

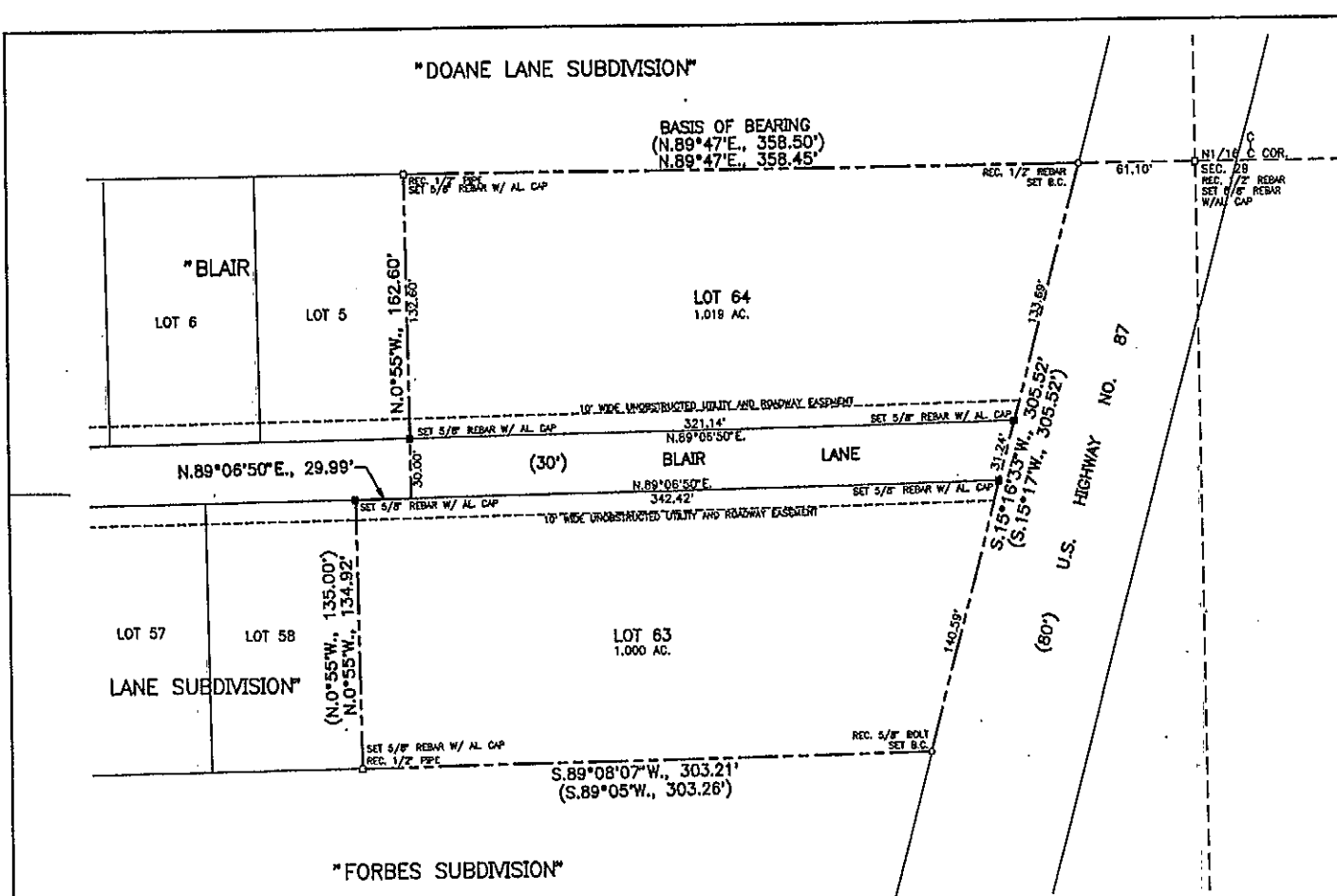
535769

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED 7M

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535769

#221



A REPLAT OF
LOTS 1, 2, 3, 4, 59, 60, 61 & 62
"BLAIR LANE"
AS
"LOTS 63 & 64, BLAIR LANE"
A SUBDIVISION OF A PORTION OF
THE SE1/4NW1/4, SECTION 29
TOWNSHIP 34 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=40'

LOTS 63 & 64, BLAIR LANE 221
December 23, 1993 Instr. No. 535769

CERTIFICATE OF DEDICATION

CLARENCE L. BLAIR hereby certifies that he is the owner and proprietor of the foregoing replat and subdivision of Lots 1, 2, 3, 4, 59, 60, 61 and 62, Blair Lane, a subdivision of a portion of the SE1/4NW1/4, Section 29, Township 34 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and also a point of intersection of the northerly line of said SE1/4NW1/4, Section 29 with the westerly right-of-way line of U.S. Highway No. 87 (Soft Creek Highway) and said point also being the northeasterly corner of said Lot 1, Blair Lane; thence along the easterly line of said Parcel and the westerly right-of-way line of said Highway, S.15°16'33"W., 305.52 feet to the southeasterly corner of said Parcel and Lot 62, Blair Lane; thence along the southerly line of said Parcel and Blair Lane Subdivision, S.89°08'07"W., 303.21 feet to the southwesterly corner of said Parcel and Lot 59, Blair Lane; thence along the southerly line of said Parcel and Lot 58, Blair Lane, N.0°55'W., 134.92 feet to the northwesterly corner of said Lot 59, Blair Lane and also a point in thence along the westerly line of said Parcel and Blair Lane Subdivision, S.89°06'50"E., 29.99 feet to the southerly line of Blair Lane (Street); thence along the northerly line of said Lot 59 and the southerly line of said Blair Lane (Street), N.89°06'50"E., 29.99 feet to a point of intersection with the southerly extension of the line common to Lots 4 and 5 of said Blair Lane Subdivision; thence along the westerly line of said Parcel and a point and intersection with the southerly line of said Parcel and Lot 4; thence along the northerly line of said Parcel and Blair Lane Subdivision, N.89°47'E., 358.45 feet to the northwesterly corner of said parcel and Lot 4; thence along the northerly line of said Parcel and Blair Lane Subdivision, N.89°47'E., 358.45 feet to the northeasterly corner of said parcel and the Point of Beginning and containing 2.237 acres, more or less.

The replat and subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the undersigned owner and proprietor; the name of said replat and subdivision shall be known as "A REPLAT OF LOTS 1, 2, 3, 4, 59, 60, 61 AND 62, BLAIR LANE AS LOTS 63 AND 64, BLAIR LANE", a Subdivision in Natrona County, Wyoming and Blair Lane (Street) as shown hereon has previously been dedicated to the use of the public and easements as shown hereon are hereby reserved as unobstructed roadway and utility easements.

CLARENCE L. BLAIR
8100 West Yellowstone
Casper, Wyoming 82604

Clarence L. Blair
CLARENCE L. BLAIR

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Clarence L. Blair on this 17th day of MAY, 1993.

Witness my hand and official seal.

My commission expires: JUNE 20, 1995

Steve M. Castle
STEVE M. CASTLE
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA)

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during and actual field survey made by me during the month of April, 1993 and that this map correctly represents said survey. All corners are well and accurately monumented and all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Steve M. Castle
STEVE M. CASTLE
SURVEYOR

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 12th day of MAY, 1993.

My commission expires: JUNE 20, 1995

Steve M. Castle
STEVE M. CASTLE
NOTARY PUBLIC

APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on this 17th day of AUGUST, 1993.

Attest: *Mary Ann Collins*
MARY ANN COLLINS
COUNTY CLERK

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 8-17-93 duly passed, adopted and approved on the 7th day of September, 1993.

Attest: *Colinda Chavaz*
COLINDA CHAVAZ
CITY CLERK

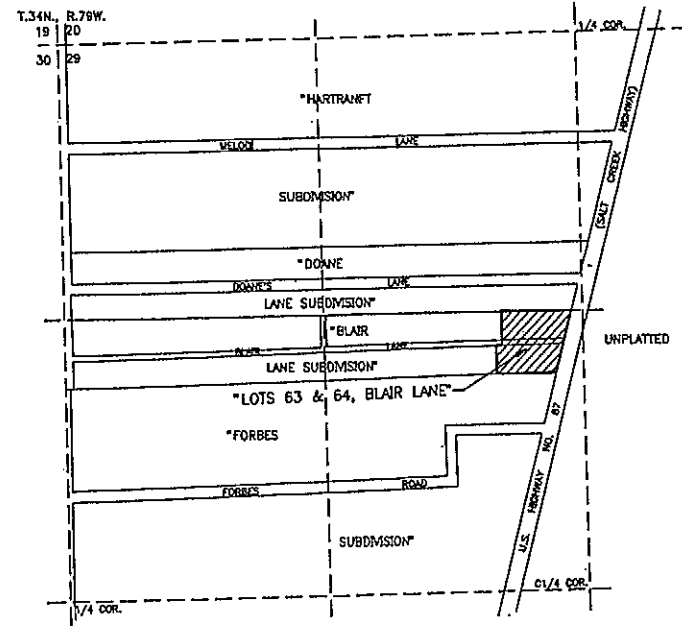
INSPECTED AND APPROVED on the 30th day of JULY, 1993.

INSPECTED AND APPROVED on the 30th day of JULY, 1993.

INSPECTED AND APPROVED on the 17th day of AUGUST, 1993.

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 23rd day of December, 1993.

Mary Ann Collins
MARY ANN COLLINS
COUNTY CLERK



LOCATION & VICINITY MAP
SCALE: 1"=400'

LEGEND:

SUBDIVISION BOUNDARY

EASEMENT LINES

RECORD DIMENSION (N.89°47'E., 358.50')

MEASURED DIMENSION N.89°47'E., 358.45'

PLAT CLOSURE RATIO: 1:2,348,833



Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
632 South David Street Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 86150300 Date: 4-29-93 Acad Dwg.: BLAIR



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.

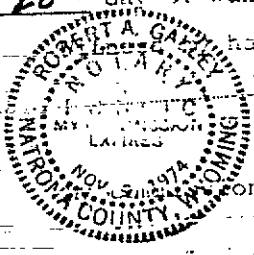
ENCLOSED AND EFFECTIVE as of the date shown upon the plat and dedication to which this is attached as an exhibit.

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

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



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