

Packet 2  
Folder 3

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STATE OF WYOMING  
COUNTY OF NATRONA  
JUN 16 1953  
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147/289

PLAT OF  
CLAREMONT ADDITION  
TO THE  
CITY OF CASPER, WYOMING  
IN THE NW<sup>4</sup>SW<sup>4</sup> SEC. 15, T. 33N, R. 79W, 6th P.M.  
NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

This is to certify that Service Credit Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wyoming, is the owner and proprietor of the above named subdivision as shown on the annexed Plat and which subdivision includes that portion of the NW<sup>4</sup>SW<sup>4</sup> of Sec. 15 in T. 33N, R. 79W, of the 6th P.M., located in Natrona County, Wyoming, and more particularly described as follows:  
Beginning of the W 1/2 corner of that said sec. 15, thence S 0° 14' 2" E 1009.6 feet along the 1/2 line to a point, thence S 89° 45' 14" W, 841.2 feet to a point, thence N 0° 14' 2" W 1021.11 feet to a point on the East and West center line of that said Sec. 15, which bears S 89° 28' 2" E, 472.0 feet from W 1/2 corner of that said Sec. 15; thence S 89° 28' 2" E, 841.2 feet along that said East and West centerline of that said Sec. 15 to the point of beginning containing 19.61 acres more or less. Said subdivision includes Blocks numbered 1 to 6, both inclusive, each block containing lots numbered consecutively upward from 1 inclusive, with the exception of Block numbered 6 which has not been divided into lots, said subdivision is known as CLAREMONT ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, and in accordance with the desire of the above named owner and proprietor, Service Credit Company, and the said Service Credit Company dedicates to the public all streets and alleys and public ways as shown on the annexed Plat for public use.

IN WITNESS WHEREOF, said Service Credit Company has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer this 20<sup>th</sup> day of May, 1953.

SERVICE CREDIT COMPANY

BY: *[Signature]*  
ATTEST: *[Signature]*

STATE OF WYOMING }  
COUNTY OF NATRONA } SS

On this 20<sup>th</sup> day of May, 1953, before me personally appeared H.J. Clare, to me personally known, who, being by me duly sworn, did say that he is the President of Service Credit Company, a Wyoming corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said H.J. Clare acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 20<sup>th</sup> day of May, 1953.

My Commission expires on the 20<sup>th</sup> day of August, 1953.

*[Signature]*  
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, Albert Park of Casper, Wyoming, hereby certify that during the month of May, 1953, The Claremont Addition to the City of Casper, Wyoming in the NW<sup>4</sup>SW<sup>4</sup> Sec. 15, T. 33N, R. 79W, of the 6th P.M., Natrona County, Wyoming, was surveyed by me and under my direction, that said Addition is described on this plat in the owners certificate of dedication and that the same is correctly shown on this plat which is drawn to a scale of one inch equals 40 feet. Lot corners and other points are marked as shown on the plat. Each lot bears its respective number, said plat is true and correct and I accurately surveyed said Addition and the lots, streets, avenues, alleys, parks, commons and other grounds are well and accurately staked off and marked. Width of streets and alleys and dimensions of lots are given in feet and decimals.

Subscribed and sworn to before me this 16 day of May, 1953

My Commission expires on the 18 day of Dec, 1953

*[Signature]*  
NOTARY PUBLIC

APPROVED

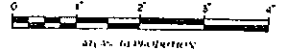
CITY COUNCIL OF THE  
CITY OF CASPER, WYOMING

BY: *[Signature]*  
ATTEST: *[Signature]*  
DATED: June 15-1953

APPROVED

BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*  
ATTEST: *[Signature]*  
DATED: July 16, 1953



8" Zone

Recorded July 10, 1953 at 3:40 O'Clock P.M.  
In Book 28 of Misc. Page 443  
No. 691135 Carl Thomason  
County Clerk

CLAREMONT ADDITION BUILDING RESTRICTIONS

WHEREAS, Service Credit Company, A Wyoming Corporation, is the owner of Blocks 1 to 6, inclusive, Claremont Addition to the City of Casper, Natrona County, Wyoming, and desires to establish in said addition a restricted residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner;

NOW, THEREFORE, In consideration of the premises, the undersigned Service Credit Company, A Wyoming Corporation, does hereby impose upon said lots, Claremont Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building plot designated as Zone "A" other than a one-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(b) No structure shall be erected, altered, placed or permitted to remain on any residential building lot designated as Zone "B" other than a single-family dwelling, or a multiple dwelling of not more than four families, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(c) No building shall be erected, placed or altered on any building plot in said addition 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 subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of H. J. Clare, H. J. Clare, Jr., and Emily L. Clare, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or its designated representative, fails to approve or disapprove such design and location within 30 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. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after June 23, 1963. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

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).

(d) No building shall be located on any lot nearer than twenty feet to the front lot line or nearer than ten feet to any side street line. No building shall be located nearer than twenty feet and twenty feet respectively to the street property lines of said streets. No building shall be located nearer than five feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located seventy feet or more from the minimum setback line. No dwelling shall be located on any interior lot nearer than twenty-five feet to the rear lot line.

(e) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet or a width of less than 50 feet at the front building setback line.

(f) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No single-dwelling unit costing less than \$7,500.00 as of June 23, 1953 shall be permitted on any lot in the tract. The ground floor area of the main structure shall not be less than 720 square feet in the case of a one story structure, exclusive of garage, nor less than 720 square feet in the case of a one and one-half story structure, exclusive of garage.

(h) No multiple unit dwelling costing less than \$12,000.00 as of June 23, 1953, shall be permitted on any "B" Zone lot in the tract. The ground floor area of the main structure shall not be less than 1200 square feet in the case of a one story structure, exclusive of garage, nor less than 1200 square feet in the case of a one and one-half story structure, exclusive of garage.

(i) Fencing of yards will be permitted from the back of the lot to the front and/or side setback of any street. There shall be no front yard fencing.

(j) No store, shop, repair shop, storage or 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 lots within said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood, except Block 6, which is designated as commercial.

(k) An easement is hereby reserved for the Mountain States Power Company and the Mountain States Telephone and Telegraph Company for poles, anchors, and guy wires and cable adjacent to any lot lines in Claremont Addition to the City of Casper, Natrona County, Wyoming.

(l) Block 6 of Claremont Addition is designated as a Commercial of "D" Zone, and any structures on this Block 6 shall be regulated by the Zoning Ordinance.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 23, 1978, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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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).

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 development or subdivision 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 by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed this 23rd day of June, 1953.

SERVICE CREDIT COMPANY  
A Wyoming Corporation

ATTEST:  
  
H. J. Clare, Jr.  
Secretary

BY H. J. Clare, Sr.  
President

STATE OF WYOMING     )  
  ) SS.  
COUNTY OF NATRONA )

On this 27th day of June, 1953, before me appeared H. J. Clare to me personally known, who, being by me duly sworn, did say that he is the President of Service Credit Company, a Wyoming Corporation, and 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 H. J. Clare acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires:  
June 29, 1955

Nick Adamson, Notary Public