

LOT SPLIT BLAIR LANE SUBDIVISION LOT 64

638691

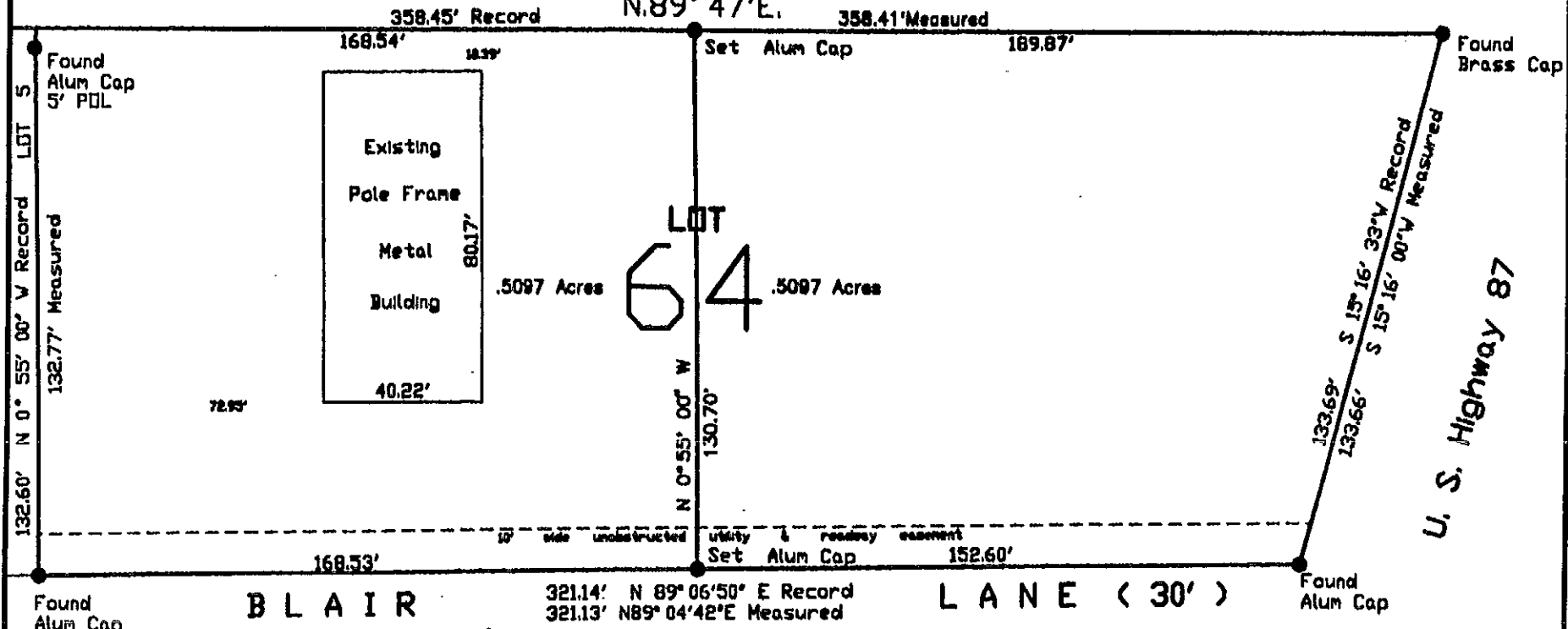
REGISTERED CLERK, WY
MARY ANN COLLINS
RECORDED *MA*

BLAIR LANE SUBDIVISION

BLAIR LANE SUBDIVISION

Basis of Bearings
N.89° 47'E.

'99 JUL 19 PM 4 31



KNOW ALL MEN BY THESE PRESENTS:
That I, Daniel W. McClendahan certify
that I prepared this plat from an
accurate survey of the land and that
the corner monuments shown hereon
were properly placed and monumented.

Daniel W. McClendahan
Professional Engineer (Mining) & Land Surveyor
State of Wyoming
No. 5844
Date *March 17, 1999*



CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF WYOMING)
COUNTY OF NATRONA) SS

I do hereby certify that this lot split has been examined by me and found to comply with
the regulations for Natrona County, Wyoming, and is therefore approved for filing.

<i>Stacy L. Clark</i> County Planner Date: <i>July 12, 99</i>	<i>Clayton</i> County Surveyor Date: <i>7-09-99</i>	<i>Steve E. Parrellon</i> County Health Officer Date: <i>7/16/99</i>
<i>Richard A. Miller</i> Owner of Record	<i>7-9-99</i> Date	

Kevin Farley

EXHIBIT A

To plat and dedication of Blair Lane, a subdivision of a portion of the NE 1/4 of Section 29, Township 34 North, Range 79 West, 6th P.M., Natrona County Wyoming.

The following restrictions and limitations shall become covenants in any deed or other legal or equitable conveyance of all lots and tracts within the above subdivision delineated upon the plat hereto which this is attached as an integral part, such that the same shall be covenants running with the land, to-wit:

1. All lots, tracts or portions thereof within this subdivision may be used and occupied for residences and dwellings, including apartments and multiple dwellings of whatsoever kind and any legitimate manufacturing, commercial or business enterprise, EXCEPT:

(a) A junk yard for the storage, accumulation or sale of trash or junk, and in this connection, a visible wrecked, abandoned or inoperative vehicle, trailer, or other property shall be classed as junk;

(b) For the care, raising, feeding and butchering, or other processing of animals, meats or hides, except as hereinafter specifically permitted.

2. No structure erected within this subdivision shall be located less than thirty-five (35) feet from the street or roadway upon which such lot or tract abuts.

3. Each structure erected or installed in or on any lot herein shall contain adequate provision for sewage, and when a community or municipal or sanitary sewer system is not available, an adequate, accepted sewage disposal system must be installed for each lot, and the same shall be constructed, operated and maintained in compliance with the rules, regulations and standards required by the State of Wyoming and local departments of health. In addition, all plumbing installations shall comply with the Western Plumbing Code, and such compliance shall be certified and approved by the inspection of a recognized plumbing inspector.

4. Each structure shall be adequately wired for electricity in full compliance with requirements of the United States Electrical Contractor's Code.

5. Not more than four ordinary domestic house pets may be kept by any household, and the owner of at least two acres of land may keep one horse or cow, and one additional horse or cow for each acre by which the area of his lot, or the area of contiguous lots under one ownership exceeds two acres. Any area exceeding three-fourths of an acre shall be considered one additional acre for the purposes of this limitation. When domestic house pets and other domestic animals are kept as above permitted, the owner or owners thereof shall provide proper and adequate shelter therefor, keep the same contained and restricted to his own premises, and the entire premises shall be kept clean and sanitary at all times.

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).

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6. The owner of each lot, or of contiguous lots, shall forthwith enclose the same with a legal fence as defined and permitted by the statutes of the State of Wyoming now in force, or as the same may hereafter be amended.

7. The owner of each lot shall not permit the accumulation of weeds, brush, rubbish or junk of any kind, or allow or permit said premises, or the animals or property thereon, to become a nuisance or offensive or to the annoyance of the other owners of lands within the subdivision. Each owner shall furnish a solid garbage and refuse container and the same shall be kept erect and covered at all times, and the same shall be emptied and the garbage and refuse disposed of so that the same may not be permitted to escape or to accumulate.

8. There is hereby reserved out of each lot or tract, as an easement and right of way for utilities, a strip of land ten (10) feet in width extending into each such lot or tract from the street or roadway upon which it abuts for the installation of electric, gas, telephone, sanitary sewer, storm sewer, and other utility lines serving all or any portion of this subdivision, which right of way and easement is hereby granted to and may be used and occupied by any recognized utility or utility company without further conveyance. For this purpose no fence or other obstruction shall be constructed on, across or within said reserved easement.

9. The undersigned dedicators of this subdivision are hereby appointed and designated as a Governing Committee and shall serve as such until five lots or tracts in this subdivision shall have been sold, or an equitable interest therein, coupled with possession thereof, shall have been conveyed to others. At that time, and annually thereafter, all owners of legal or equitable estates in said subdivision shall meet and elect from their number three such other owners who shall thereupon serve as the Governing Committee and have the power and authority herein granted. The Governing Committee is hereby vested with the full right and authority, on behalf of themselves and all other residents within this subdivision, to enforce any and all defaults in or violations of these restrictive covenants and for that purpose may assess and collect from all residents within this subdivision such sums of money as shall be necessary to prosecute any action or other procedure deemed by them necessary for such enforcement and the termination or abatement of any such violation.

10. The covenants and restrictions herein contained are mutual considerations accepted and entered into by and among all purchasers and owners of lots or tracts within this subdivision and shall be covenants running with the land, binding upon the dedicators of this subdivision and all purchasers and owners of lots and tracts herein and upon their heirs, personal representatives, successors and assigns for a period of time ending January 1, 1997.

EXHIBITED AND EFFECTIVE as of the date shown upon the plat and dedication to which this is attached as an exhibit.

Dedicators

STATE OF WYOMING)
COUNTY OF NATRONA) SS.

The foregoing instrument was acknowledged before me this

20th day of January, 1972.



hand and official seal.

Robert A. Gaffney
Notary Public

Commission expires:

November 9, 1974

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