

137/44

Pocket 3
Folder 3

RECORDED IN BOOK 137, PAGE 44
NO. 137-44

PLAT OF CHRISTESON-KLUNGNESS RESUBDIVISION OF A PORTION OF EAST TERRACES, A SUBDIVISION IN NATRONA COUNTY, STATE OF WYOMING

SCALE: 1 INCH = 40 FEET

Being Block 12

BY
LOUIS A. CHRISTESON AND HELEN CHRISTESON, HIS WIFE, AND MILTON L. KLUNGNESS AND NORMA L. KLUNGNESS, HIS WIFE
TO
THE PUBLIC

CERTIFICATE OF DEDICATION

Christeson - Klungness Resubdivision of a Portion of East Terraces
A Subdivision in Natrona County, Wyoming.

By instrument dated the 6th day of June 1923, captioned "East Terraces, a Subdivision in Natrona County, State of Wyoming," and Plat thereof, recorded in the office of the County Clerk and Ex-officio Register of Deeds of said county, in Book 39 of Deeds at page 183. The See Ben Realty Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wyoming, subdivided all of the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4 of Section 11 and part of the SW 1/4 of Section 2, all in Township 33 North, Range 79 West, 6th P.M., Natrona County, Wyoming as designated on said Plat, and included specifically therein

Blocks 1 to 19 both inclusive, except Blocks 15 and 16, which have not been divided into lots.

By instrument dated January 31, 1925, captioned "Partial Vacation of Plat," and recorded in the office of the County Clerk and Ex-officio Register of Deeds in and for Natrona County, Wyoming, in Book 47 of Deeds at page 53. See Ben Realty Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wyoming vacated certain blocks in said East Terraces, a Subdivision in Natrona County, Wyoming and included specifically therein

Blocks 12 to 19 inclusive

We the undersigned Louis A. Christeson and Helen Christeson, his wife, and Milton L. Klungness and Norma L. Klungness, his wife, do hereby certify:

That the above and foregoing resubdivision of Block 12, including all streets, alleys, and commons appearing on the above and foregoing Resubdivision Plat, all situate in the NW 1/4 of the NW 1/4 of Sec. 11, Township 33 North, Range 79 West 6th P.M., Natrona County, Wyoming, being a partial resubdivision of said original subdivisions known as East Terraces, a Subdivision in Natrona County, Wyoming, as it appears on said above and foregoing plat is with the free consent, and in accordance with the desires of the undersigned owners and proprietors of said land resubdivided.

That so much of said streets as appear on said resubdivision Plat are in all respects identical with and as the same appear on said original Plat are now known and designated on the official map of said City of Casper, as the same appears in the City Engineer's Office, as last revised in April of 1942, which revision was approved by the City Council of the City of Casper, Natrona County, Wyoming, on April 6, 1942. The alley appearing on said resubdivision Plat does not appear on said original Plat.

That the name of said Resubdivision shall be CHRISTESON-KLUNGNESS RESUBDIVISION OF A PORTION OF EAST TERRACES, A SUBDIVISION IN NATRONA COUNTY, WYOMING.

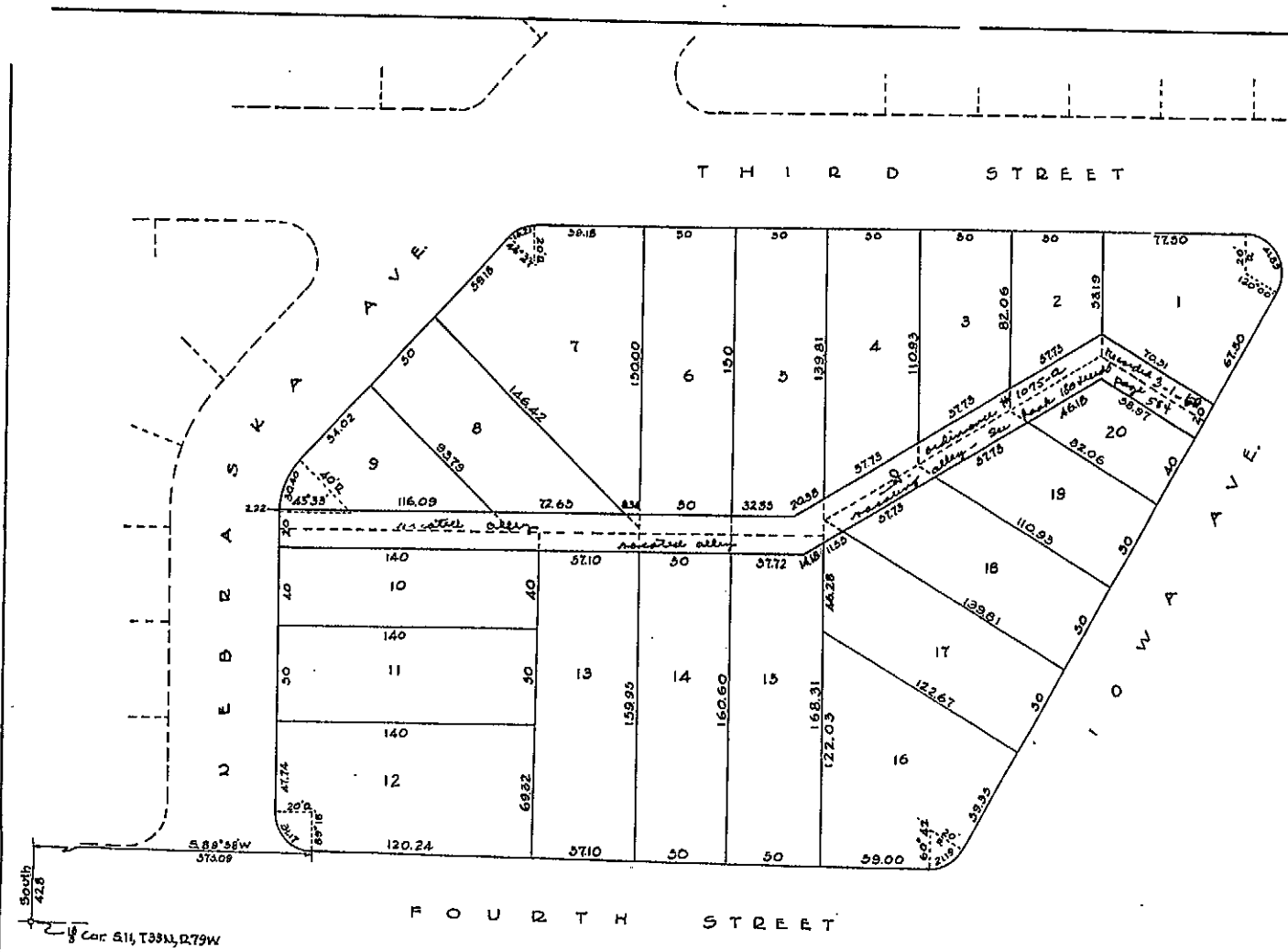
That the streets, alleys and commons or public ways on said Resubdivision Plat are hereby dedicated and/or rededicated to the public for public use forever, and the undersigned hereby release and waive all rights under and by virtue of the homestead laws of this state as to all streets and alleys and commons or public ways shown on said Resubdivision Plat.

Louis A. Christeson
Louis A. Christeson
Helen Christeson
Helen Christeson
Milton L. Klungness
Milton L. Klungness
Norma L. Klungness
Norma L. Klungness

STATE OF WYOMING }
COUNTY OF NATRONA } ss

On this ___ day of ___ 1951, before me personally appeared *Louis A. Christeson* and *Helen Christeson*, his wife, and *Milton L. Klungness* and *Norma L. Klungness*, his wife, to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires _____
Notary Public



STATE OF WYOMING }
COUNTY OF NATRONA } ss
I, Frank Molo, of Natrona County, Wyoming, a duly licensed engineer in the State of Wyoming, being first duly sworn, upon my oath depose and say that the survey of the Resubdivision of Block 12, East Terraces, a Subdivision in Natrona County, Wyoming was made by me on the 19th and 20th days of August, 1950 and the 4th day of November, 1950, at the request of Louis A. Christeson and Milton L. Klungness, of Natrona County, Wyoming, owners and proprietors of said real estate; that said lots are resubdivided into Lots numbered 1 to 20, both inclusive, as shown by this plat which is a true and correct representation of the survey, and that the new Lots are well and accurately marked with 1/2 iron pipe monuments at the corners thereof. Witness my hand and seal this ___ day of ___ 1951.



and sworn to before me on this ___ day of ___ 1951
My commission expires _____

Frank Molo
Wyoming Engineer License No. 310
Notary Public

This Resubdivision Plat of the above and foregoing Christeson-Klungness Resubdivision of a Portion of East Terraces, a Subdivision in Natrona County, Wyoming is hereby

APPROVED:
City Council of the City of Casper, Wyoming
by resolution duly passed on the ___ day of ___ 1951

Arthur W. Humphreys
Mayor
Edward Davichan
President of the Council
Bea's Bunker
City Clerk
Dated: July 17 - 1951

Board of County Commissioners of Natrona County, Wyo.
by resolution duly passed on the ___ day of ___ 1951
By *Farmout Mucke*
Chairman of the board

ATTEST:
Lois Blumenthal
County Clerk
Dated: _____

EAST TERRACES COMPANY,
 a corporation,
 To
 Owner of record of
 lots in East Terraces
 Subdivision

RELEASE

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).

WHEREAS, EAST TERRACES COMPANY, a corporation, being then the owner of certain land located in the County of Natrona and State of Wyoming, did on various dates make and execute certain deeds to various grantees whereby certain lots in East Terraces, a subdivision of all of the NW 1/4 and part of the NE 1/4 of Section 11, also a part of the S 1/2 of Section 2, all in Township 55 N., R. 70 W. of the 6th P. M., Natrona County, Wyoming, were conveyed, said deeds containing certain conditions and restrictions and expressly providing that upon the breach of any one of said conditions and restrictions by the grantee or the heirs, personal representatives, successors and assigns of such grantee, or any persons claiming or to claim under or through such grantee, the estate thereby granted should immediately cease, determine and be void, and would revert to the grantor together with all improvements erected on said premises, and that the grantor would have the right to re-enter and take possession of said premises; and

WHEREAS, the said EAST TERRACES COMPANY, for the consideration hereinafter recited and in order to enable the present owners of lots in said subdivision which were so conveyed by said East Terraces Company by deeds providing for reverter of title upon the breach of any of the conditions and restrictions contained in said deeds to hold and enjoy their said properties freed from said right of reverter, desires to release and discharge all of said premises so conveyed by it from said provisions for reverter of title and right of re-entry for the breach of said conditions and restrictions.

NOW THEREFORE, in consideration of the premises and of the sum of One Dollar to it in hand paid by one or more of the present owners of lots so conveyed by said East Terraces Company, and of other good and valuable considerations, said East Terraces Company, a Wyoming corporation, does hereby release to the present owner or owners of each of said lots, their respective heirs and assigns forever, all rights which the said East Terraces Company now has or may hereafter acquire, to have or recover the title to said lots so conveyed by it, or any thereof, or to re-enter into or upon said lots or any thereof, by reason of any breach of any of the conditions and restrictions contained in any of the deeds whereby said East Terraces Company conveyed said lots or parcels of land located in said East Terraces Subdivision, and does hereby forever discharge each and all of said lots and parcels of land from all rights of reverter and rights of re-entry for breach of said conditions and restrictions, which said East Terraces Company now has or may hereafter acquire by virtue of said deeds or any thereof.

IT IS THE EXPRESS INTENT OF THIS INSTRUMENT that all of said conditions and restrictions shall continue in full force and effect and shall continue as covenants running with the land as provided in and by said several deeds or covenants made by said East Terraces Company and that the present owner or owners of said lots and parcels of land in said subdivision, their respective heirs and

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assigns, shall continue to have and enjoy all rights accruing to them as such owner of owners resulting from the creation of said restrictions and conditions, excepting only the rights and privileges hereby expressly released by said East Terraces Company.

IN WITNESS WHEREOF East Terraces Company, a corporation, has caused its corporate name to be hereunto subscribed and has caused its corporate seal to be hereunto affixed this 28th day of February, 1946.

WITNESS:

Martin J. Papp

EAST TERRACES COMPANY
A Corporation,

By B. S. Schuch
Its President

Attest K. C. Schuch
Its Secretary



STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

On this 28th day of February A.D. 1946, before me personally appeared B. S. Schuch to be personally known, who, having been by me first duly sworn, did say:

That he is the President of East Terraces Company, the corporation described in and which executed the foregoing instrument;

That the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors; and said B. S. Schuch acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal on the day and year in this certificate first above



Martin J. Papp
Notary Public

My Commission Expires: October 12, 1947