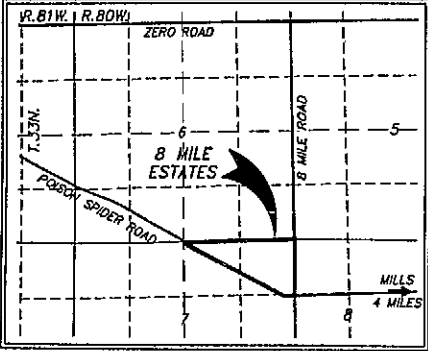
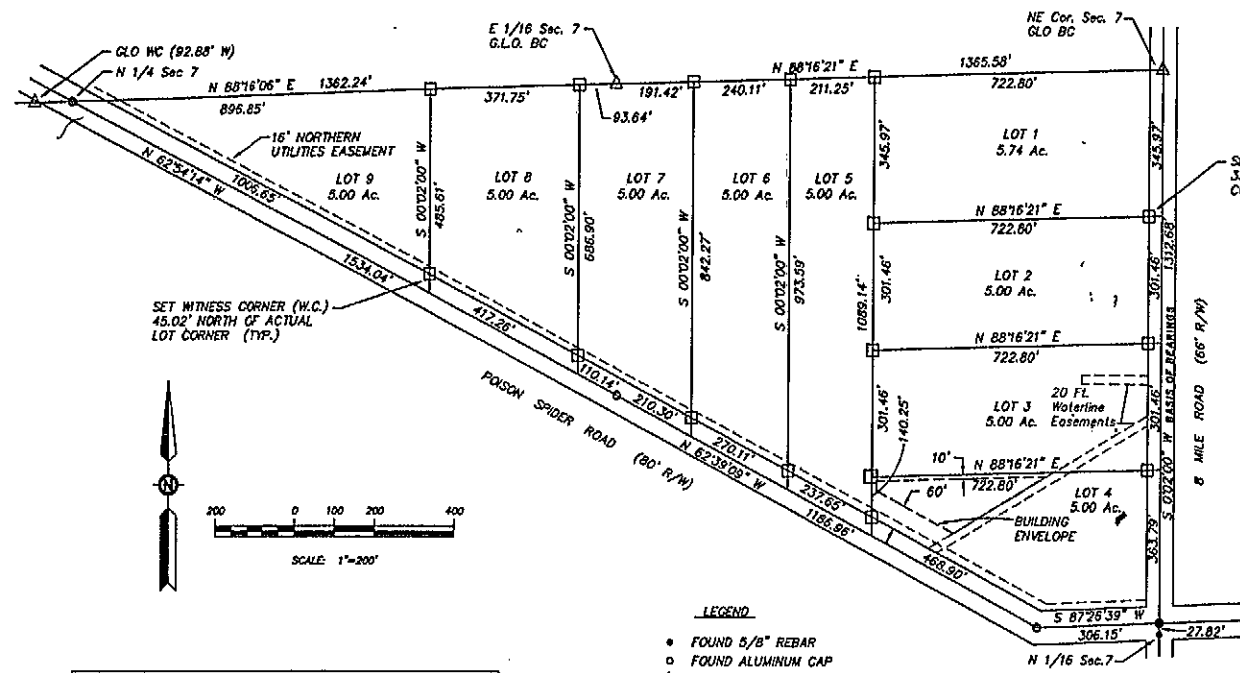


NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED J.M.
'94 JUN 8 AM 8 31

PLAT OF
8 MILE ESTATES SUBDIVISION
A SUBDIVISION OF THE N1/2 NE1/4, SECTION 7
T.33N., R.80W., 6th P.M., NATRONA COUNTY, WYOMING

8 Mile Estates #741
June 8, 1994 Instrument #544961



- LEGEND**
- FOUND 5/8" REBAR
 - FOUND ALUMINUM CAP
 - △ FOUND G.L.O. BRASS CAP
 - ALUMINUM CAP SET THIS SURVEY MARKED "CEPI - L.S. 5529"

- NOTES**
1. PLAT CLOSURE IS IN EXCESS OF 1:10,000.
 2. AREA IS ZONED "RURAL RANCHETTE".
 3. DOMESTIC WATER IS TO BE PROVIDED BY THE PIONEER WATER & SEWER DISTRICT.
 4. UTILITY EASEMENTS DEDICATED ARE:
 - 10 FOOT ON ALL SUBDIVISION PERIMETER LINES
 - 8 FOOT ON EACH SIDE OF ALL INTERIOR LOT LINES.
 5. THERE IS NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.

CERTIFICATE OF DEDICATION AND SUBDIVISION

STATE OF WYOMING }
COUNTY OF NATRONA } SS
THE UNDERSIGNED, TIMOTHY G. FLAHERTY AND SUSAN L. FLAHERTY, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED TRACT OF LAND IN THE N1/2 NE1/4, SECTION 7, T.33N., R.80W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7 BEING MONUMENTED BY A G.L.O. BRASS CAP, SAID SECTION CORNER BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 00°02'00" W, ALONG THE EAST LINE OF SAID SECTION 7 AND THE CENTERLINE OF THE 66 FOOT RIGHT-OF-WAY OF 8 MILE ROAD 1312.68 FEET TO A FOUND 5/8 INCH REBAR AND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND;

THENCE S 87°26'39" W, ALONG THE CENTERLINE OF THE 80 FOOT RIGHT-OF-WAY OF POISON SPIDER ROAD, 306.15 FEET TO A FOUND 5/8 INCH REBAR AND ALUMINUM CAP AT AN ANGLE POINT;

THENCE N 62°39'09" W, ALONG SAID CENTERLINE OF POISON SPIDER ROAD 1186.96 FEET TO A FOUND 5/8 INCH REBAR AND ALUMINUM CAP;

THENCE N 62°54'14" W, CONTINUING ALONG SAID CENTERLINE, 1534.04 FEET TO A FOUND 5/8 INCH REBAR AND ALUMINUM CAP AT THE NORTH 1/4 CORNER OF SAID SECTION 7;

THENCE N 88°16'06" E, ALONG THE NORTH LINE OF SAID SECTION 7, 1362.24 FEET TO A FOUND G.L.O. BRASS CAP AT THE EAST 1/16 CORNER OF SAID SECTION 7;

THENCE N 88°16'21" E, CONTINUING ALONG SAID NORTH LINE OF SECTION 7, 1365.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 45.74 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "8 MILE ESTATES", AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AND ALONG AND UNDER THE ROADWAYS SHOWN ON THIS PLAT.

Timothy G. Flaherty
TIMOTHY G. FLAHERTY

Susan L. Flaherty
SUSAN L. FLAHERTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TIMOTHY G. FLAHERTY THIS 20th DAY OF April 1994.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SUSAN L. FLAHERTY THIS 20th DAY OF April 1994.

Carolyn P. Bouletta
NOTARY PUBLIC

Carolyn P. Bouletta
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS
I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 20th DAY OF April 1994.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 12/31/95

Carolyn P. Bouletta
NOTARY PUBLIC

APPROVALS
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING, BY RESOLUTION, DULY PASSED THIS 7th DAY OF June 1994. RESOLUTION NO. _____

ATTEST: *Mary Ann Collins*
COUNTY CLERK

Bill P. Bouletta
CHAIRMAN

INSPECTED AND APPROVED THIS 3rd DAY OF JUNE 1994.

Thomas A. Gunn
COUNTY PLANNER

INSPECTED AND APPROVED THIS 31st DAY OF May 1994.

Chris [Signature]
COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 31st DAY OF May 1994.

James L. Anderson MD
COUNTY HEALTH OFFICER



RECORDED
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 8th DAY OF June 1994.

BOOK _____ PAGE _____

Mary Ann Collins
COUNTY CLERK

PLAT PREPARED BY:
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601

7L #

566547

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED TM

Amendments to:
Declaration of Covenants, Conditions
and Restrictions

'95 SEP 5 PM 2 00

Instrument no. 546230, recorded
June 28, 1994

RE: 8 MILE ESTATES COVENANTS, Paragraph 6, page 3 and part of 4.

THIS AMENDED DECLARATION is made on the date hereinafter set forth by:
Timothy G. Flaherty and Susan L. Flaherty, husband and wife, owners of Lots 1, 5,
8 and 9, 8 Mile Estates, Natrona County, Casper, Wyoming.
Lincoln E. Burton and Diane Burton, husband and wife, owners of lots 3 and 4, 8 Mile
Estates, Natrona County, Casper, Wyoming.
James C. Fuhrer and Leanna L. Fuhrer, husband and wife, owners of lot 2, 8 Mile
Estates, Natrona County, Casper, Wyoming.
This being 2/3 of the owners of 8 Mile Estates in agreement to change of said covenants.

AMENDED 1st sentence, Paragraph 6: Lot owners may, in addition to household pets, own
and maintain on (5) five acres, not more than (3) three horses or (1) one cow. Remainder
of paragraph 6 to remain unchanged.

Previously to read: Lot owners may, in addition to household pets, own and main-
tain on the lot, not more than (3) three horses or (1) cow.

Signed this 5th day of September 1995

Timothy G. Flaherty Susan L. Flaherty
Timothy G. Flaherty and Susan L. Flaherty
Lincoln E. Burton Diane Burton
Lincoln E. Burton and Diane Burton
James C. Fuhrer Leanna L. Fuhrer
James C. Fuhrer and Leanna L. Fuhrer

8 Mile Estates Covenants

State of Wyoming)
County of Natrona)



Subscribed and sworn before me this 5th day of September 1995.

Lavina A. Jackson
Notary Public

My Commission Expires October 24, 1997

7
600

566547

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED TM

Amendments to
Declaration of Covenants, Conditions
and Restrictions

Instrument no. 546230, recorded
June 28 1994

'95 SEP 5 PM 2 00

Compliments of
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8488



RE: 8 MILE ESTATES COVENANTS, Paragraph 6, page 3 and part of 4.

THIS AMENDED DECLARATION is made on the date hereinafter set forth by:
Timothy G. Flaherty and Susan L. Flaherty, husband and wife, owners of Lots 1, 5,
8 and 9, 8 Mile Estates, Natrona County, Casper, Wyoming.
Lincoln E. Burton and Diane Burton, husband and wife, owners of lots 3 and 4, 8 Mile
Estates, Natrona County, Casper, Wyoming.
James C. Fuhrer and Leanna L. Fuhrer, husband and wife, owners of lot 2, 8 Mile
Estates, Natrona County, Casper, Wyoming.
This being 2/3 of the owners of 8 Mile Estates in agreement to change of said covenants.

AMENDED 1st sentence, Paragraph 6: Lot owners may, in addition to household pets, own
and maintain on (5) five acres, not more than (3) three horses or (1) one cow. Remainder
of paragraph 6 to remain unchanged

Previously to read: Lot owners may, in addition to household pets, own and main-
tain on the lot, not more than (3) three horses or (1) cow.

Signed this 5th day of September 1995

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).

Timothy G. Flaherty *Susan L. Flaherty*
Timothy G. Flaherty and Susan L. Flaherty
Lincoln E. Burton *Diane Burton*
Lincoln E. Burton and Diane Burton
James C. Fuhrer *Leanna L. Fuhrer*
James C. Fuhrer and Leanna L. Fuhrer

8 Mile Estates Covenants

State of Wyoming)
County of Natrona)



Subscribed and sworn before me this 5th day of September 1995.

Lamba A. Jackson
Notary Public

My Commission Expires October 24, 1997

7
605

RECORDED Jun 28 1994 AT 3:18 O'CLOCK PM
INSTRUMENT NO. 546230
NATRONA COUNTY CLERK
CASPER, WYOMING

DECLARATION OF MARY ANN COLLINS
OF
COVENANTS, CONDITIONS AND RESTRICTIONS

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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).

THIS DECLARATION is made on the date hereinafter set forth by Timothy G. Flaherty and Susan L. Flaherty, husband and wife, hereinafter referred to collectively as "Declarants".

WITNESSETH:

WHEREAS, Declarants are the Owners of all of the property comprising the Natrona County subdivision commonly known as 8 Mile Estates, hereinafter the "Property", which is more particularly described as:

See Exhibit "A" attached hereto and incorporated herein by this reference.

NOW THEREFORE, Declarants hereby declare that all of the lots in the subdivision comprising the Property, which may sometimes be referred to as the "lots", shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property, and shall be binding upon, and inure to the benefit of, all parties having any right, title or interest in the Property, and upon such persons' heirs, successors and assigns.

1. The lots shall be used solely by their respective owners, and by all persons claiming under such owners, for the construction and occupancy of single-family dwellings and residences. Single-family residences shall include double-wide mobile homes and modular homes, and not more than one such dwelling shall be constructed or occupied as a residence on each lot. Each single-family residence shall be located in conformance with the terrain and shall:

Connie Shugart

→ 18

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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).

a. contain not less than 1300 square feet of usable living space, exclusive of any cellar or basement;

b. be so situated so that no portion thereof shall be closer than fifty (50) feet from any boundary line of any lot;

c. be serviced by an adequate septic system, which shall be pre-planned, and approved and accepted by the Department of Health of Natrona County, Wyoming, and which shall be installed and maintained in full compliance with the rules, regulations and standards of the state of Wyoming and county of Natrona; and

d. provide adequate off street parking for vehicles for the occupants thereof and their guests. No parking will be permitted within the right-of-way of the streets or roadways serving the Property.

2. No temporary barbed wire fencing, tents, house trailers, or other living quarters or sheds, or temporary buildings of any kind, shall be moved onto, set up, constructed or allowed to remain on any of the lots. However, temporary structures or shelters may be placed on the lots during construction, but such structures shall be removed immediately upon cessation of such construction, and in no event shall such structures remain on the lots for more than six (6) months.

3. Owners of lots may place double-wide mobile homes and modular homes upon any lot so long as such double-wide mobile homes and modular homes, and their placement, conform to all the covenants and restrictions set forth in this instrument, and comply with the following additional restrictions:

a. No double wide mobile home or modular home shall have dimensions measuring less than twenty-eight (28) feet by (48) feet.

b. All double-wide mobile homes or modular homes shall be set upon a permanent foundation and shall be skirted with either cinder block or other suitable material which is harmonious with the home and which shall be completed no later that 60 (sixty) days after the home has been set upon a lot.

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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).

4. As soon as weather permits after the completion of the exterior of each dwelling or residence, as herein contemplated, or, in the case of double-wide mobile homes or modular homes, after the same has been placed upon a lot, the owner thereof shall cause the performance of any necessary grading and shall landscape and maintain the Property in a sightly condition. Such landscaping shall be performed by the planting and maintenance of compatible grasses, trees, shrubs and other domestic plants. All grading, contouring or landscape design shall be done in such manner that it shall not stop, dam-up or otherwise impede the natural drainage of surface waters, springs or streams on or traversing the Property.

5. No outdoor or unapproved incinerators, except for the burning of papers, shall be constructed on any lot, nor shall trash, garbage or rubbish be burned on any lot. Lot owners shall not permit the accumulation of weeds, brush, rubbish, junk or junk vehicles of any kind thereon, nor allow or permit the Property to become unsightly, or pets and/or livestock, including fowl, to become a nuisance or an unreasonable annoyance to the other owners within the subdivision or to adjacent property owners. Without limiting the general nature of the foregoing restrictions, lot owners shall not permit more than two motor vehicles per licensed driver living on the lot to be parked or stored on any lot at any time. In addition, no unlicensed or inoperable vehicles shall be stored, kept or parked on any lot.

6. Lot owners may, in addition to household pets, own and maintain on the lot, not more than three horses or one cow. For purposes of this restriction, a cow may not be substituted for a horse, and three sheep shall be considered

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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).

equivalent to a horse or a cow. When pets and/or livestock, including fowl, are kept on a lot, the owner or keepers thereof shall provide a proper shelter and keep the animals contained. Dogs must be controlled by the owner or keeper at all times. The lots shall be kept in a clean, sanitary and sightly manner at all times. In the event of any disagreement or controversy arising as to the standards applicable to this provision, the same shall be set and/or determined by the Natrona County Health Officer or his designee.

7. Clothes lines, service equipment, trash, woodpiles, or storage areas shall be screened by planting or fencing to conceal them from view of neighboring lots, drives and roads. All refuse and trash shall be removed from all lots on a regular basis and shall not be allowed to accumulate.

8. All other improvements built or installed upon any lot within this subdivision, including, but not limited to, garages, barns, animal shelters, arbors, summers homes or other permanent or temporary structures of any kind, gates, fences, walls, railings, and artifacts, shall conform with any applicable environmental, health, county or state regulations. Garages, barns, animal shelters, arbors, summer homes and other building structures of any kind shall be so situated that no portion thereof shall be closer than fifty (50) feet from any boundary line of any lot.

9. No owner of any lot shall manufacture or sell, or cause or permit to be manufactured or sold, on any lot or any portion of the Property, any goods or merchandise of any kind. Furthermore, no owner shall use any lot for any commercial or business purpose, including, but not limited to, the performance of professional services by a professional person within the dwelling.



10. The restrictive and protective covenants herein contained shall be deemed to be mutually acceptable to, and to be entered into by, between and among, all purchases and owners of the lots within the 8 Mile Estates subdivision, and shall be covenants running with the land intended to be affected thereby. Furthermore, these covenants shall become a part of any deed or other legal or equitable conveyance of the same, and shall bind, and inure to the benefit of, all owners and all persons claiming under them, their heirs, personal representatives, successors and assigns for a period of thirty (30) years from the date hereof, at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless by a vote of the owners of two-thirds (2/3) of the lots it is agreed to change the said covenants, in whole or part.

11. No lot within the subdivision shall be occupied, used by, or for, any structure or purpose which is contrary to the zoning regulations of Natrona County, Wyoming.

12. No lot reflected on the recorded plat shall be resubdivided into smaller tracts or lots nor conveyed or encumbered unless the entire lot is so conveyed or encumbered, provided, however, that conveyances or dedications of easements for utilities may be made.

13. If two or more contiguous lots are owned by the same owner or owners, they may be combined into one residential tract by means of a written document executed, acknowledged and recorded in the records of Natrona County, Wyoming, after which the new and larger lot shall be considered as one lot for the purposes of these covenants.

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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).

14. No improvements nor any noxious activity shall be permitted on any lot which is or might become a nuisance to owners of other lots in the subdivision.

15. Should any part or parts of these covenants be declared invalid or unenforceable by any court of competent jurisdiction, such declaration shall not affect the validity of the remaining covenants.

16. Notwithstanding any other provisions herein to the contrary, all buildings and structures of every nature that may hereafter be constructed on any lot or any portion of the Property, shall comply with all applicable zoning restrictions of Natrona County, Wyoming. Such zoning restrictions include, but are not limited to, permitted uses, lot size, setback requirements and height restrictions. In the event that these covenants are more restrictive than the Natrona County zoning restrictions, then these covenants shall control.

Dated this 7th day of June, 1994.

DECLARANTS:

Timothy G. Flaherty
Timothy G. Flaherty

Susan L. Flaherty
Susan L. Flaherty

STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me by Timothy G. Flaherty and Susan L. Flaherty this 7th day of June, 1994.

Witness my hand and official seal.

Michael K. Weinrick
Notary Public
Commission Expires June 6, 1998
Natrona County Wyoming

My commission expires: 2-6-98

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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).

EXHIBIT "A"

A parcel of land located in the N1/2NE1/4 of Section 7, Township 33 North, Range 80 West of the 6th P.M., Natrona County, Wyoming, being more particularly described as follows:

Commencing at a found GLO Brass Cap marking the northeast corner of said Section 7, being the Point of Beginning of this legal description; Thence S. 0°02' W., along the centerline of the 66 foot right-of-way for 8 Mile Road and the east line of said Section 7, 1312.68 feet to an aluminum survey cap set this survey in the centerline of the 80 foot right-of-way for Poison Spider Road; Thence S. 87°26'39" W., along the centerline of said 80 foot right-of-way, 306.15 feet to an aluminum survey cap set this survey at an angle point in said right-of-way; Thence N. 62°39'09" W., continuing along said centerline 1186.96 feet to a found aluminum survey cap; Thence N. 62°54'14" W., continuing along said centerline, 1534.04 feet to a found aluminum survey cap at the north 1/4 corner of said Section 7; Thence N. 88°15'06" E., along the north line of said Section 7, 1362.24 feet to a found GLO Brass Cap at the E1/16 corner of said Section 7; Thence N. 88°16'21" E., continuing along said north section line, 1365.58 feet to the Point of Beginning, together with all improvements thereon situate.