

PLAT OF
ALCOVA LAKEVIEW ESTATES

SECOND FILING
JEING A SUBDIVISION OF
SE 1/4 SW 1/4, SECTION 28
T30N, R63W of the 6th P.M.
NATRONA COUNTY, WYOMING
SCALE 1" = 100'

276/226

CERTIFICATE OF DEDICATION

I, the undersigned, do hereby certify that I am the owner and proprietor of the foregoing subdivision located in and being all of the SE 1/4 SW 1/4, Section 28, T30N, R63W of the 6th P.M., Natrona County, Wyoming and that this plat is in accordance with the desires and is with the free consent of the undersigned owners and proprietors of said lands which are more particularly described by meter and bounds as follows:

Beginning at the south 1/4 corner, identical to the southeast corner of the SE 1/4 SW 1/4 of said Section 28, said corner monumented by a standard General Land Office Brass Cap found in place; thence along the south line of the SE 1/4 SW 1/4, identical to the south line of said Section 28, thence along the south line of the SE 1/4 SW 1/4, identical to the south line of said Section 28, to the west 1/16 N 89°07'33" W a distance of 1323.717 feet (N 89°07'33" W 1323.717' G.L.O. record) to the west 1/16 N 89°07'33" W a distance of 1323.717 feet (N 89°07'33" W 1323.717' G.L.O. record) to the southwest corner of the SE 1/4 SW 1/4 of said Section 28, said corner monumented by a standard General Land Office Brass Cap found in place; thence along the west line of the SE 1/4 SW 1/4 of said Section 28, N 0°35'22" W a distance of 1352.878 feet (N 0°35'22" W 1352.878' G.L.O. record) to the southwest 1/16 corner, identical to the northwest corner of the SE 1/4 SW 1/4 of said Section 28, said corner monumented by a standard General Land Office Brass Cap found in place; thence along the north line of the SE 1/4 SW 1/4 of said Section 28, S 89°15'18" E a distance of 1325.291 feet (S 89°15'18" E 1325.291' G.L.O. record) to the center south 1/16 corner, identical to the northeast corner of the SE 1/4 SW 1/4 of said Section 28, said corner monumented by a standard General Land Office Brass Cap found in place; thence along the east line of the SE 1/4 SW 1/4, identical to the north-south centerline of said Section 28, S 0°31'11" E a distance of 1355.626 feet (S 0°31'11" E 1355.626' G.L.O. record) to the south 1/4 corner of said Section 28 and point of beginning.

encompassing an area of 41.169 acres more or less.

and as appears on this plat shall be known as "ALCOVA LAKEVIEW ESTATES, SECOND FILING" a subdivision in Natrona County, Wyoming; said Alcovia Lakeview Estates in recording this plat of Alcovia Lakeview Estates, Second Filing has designated certain areas as Lakeview Road, Cedar Valley Road, Cedar Ridge Road, Cedar Mesa Road, and certain areas designated as "Private Roadway" into Lot 47, Lots 50 and 51, and lot 52, which areas are reserved by Alcovia Lakeview Estates for the use and enjoyment of the owners of lots in the subdivision and transfer to Alcovia Lakeview Estates Property Owners Association, Inc., that the areas designated upon this plat as the "Drainage Easements" shall not have any building, dwelling, or feature constructed within these limits; all in accordance with the "Protective Covenants" covering the subdivided land and recorded in Natrona County records in Book _____ at Page _____ on _____ 1977.

The areas so designated are not dedicated by Alcovia Lakeview Estates for use by the general public but are rather dedicated to the common use and enjoyment of the homeowners in Alcovia Lakeview Estates, Second Filing and such other persons as provided in the Declaration referred to above. Said Declaration is by this reference herein incorporated and made a part of this plat as if set forth at length.

The undersigned owners and proprietors of said foregoing subdivision and the lands therein contained, waive and relinquish all rights they may have thereto by virtue of the Homestead Exemption Laws of the State of Wyoming, Bated at Casper, Wyoming this 22 day of March, 1977.

ALCOVA LAKEVIEW ESTATES, a joint venture
W. R. Asbell, Partner
Keith V. Asbell, Partner
Henry A. Hirsch, Jr., Partner

STATE OF WYOMING } ss
COUNTY OF NATRONA } ss

The foregoing instrument was acknowledged before me by W. R. Asbell, Keith V. Asbell, Henry A. Hirsch, Jr., this 22 day of March, 1977.

Witness my hand and official seal.

My commission expires: April 17, 1978
R. K. Carrales
Notary Public

Approved by the Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 25 day of Feb, 1977.

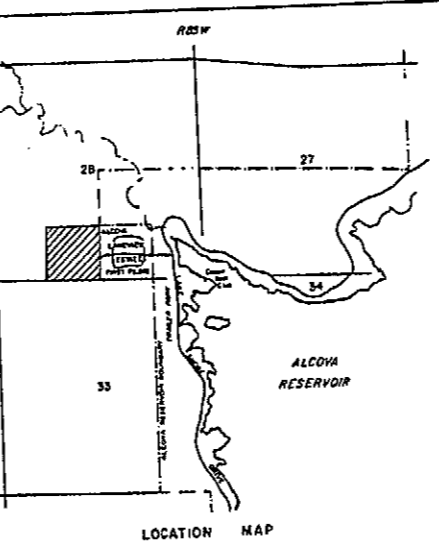
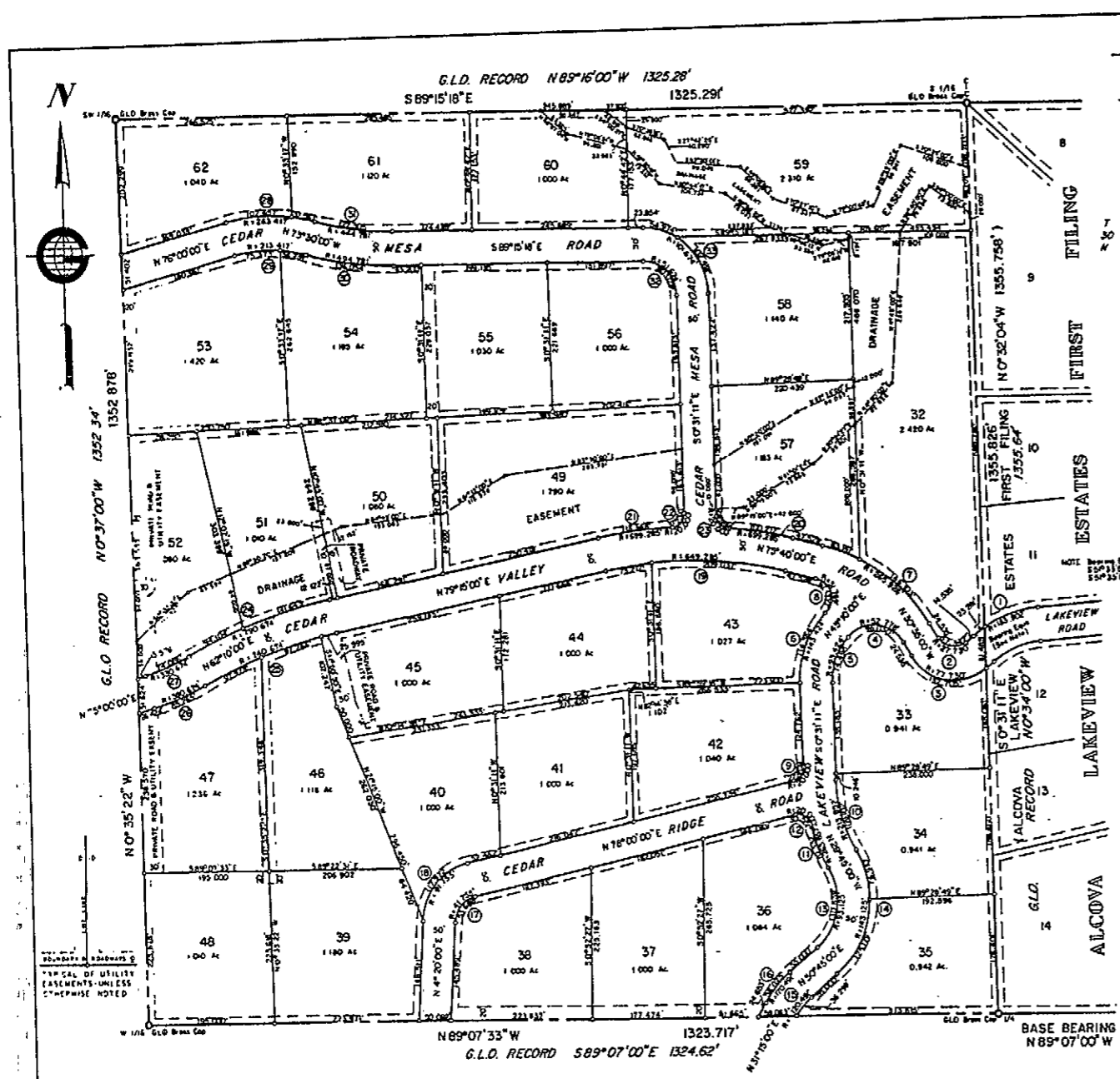
ATTEST: [Signature]
COUNTY CLERK

Inspected and approved on the 22 day of April, 1977

Inspected and approved on the 28 day of April, 1977

Inspected and approved on the 28 day of April, 1977

Filed for record in the office of the County Clerk of Natrona County, Wyoming on the 3 day of April, 1977.



GLOBAL ENGINEERING & LAND SURVEYING, INC.
Number 2 English Drive
400 South Cache
JED Number
Thomas T. Bickert
Casper, Wyoming
Natrona County, Wyoming
8756-2974
PLANNER
1045 Belmont Drive Casper, Wyoming

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	REMARKS
1	7°15'12"	183.902'	23.281'	11.656'	PARTIAL
2	34°56'00"	183.902'	132.125'	57.866'	TOTAL CURVE
3	97°49'07"	27.730'	47.342'	31.798'	
4	97°49'07"	27.730'	47.342'	31.798'	
5	104°15'00"	52.778'	36.030'	67.057'	
6	45°41'12"	93.424'	74.495'	39.355'	
7	45°41'12"	143.424'	114.364'	60.417'	
8	45°05'00"	265.976'	209.244'	110.377'	
9	120°50'00"	31.289'	67.000'	55.962'	
10	78°31'11"	20.000'	27.409'	16.346'	
11	29°13'49"	213.857'	109.102'	55.766'	
12	15°16'20"	243.857'	70.332'	35.376'	
13	87°31'20"	20.000'	30.551'	19.153'	
14	80°30'00"	93.125'	130.839'	78.036'	
15	80°30'00"	153.125'	201.089'	121.164'	
16	17°15'39"	120.491'	36.299'	18.288'	PARTIAL
17	19°30'00"	120.491'	41.008'	20.704'	TOTAL CURVE
18	19°30'00"	120.491'	41.008'	20.704'	
19	19°30'00"	120.491'	41.008'	20.704'	
20	25°05'00"	699.285'	306.138'	155.561'	TOTAL CURVE
21	25°05'00"	699.285'	306.138'	155.561'	
22	25°05'00"	699.285'	306.138'	155.561'	
23	83°03'22"	30.000'	31.230'	19.815'	
24	17°05'00"	790.674'	235.747'	117.712'	
25	17°05'00"	740.674'	220.839'	111.245'	
26	12°50'00"	380.674'	85.265'	42.812'	
27	12°50'00"	330.674'	74.066'	37.188'	
28	30°30'00"	263.417'	140.224'	71.816'	
29	30°30'00"	213.417'	113.607'	58.184'	
30	15°45'18"	494.781'	136.054'	68.459'	
31	15°45'18"	444.781'	122.305'	61.541'	
32	88°44'07"	51.674'	80.029'	50.544'	
33	88°44'07"	101.674'	157.645'	99.454'	

LEGEND AND GENERAL NOTES
5/8 Rebar with Aluminum Cap Appropriately Marked
Target Bearings for Centerline of Roads are shown on Plat
Domestic Water to be furnished to Each Lot by Alcovia Lakeview Estates Property Owners Association, Inc.
NO PUBLIC SEWERAGE SYSTEM - Sewer Systems Will be Individual Septic Tanks
NO PUBLIC MAINTENANCE OF ROADWAYS - Maintenance Will be the Responsibility of Alcovia Lakeview Estates Property Owners Association, Inc.
Base Bearing of this Survey = N 89°07'33" W G.L.O. Record Bearing on the South Line of Section 28 Between the East 1/16 Corner and South 1/4 Corner
Curve Number

CERTIFICATE OF SURVEYOR
STATE OF WYOMING } ss
COUNTY OF NATRONA } ss
I, C. L. Doudell, of Casper, Wyoming do hereby certify that this plat was prepared from notes taken during an actual survey made by me between October 5, 1976 and October 8, 1976 of the perimeters of the SE 1/4 SW 1/4, SW 1/4 SW 1/4 of Section 28, T30N, R63W and the perimeters of the NW 1/4 NW 1/4, NE 1/4 NW 1/4 and NW 1/4 NE 1/4 of Section 31, T30N, R63W of the 6th P.M., Natrona County, Wyoming, and that this plat correctly represents a portion of said surveys and the foregoing "ALCOVA LAKEVIEW ESTATES, SECOND FILING" a subdivision in Natrona County, Wyoming; that all boundaries and courses referred to and identified and identified, all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, that the field closure of the survey of said SE 1/4 SW 1/4 is 1:36118 before adjustment and 1:20,061,504 after adjustment using the Crandall Method of Adjustment; all being true and correct to the best of my knowledge and belief.
Wyoming Registration No. 522 Land Surveyor.
C. L. Doudell
C. L. Doudell, Surveyor
The foregoing instrument was acknowledged before me by C. L. Doudell, this 24th day of January, 1977.
Witness my hand and official seal.
My commission expires: October 11, 1980
R. K. Carrales
NOTARY PUBLIC

RECORDED May 1 1977 AT 2:37 O'Clock PM
BOOK 57 OF M.A.C. PAGE 388
JOHN J. TOBIN
COUNTY CLERK

MICROFILM 11-100

PROTECTIVE COVENANTS

Conditions, Covenants, Restrictions and Easements Affecting Property of
the Alcovia Lakeview Estates, a joint venture:

THIS DECLARATION, made this 21 day of January,
1977, by the Alcovia Lakeview Estates, a joint venture, hereinafter called
the "Declarant"

WITNESSETH

WHEREAS, Declarant is the owner of the real property described in
Clause I of this Declaration, and is desirous of subjecting the real property
described in said Clause I to the restrictions, covenants, reservations,
easements, liens and charges hereinafter set forth, each and all of which
is and are for the benefit of said property and for each owner thereof, and
shall inure to the benefit of and pass with the said property, and each and
every parcel thereof, and shall apply to and bind the successors in interest,
and any owner thereof;

NOW, THEREFORE, Alcovia Lakeview Estates, a joint venture,
hereby declares that the real property described in and referred to in
Clause I hereof is, and shall be, held, transferred, sold and conveyed
subject to the conditions, restrictions, covenants, reservations, easements,
liens and charges hereinafter set forth.

DEFINITIONS OF TERMS

"Building Site" shall mean any lot, or portion thereof, or any plot
containing two or more contiguous lots, or a parcel of land of record and
in a single ownership and upon which a dwelling may be erected in
conformance with the requirements of these covenants.

"Company" shall mean the Alcovia Lakeview Estates, a joint venture.

CLAUSE I

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held and conveyed, trans-
ferred and sold subject to the conditions, restrictions, covenants,
reservations, easements, liens and charges with respect to the various
portions thereof set forth in the various clauses and subdivisions of

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).



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510

this Declaration is located in the County of Natrona, State of Wyoming, and is more particularly described as follows, to-wit:

The SE1/4SW1/4 Section 28, Township 30 North,
Range 83 West of the 6th P. M., Natrona County,
Wyoming.

The Declarant may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereto.

For the purposes hereof, the above described property is divided into two areas, as follows:

AREA NO. 1: Lots 32 to 43, inclusive, zoned RL

AREA NO. 2: Lots 44 to 62, inclusive, zoned RM

The foregoing descriptions are as set forth and described on the Second Filing, Alceva Lakeview Estates, a subdivision, Natrona County, Wyoming.

CONDITIONS AND COVENANTS APPLICABLE TO AREA NO. 1

The real property described as Area No. 1 above is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All building sites in the tract shall be known and described as residential building sites. No structures shall be erected, altered, placed or permitted to remain on any building site other than one single-family dwelling not to exceed three stories or thirty-five feet in height from ground level and other outbuildings incidental to residential use of the premises.

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).



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B. No main residential structure shall be permitted on any building site covered by these covenants, the habitable floor area of which, exclusive of basements, porches and garages, is less than 800 square feet.

C. No building shall be erected, placed or altered on any premises in said development until the building plans, specifications and plot plan showing the location of such building have been approved, in writing, as to conformity and harmony of external design with existing structures in the development and as to location of the building with respect to topography and finished ground elevation by an architectural committee composed of W. R. Asbell, K. V. Asbell and Henry A. Hitch, Jr., or by a representative designated by a majority of the members of said committee. In the event the committee fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The members of said architectural committee shall not be entitled to any compensation for services performed pursuant to this covenant.

CONDITIONS AND COVENANTS APPLICABLE TO AREA NO. 2

The real property described as Area No. 2 above is subjected to covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and most appropriate improvement of each site thereof; to protect the owners of such sites against such improper use of surrounding sites as will depreciate the value of their property; to preserve so far as practicable the natural beauty of said property; to guard against the erection or placement thereon of poorly designed or proportioned structures or trailer houses and mobile homes and structures built or trailerhouses or mobile homes constructed of unsuitable or improper materials; to insure the highest and best development of said property; to prevent haphazard and inharmonious improvement of or use of such sites and thereby to enhance the value of investments made by purchasers of sites therein.

A. All sites in said tract shall be known and described as either building sites or sites for the location of trailerhouses or mobile homes. No residential building shall be erected, altered, placed or permitted to remain on any site other than one single-family dwelling not to exceed three stories or thirty-five feet in height from the ground level and containing not less than 600 square feet. No site shall contain more than one trailerhouse or mobile home and any permanent trailerhouse placed thereon must be upon an appropriate foundation and skirted.



512

Other outbuildings incidental to residential use of the premises may be constructed thereon subject to the further terms hereof.

B. No building shall be erected, placed or altered and no trailerhouse or mobile home shall be placed on any premises in said development until the building plans, specifications and plot plan showing the location of such building have been approved, in writing, as to conformity and harmony of external design with existing structures in the development and as to location of the building with respect to topography and finished ground elevation by an architectural committee composed of W. R. Asbell, K. V. Asbell and Henry A. Hitch, Jr., or by a representative designated by a majority of the members of said committee. In the event the committee fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the placing of such trailerhouse or mobile home or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The members of said architectural committee shall not be entitled to any compensation for services performed pursuant to this covenant.

CONDITIONS AND COVENANTS APPLICABLE TO AREAS NO. 1 AND NO. 2

A. No building and no trailerhouse or mobile home shall be located on any site nearer to the front lot line, rear lot line, side lot line, adjacent building site than the minimum set back lines shown on the recorded plat. In any event, no building and no trailerhouse or mobile home shall be located on any site nearer than twenty-five feet to the front lot line, or nearer than twenty-five feet to any street line, or nearer than twenty-five feet to the side lot line, or nearer than twenty-five feet to an adjacent site. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building; provided, however, that this shall not be construed to permit any portion of a building on a site to encroach upon another site.

B. No store, apartment house, mobile home park, multiple family residences, boarding houses, shop, repair shop, repair garage, restaurant, dance hall or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any of the lots or tracts in said addition.

C. No noxious or offensive trade or activity shall be carried on upon any building site, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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D. No trailer, basement, tent, garage, barn or other outbuilding erected on any lot or tract in the addition shall at any time be used for human habitation, except as herein provided.

E. Easements for installation and maintenance of utilities for the use and benefit of all lots and tracts in said addition are reserved as shown on the recorded plat of said addition. In any event, easements of ten feet from the lot lines and street lines shall be maintained.

F. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

G. No fence or fence posts of metal construction shall be erected. Any exceptions to this covenant must be approved by the architectural committee.

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

I. Only individual sewage-disposal systems, or septic tanks, including drain fields, will be permitted and shall be contained within the building site and not be nearer to any street line or lot line than twenty-five feet.

J. No individual water-supply system shall be permitted on any lot without the approval of the architectural committee.

K. All construction shall be new and no building or buildings may be moved from another location to any site within this subdivision. Any exceptions must be approved by the architectural committee.

L. Each site shall have a structure to be used for the concealment of any and all garbage cans. In any event, garbage cans will not be permitted to be outside any structure on the building site.

M. No site, lot or tract shall be subdivided.

N. Ground floors of all buildings constructed must be above the 100-year flood level established according to data of the Soil Conservation Service.

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O. Owners constructing residential buildings and locating trailer-houses and mobile homes must obtain a permit from the Natrona County, Wyoming, Health Department, and must obtain approval after a final inspection on all private septic sewer systems prior to construction of any other improvements on the building site.

P. Owners of building sites must comply with all federal, state and local governmental statutes, rules and regulations in building upon building sites and in the use thereof.

Q. Every owner of a site shall be a member of Alcova Lakeview Estates Property Owners Association, a nonprofit corporation. Membership in the Association shall be mandatory, shall be appurtenant to the building site in which such owner has the necessary interest, and shall not be separated from the building site to which it appertains. The Association is formed initially for the purpose of providing a domestic water supply to the sites and for road maintenance, but may, in accordance with the bylaws and articles of incorporation, undertake additional group property owner obligations.

R. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the owners of the sites covered by these covenants it is agreed to change said covenants in whole or in part.

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 other person or persons owning any real property situated in said tract to prosecute any proceedings at law or in equity against the person or persons 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 for such violation.

Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

ALCOVA LAKEVIEW ESTATES,
a joint venture

By [Signature]
By [Signature]
By [Signature]

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515

STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by ALCOVA LAKEVIEW ESTATES, a joint venture consisting of W. R. Asbell, K. V. Asbell and Henry A. Hitch, Jr., this 21 day of January, 1977.

WITNESS my hand and official seal.

Ruby K. Carrasco
Notary Public

My commission expires:

RUBY K. CARRASCO - Notary Public
County of Natrona State of Wyoming
My Commission Expires Apr 17, 1978

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