

PLAT OF
"BROOKHURST SUBDIVISION"
 BEING A SUBDIVISION OF ALL OR PORTIONS OF
 LOTS 1, 2, 3 and 4, THE S 1/2 N 1/2, THE N 1/2 SE 1/4
 AND THE NE 1/4 SW 1/4, SECTION 5, T. 33 N., R. 78 W.
 AND THE
 SW 1/4 SE 1/4 AND THE S 1/2 SW 1/4, SECTION 32, T. 34 N., R. 78 W.
 OF THE 6TH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE 1" = 200'
 CERTIFICATE OF DEDICATION L. 23

244/22

Home R. Lathrop and Virginia A. Lathrop, husband and wife, hereby certify that they are the owners of the foregoing subdivision of all or portions of lots 1, 2, 3 and 4, the S 1/2 N 1/2, the N 1/2 SE 1/4 and the NE 1/4 SW 1/4, Section 5, T. 33 N., R. 78 W. and the SW 1/4 SE 1/4 and the S 1/2 SW 1/4, Section 32, T. 34 N., R. 78 W. of the 6th Principal Meridian, Natrona County, Wyoming and this plat is with the free consent and in accordance with their desires, the undersigned owners and proprietors of said lands which are more particularly described as follows:

Beginning at the northeast corner of said Section 5, T. 33 N., R. 78 W. of the 6th Principal Meridian, Wyoming, thence along the easterly line of the NE 1/4, Section 5, S. 0° 02' W., 2646.19 feet to a point and southeasterly corner thereof; thence S. 0° 02' W., 876.57 feet along the easterly line of the NE 1/4 SW 1/4, said Section 5 to an intersection with the northerly line of the Burlington Northern Railway Company's Florence, Chicago, Burlington & Quincy Railway Co. 150 wide Right of Way, said point marking the southeasterly corner of said Subdivision, thence along the southerly line of said Subdivision and the northerly Right of Way line of said Railway Company, N. 70° 16' W., 1295.20 feet to a point of curve, thence along the arc of a curve to the left, the chord of which bears N. 72° 45' 50" W., 1427.87 feet, through a length of 1410.83 feet and a radius of 5804.65 feet, to a point; thence N. 0° 32' W., 125.40 feet along a change in Right of Way width, to a point; thence continuing along the curved Right of Way line N. 85° 15' W., 25.00 feet to an intersection with the easterly line of said NE 1/4 SW 1/4, Section 5 and located at S. 0° 02' W., 12.10 feet from the northeasterly corner thereof; thence continuing N. 85° 15' W., 172.70 feet and along the curved northerly line of said Railway Company's 300 feet wide Right of Way to a point of tangency, thence N. 86° 17' W., 1259.57 feet along said Right of Way to a point; thence leaving said Right of Way line N. 0° 15' E., 458.7 feet to a point; thence N. 85° 15' W., 416.70 feet to a point and southeasterly corner of said Subdivision, thence along the westerly line of said Subdivision, N. 0° 15' E., 2097.0 feet to a point in the line common to said Section 5 of T. 33 N., R. 78 W. and Section 32 of T. 34 N., R. 78 W., which point is located at S. 89° 30' E., 766.63 feet from the westerly and common corner marking; thence N. 1° 57' E., and into the SW 1/4 SW 1/4 of said Section 32, 1150.00 feet to a point in the centerline of the North Platte River, which point marks the northwest corner of said Subdivision; thence along the meander of the centerline of said River and the North Boundary of said Subdivision; thence S. 65° 20' E., 323.3 feet to a point; thence S. 77° 00' E., 258.8 feet to a point; thence S. 64° 48' E., 187.9 feet to a point; thence S. 77° 15' E., 410.0 feet to a point; thence S. 84° 39' E., 150.7 feet to a point; thence S. 84° 48' E., 331.36 feet to a point; thence S. 79° 41' E., 217.00 feet to a point; thence S. 89° 01' E., 260.75 feet to a point; thence N. 84° 51' E., 927.52 feet to a point; thence N. 85° 15' W., 123.34 feet to the easterly line of the SW 1/4 SE 1/4, Section 32, thence along said easterly line, S. 1° 52' W., 81.35 feet to a point and southeasterly corner thereof; thence along the northerly line of Lot 1, Section 5, T. 33 N., R. 78 W., S. 89° 30' E., 1305.60 feet to the northerly corner thereof, the point of beginning and the westerly corner of said Subdivision, the foregoing described parcel and Subdivision contains 130.38 acres, more or less, of which 292.34 acres are contained in Section 5 of T. 33 N., R. 78 W. and 60.04 acres are contained in Section 32 of T. 34 N., R. 78 W., 6th Principal Meridian, Wyoming.

The name of said Subdivision shall be "BROOKHURST SUBDIVISION", Natrona County, Wyoming and all roads and public ways are hereby dedicated to the use of the public. The undersigned owners and proprietors of said lands hereby waive and relinquish all rights they may have to the lands included in this plat by virtue of the Homestead Laws of the State of Wyoming. Also, the foregoing "BROOKHURST SUBDIVISION", as it appears on this plat, is and shall be subject to the covenants and restrictions hereto annexed as "Exhibit A."

Dated at Casper, Wyoming this 22nd day of October, 1972.

Donna M. Casper, Wyoming this 22nd day of October, 1972.

Home R. Lathrop
 HOME R. LATHROP

Virginia A. Lathrop
 VIRGINIA A. LATHROP

2A

STATE OF WYOMING
 COUNTY OF NATRONA

On this 22nd day of October, 1972 before me personally appeared Home R. Lathrop and Virginia A. Lathrop, husband and wife, to me personally known to be the persons described in and who executed foregoing instrument and acknowledged that they executed the same as their free act and deed.

Given under my hand and notarial seal the day and year first above written.

My commission expires: January 6, 1973

James W. Carpenter
 JAMES W. CARPENTER

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
 COUNTY OF NATRONA

I, E.C. Lenthof of Casper, Wyoming do hereby certify that this plat was prepared from notes taken during actual survey made by me between the months of March and September, 1972 and that such plat correctly represents such survey and "BROOKHURST SUBDIVISION" being a subdivision of all or portions of Lots 1, 2, 3 and 4, the S 1/2 N 1/2, the N 1/2 SE 1/4 and the NE 1/4 SW 1/4, Section 5, T. 33 N., R. 78 W. and the SW 1/4 SE 1/4 and the S 1/2 SW 1/4, Section 32, T. 34 N., R. 78 W. of the 6th P.M., Natrona County, Wyoming; all lots are properly marked and identified, all dimensions are expressed in feet and decimals thereof and all courses referred to the true meridian as determined by direct solar observation, such survey as represented hereon is correct to the best of my knowledge and belief.

Wyoming Registration No. 520 Professional Engineer - Land Surveyor

Subscribed in my presence and sworn to before me on the 22nd day of October, 1972

My commission expires, January 5, 1973.

E.C. Lenthof
 E.C. LENTHOF, SURVEYOR

PLAT APPROVED

Approved by the Board of County Commissioners, Natrona County, Wyoming by Resolution duly passed on the 22nd day of October, 1972.

ATTEST: *Donna M. Casper*
 DONNA M. CASPER, COUNTY CLERK

Inspected and approved on the 22nd day of October, 1972. *W.L. Anderson*
 W.L. ANDERSON, COUNTY SURVEYOR

Inspected and approved on the 23rd day of Oct. 1972. *W.L. Anderson*
 W.L. ANDERSON, COUNTY SURVEYOR

Filed for record in the office of County Clerk of Natrona County, Wyoming on this 22nd day of November, 1972.

James W. Carpenter
 JAMES W. CARPENTER

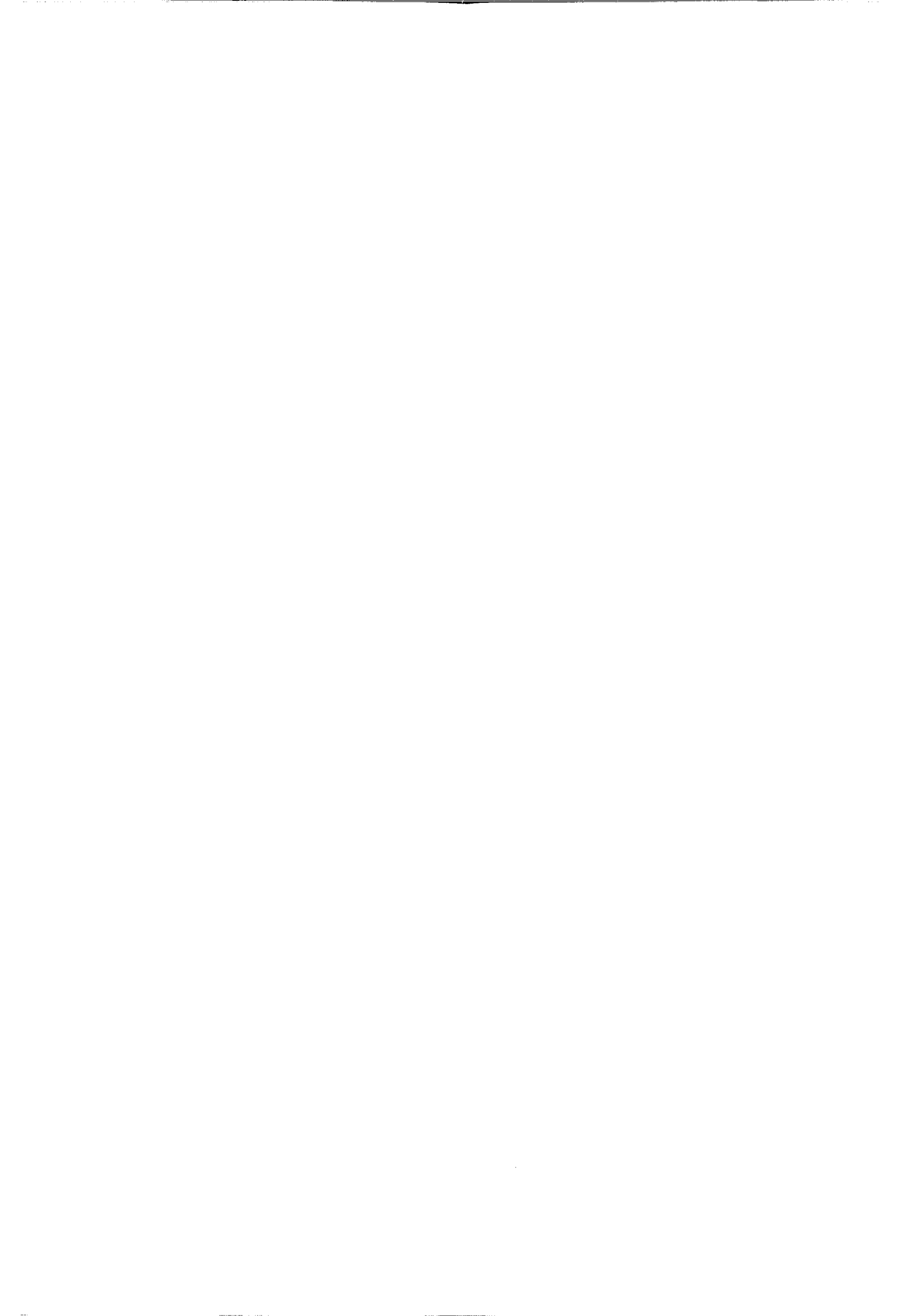
SCALE 1" = 200'

PLAT & SURVEY BY:
 WORTHINGTON, LENHART, CARPENTER & LADD, INC.
 432 SOUTH DAVID STREET, CASPER, WYOMING
 N.O. 12-24-C, Date September 29, 1972
 Direct Survey Lines and Engineered Extensions

EASEMENTS:
 UTILITY LINES:
 Twenty (20) feet wide, being ten (10) feet each side of all lot lines except as otherwise indicated.
 BRIDGE PATHS:
 Ten (10) feet wide along the fronts and sides of all lot and block lines, adjacent to and contiguous with all public ways.
 OTHERS:
 As set forth by plat.

EXPLANATION:
 Telephone Line
 Power Line
 Pipeline

Direct Survey Lines and Engineered Extensions



COVENANTS RESTRICTING AND GOVERNING
LAND USE AND DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Homer R. Lathrop and Virginia Lathrop, husband and wife, are the owners of Brookhurst, a subdivision of parts of Section 32, Township 43 North, Range 78 West, 6th P.M. and Section 5, Township 33 North, Range 78 West, 6th P.M., Natrona County, State of Wyoming, as shown on the plat thereof duly recorded on November 1, 1972, in the office of the County Clerk and Ex-Officio Register of Deeds in and for Natrona County, State of Wyoming, in Book 244 of Deeds at Page 22, all of the lands and lots contained in which subdivision are intended to be affected and covered by the covenants hereinafter set forth, and

WHEREAS, in order to promote the general purpose of maintenance of Brookhurst as a semi-rural, non-commercial area, suitable for rural living with a minimum of congestion, and to promote the ownership and use of pleasure horses, the undersigned owners desire hereby to make and impose upon said real property the restrictions and limitations hereinafter set forth.

NOW, THEREFORE, for and in consideration of premises, the undersigned parties do hereby make, publish, declare and impose upon all of the real property situate and included within the aforementioned subdivision, the following restrictions and limitations governing the use and development of all Lots within said subdivision, and do hereby specify and declare said restrictions and limitations shall be and constitute covenants running with all of the land in said subdivision, to be binding upon the undersigned and all persons claiming by, through or under them and likewise to be for the benefit of, as well as limiting and restricting, all future owners of Lots within said subdivision.

I.

Permitted Uses and Limitations

1.1 No building or structure shall be erected, placed, or permitted to remain on any Lot other than one, private, single family dwelling, specifically designed for the use and occupancy of one family, together with such outbuildings as are required under paragraph 1.3 below. Trailer houses or mobile homes installed in accordance with the standards and requirements hereinafter set forth are specifically permitted; with the exception of such properly installed trailer houses and mobile homes, no temporary building or dwelling shall be erected, placed or be permitted to remain on any Lot, provided, however, that temporary structures may be permitted for a period of no longer than one year during the course of construction of an approved permanent structure.

1.2 Further subdivision of any Lot or Lots is prohibited.

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(f).

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1.3 Subject to the approval of the Committee, the care and feeding of livestock or poultry is permitted. With such exception, use of the premises for commercial, business and trade purposes is prohibited. Use of the premises for a boarding or rooming house shall be deemed a prohibited commercial or business use. Adequate shelter shall be provided for any domestic animals, poultry, fowl and livestock kept on the premises and the same shall be contained on the owner's Lot or Lots.

1.4 The entire premises shall be kept clean and sanitary at all times, free of nuisance. The accumulation of weeds, rubbish or junk of any kind is not permitted. All garbage containers shall be completely enclosed and covered at all times. Storage of unlicensed road vehicles is not permitted and same may be removed by the Committee after thirty (30) days notice to the owner of the Lot where found. The Committee is likewise authorized to remedy any unsanitary or unsightly condition if not remedied by the owner upon thirty (30) days notice. All costs incurred by the Committee in any such connection shall be borne by the Lot owner and shall constitute a lien against the Lot or Lots involved, foreclosable by action on default of the owner in bearing such costs.

1.5 No parking is permitted within the right-of-way of roadways or bridle paths. Each property owner within the subdivision must provide adequate "off-street" parking for themselves, their guests and invitees.

II.

Construction Standards and Requirements

2.1 Each tract containing one or more Lots under one ownership must be enclosed by a fence within ninety (90) days of occupancy. The fence shall be a 32-inch woven wire with two strands of barbed wire above, the posts to be no more than 20 feet apart, provided, however, that a substantially equivalent fence may be constructed if approved by the Committee.

2.2 Permanently installed trailer houses and mobile homes are permitted, the same to be "set" no more than 24 inches above ground level and to be properly skirted and provided with adequate tie-downs. Proper maintenance so as to avoid unsightly conditions shall be required.

2.3 Grading or contouring which may unreasonably impede, dam, divert or otherwise interfere with the natural drainage of surface waters or streams shall not be permitted.

2.4 No structure shall be placed within 25 feet of the front line of a Lot, except in the instance where the general purpose might be better served by an exception, which exception must be specifically approved by the Committee.

2.5 Each Lot on which a dwelling is constructed, erected or installed shall have adequate provision for disposition of sewage, which provisions shall be subject to the approval of

the governmental authority having jurisdiction in the premises. Any water supply for domestic purposes shall be subject to the approval of the appropriate governmental authority.

2.6 No improvement shall be erected or placed on any Lot in said subdivision, nor shall any improvement be enlarged, remodeled or altered until the plans, design and specifications therefor, together with a plot plan showing the location thereof on such Lot, shall have been submitted to the Committee and approved in writing by the Committee. In the event the Committee neither approves nor disapproves such plan within thirty (30) days from the date of submission thereof, such plan shall be deemed to have been approved.

III.

Easements

3.1 An easement and right-of-way for the construction, operation, maintenance and removal of utilities serving all or any part of the subdivision or adjacent lands is hereby established in all roads and along the boundary lines of all Lots, as depicted on the recorded plan.

3.2 An easement consisting of a strip ten (10) feet in width on each side of every roadway, for use as a bridle path, is hereby established. No fence will be permitted to obstruct the easement so established.

IV.

Control Committee

4.1 There is hereby established a control committee ("Committee"), consisting of three (3) members. Homer R. Lathrop, Gordon Shipman and Morris R. Massey, all of Casper, Wyoming, shall serve as the initial members of the Committee. Homer R. Lathrop shall have the unqualified right to designate replacement members, including replacement of himself, at any time and from time to time, at his sole discretion, provided only that at such time as two-thirds, by number, of the Lots in the subdivision have been sold or subjected to contract for sale, ownership of at least one Lot within the subdivision shall be a necessary qualification for membership on the Committee.

4.2 The Committee shall have all requisite power and authority to administer and enforce the foregoing covenants, to the end that the general purpose shall be served, and shall have the right and power to grant and approve such exceptions and variances therefrom as are consistent with the general purpose.

4.3 The foregoing covenants are subject to repeal or substantial and material amendment only upon the majority vote of Lot owners. For voting purposes, each Lot shall be assigned one vote and a majority only of those voting shall carry the affirmative on any question submitted for vote. A

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WARRANTY DEED

HOMER R. LATHROP and VIRGINIA A. LATHROP, husband and wife

grantor S of Natrona County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO JERRY L. LEIKAM and KAREN M. LEIKAM, husband and wife

grantee S, of 5750 Evansville Route, Box 23, Evansville, Wyoming 82636 Natrona County, and State of Wyoming

the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 6 of Block 8 of Brookhurst, a subdivision of parts of Section 32, Township 34 North, Range 78 West of the 6th P. M. and Section 5, Township 33 North, Range 78 West of the 6th P. M. as shown on the plat thereof recorded in Book 262 of Deeds at page 50 of the records of Natrona County. Provided, however, that all water and ditch rights appurtenant to property herein described are expressly reserved and retained by sellers. An easement for the installation and maintenance of underground utilities which is coincident with the bridle path easement as shown on the foregoing plat and described in said covenants is further hereby reserved to sellers their successors and assigns. With covenants of record. Consisting of 2.070 acres more or less.

RECORDED Mar 2 19 82 12:38 O'CLOCK PM INSTRUMENT NO. 327293 JOHN J. TOBIN COUNTY CLERK

WITNESS OUR hands this 12th day of December 1975

Handwritten signatures of Homer R. Lathrop and Virginia A. Lathrop

STATE OF WYOMING COUNTY OF NATRONA ss.

The foregoing instrument was acknowledged before me by Homer R. Lathrop and Virginia A. Lathrop husband and wife this 12th day of December 1975

Notary Public seal for Natrona County, Wyoming, My Commission Expires Sept. 19, 1977

Handwritten signature of Notary Public and Title of Officer

My Commission Expires:

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



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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That

Jerry L. Leikam, a single person, and Karen M. Davis, formerly Karen M. Leikam, a single person,

of the County of Natrona State of Wyoming

in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration DOLLARS to them in hand paid by Jerry L. Leikam, a single person

whose address is 5750 Evansville Pk Box 23 Evansville Wyo 82636 the receipt whereof is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do for their heirs, executors and administrators, remis, release and forever quitclaim unto the said Jerry L. Leikam, a single person

heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as he have or ought to have, in or to all the following described premises, to-wit:

Lot 6 of Block 8 of Brookhurst, a subdivision of parts of Section 32, Township 34 North, Range 78 West of the 6th P.M., and Section 5, Township 33 North, Range 78 West of the 6th P.M., as shown on the plat thereof recorded in Book 262 of Deeds at page 50 of the records of Natrona County. Subject to any reserved water and ditch rights and to any reserved rights for the installation and maintenance of underground utilities, and subject to any other restrictions, covenants or encumbrances of record. Consisting of 2.070 acres more or less. Natrona County, Wyoming.

RECORDED June 20, 1990 AT 9:38 O'CLOCK AM INSTRUMENT NO. 477398 JOHN J. TOBIN NATRONA COUNTY CLERK CASPER, WYOMING

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said

Jerry L. Leikam, a single man.

heirs and assigns, to his and their own proper use and behoof forever. So that neither Jerry L. Leikam, a single person, and Karen M. Davis, formerly Karen M. Leikam, a single person

nor any other person in their name or behalf, or either of us or any other person in our or either of our names or behalf shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, they have hereunto set their hands and seal this 6th day of June A. D., 1990

Signed, sealed and delivered in the presence of:

[Crossed out signature area]

X (SEAL) Jerry L. Leikam X Karen M. Davis, formerly Karen M. Leikam (SEAL)

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



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