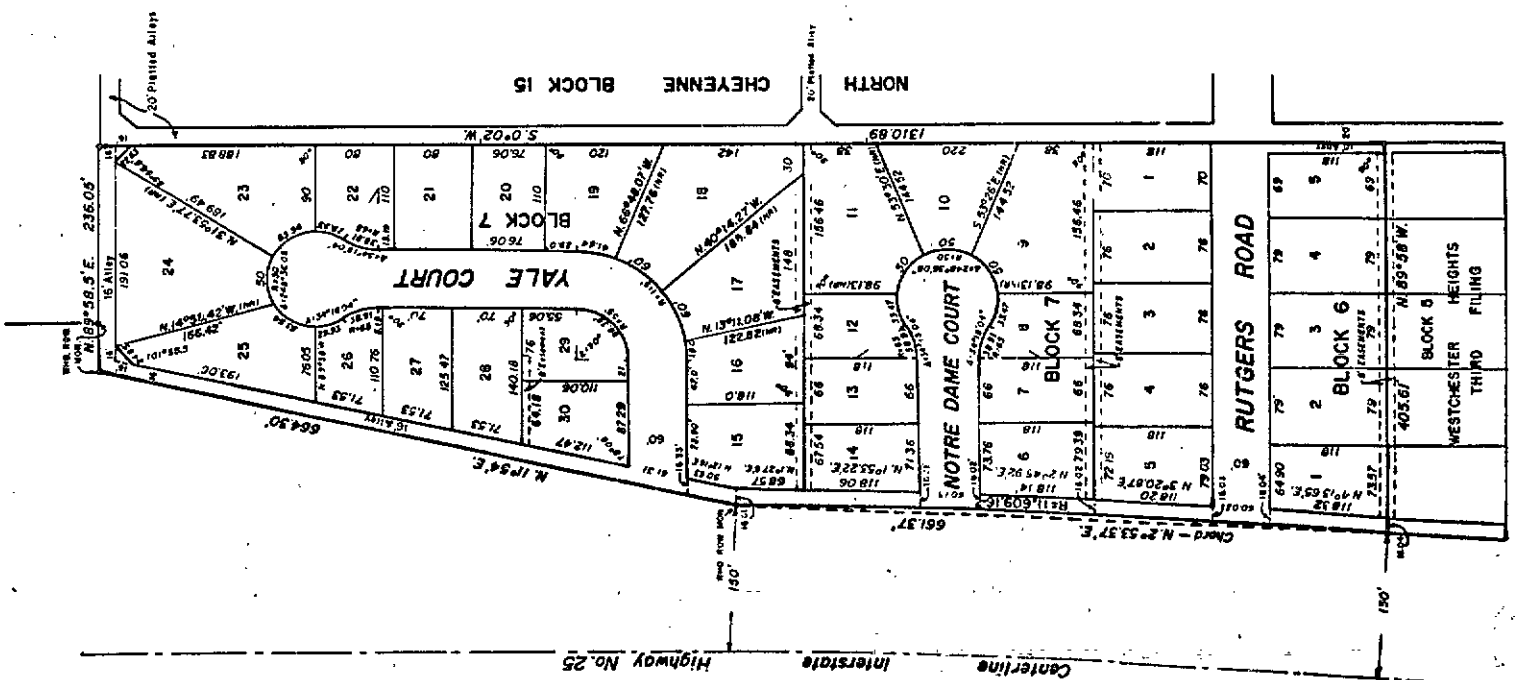


WESTCHESTER HEIGHTS-FOURTH FILING  
BLOCK 7  
30.3

ANNEXATION MAP OF  
LOTS 15 THRU 30 BLOCK 7 & YALE COURT, WESTCHESTER  
HEIGHTS-FOURTH FILING BEING A SUBDIVISION IN THE S. 4 SEC. 13  
T. 14N., R. 67 W., 6TH P.M. LARAMIE COUNTY, WYOMING

FILED 2011, APRIL 20, 2011





**CERTIFICATE OF ENGINEER**

State of Wyoming } ss  
County of Laramie }

I, Wayne B. Woodward, of Cheyenne, Wyoming, hereby certify that this plat of WESTCHESTER HEIGHTS, FOURTH FILING, was made from notes taken during an actual survey made by me in November, 1964; that it accurately shows the location of Lots, Blocks, Streets, Alleys and Easements, as marked on the ground by concrete monuments, 6 ins. diam., on the perimeter, set as shown; iron pipe set at block corners and curve points; and iron spikes set at all other lot corners; and that the land embraced in this subdivision is a part of the S 1/2 of Section 13, T. 14 N., R. 67 W., 6th P.M., Laramie County, Wyoming, containing 10.44 Acres, more or less, which is more particularly described as follows: Beginning at the northeast corner of Westchester Heights, Third Filing, which point is on the west boundary of North Cheyenne and from which point the southwest corner of said Section 13 bears S. 67° 17' 28" W., a distance of 3441.53 feet. Thence N. 89° 58' W., along the north boundary of Westchester Heights, Third Filing, a distance of 405.61 feet to the northwest corner of said subdivision, which point is on the east right of way line of Wyoming Interstate Highway No. 25; thence along said right of way line on a curve to the left whose radius is 11,509.16 feet, and whose chord bears N. 2° 53' 37" E., a distance of 661.37 feet to a point on the curve in the said right of way line; thence N. 1° 54' E., a distance of 664.30 feet, to a point; thence N. 89° 58' E., a distance of 236.05 feet to a point on the west boundary of North Cheyenne; thence S. 0° 02' W., along the west boundary of North Cheyenne, a distance of 1310.89 feet to the point of beginning.

*Wayne B. Woodward*  
 Wyoming Registration No. 536

**DEDICATION**

Know all men by these presents, that Northwest Associates, a Wyoming Corporation, owner in fee simple of the land embraced in this plat of WESTCHESTER HEIGHTS, FOURTH FILING, do hereby dedicate to the public the streets, alleys and easements shown on this subdivision of said land, as

NOTE: All bearings are referenced to the survey of Westchester Heights, 2nd and 3rd Filings.