

238/305

PLAT "DEERHAVEN NO. 2"

A SUBDIVISION

BEING A PORTION OF
THE E 1/2 NE 1/4, SECTION 21
T.32N., R.79W. of 6th PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1" = 100'

CERTIFICATE OF DEDICATION

WORLENCO, a Partnership, consisting of H.L. Worthington and Elmer C. Lenhart, does hereby certify that the foregoing Subdivision as set forth by this platting of portions of the E 1/2 NE 1/4, Section 21, Township 32 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming, is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands, all of which are more particularly set forth by perimeter metes and bounds as follows:

Beginning at the southwest corner of said E 1/2 NE 1/4, Section 21, thence N. 0° 30' W., along the west line of said E 1/2 NE 1/4, 1280.5 feet to point numbered 17; thence N. 69° 00' E., 104.1 feet to point No. 15; thence N. 86° 14' E., 181.4 feet to point No. 14; thence N. 82° 31' E., 108.9 feet to point No. 13; thence N. 55° 18' E., 94.4 feet to point No. 12; thence N. 75° 36' E., 200.3 feet to point No. 11; thence S. 73° 23' E., 46.3 feet to point No. 10; thence S. 40° 15' E., 91.0 feet to point No. 9; thence S. 26° 11' E., 62.2 feet to point No. 8; thence S. 59° 05' E., 75.9 feet to point No. 7; thence S. 85° 52' E., 100.5 feet to point No. 6; thence N. 53° 49' E., 86.1 feet to point No. 5; thence N. 77° 16' E., 46.7 feet to point No. 4; thence N. 59° 03' E., 81.3 feet to point No. 3; thence S. 80° 52' E., 94.9 feet to point No. 2; thence N. 76° 55' E., 85.6 feet to point No. 1, which is also on the east line of said E 1/2 NE 1/4, Section 21; thence along said east line, S. 0° 16' W., 1267.9 feet to the southeast corner of said E 1/2 NE 1/4; thence along the south line of said E 1/2 NE 1/4, S. 85° 29' W., 1302.84 feet to the point of beginning, containing 38.62 acres, more or less;

that the name of said Subdivision shall be "DEERHAVEN NO. 2" and that the roads contained in said plat are hereby dedicated to the use of the public, and that said owners and proprietors, and their respective wives, hereby release and waive all rights under and by virtue of the homestead laws of the State of Wyoming, in the parts thus dedicated to the use of the public.

WORLENCO, a Partnership

Helen E. Worthington
WIFE OF H. L. WORTHINGTON

BY: *H. L. Worthington*
H. L. WORTHINGTON, PARTNER

Louise Lenhart
WIFE OF ELMER C. LENHART

BY: *Elmer C. Lenhart*
ELMER C. LENHART, PARTNER

STATE OF WYOMING
COUNTY OF NATRONA

On this 23rd day of November, 1971, before me personally appeared, H. L. Worthington and Helen E. Worthington, his wife and Elmer C. Lenhart and Louise Lenhart, his wife, to me known as the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free acts and deeds, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal on the day and year first above written
My commission expires: JANUARY 5, 1973

James H. Carpenter
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA

I, E. C. Lenhart of Casper, Wyoming do hereby certify that this plat was prepared from notes taken during an actual survey made by me during the months of August and September, 1971 and that such plat correctly represents such survey and "DEERHAVEN NO. 2" a subdivision of a portion of the E 1/2 NE 1/4 of Section 21, T. 32 N., R. 79 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.

E. C. Lenhart
E. C. LENHART, SURVEYOR

Subscribed in my presence and sworn to before me this 23rd day of November, 1971.
My commission expires January 5th, 1973.

James H. Carpenter
NOTARY PUBLIC

PLAT APPROVED

Approved by the Board of County Commissioners, Natrona County, Wyoming, by Resolution duly passed on the _____ day of _____, 1971.

ATTEST: _____
COUNTY CLERK

CHAIRMAN OF THE BOARD

Inspected and approved on the _____ day of _____, 1971.

COUNTY SURVEYOR

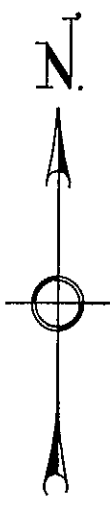
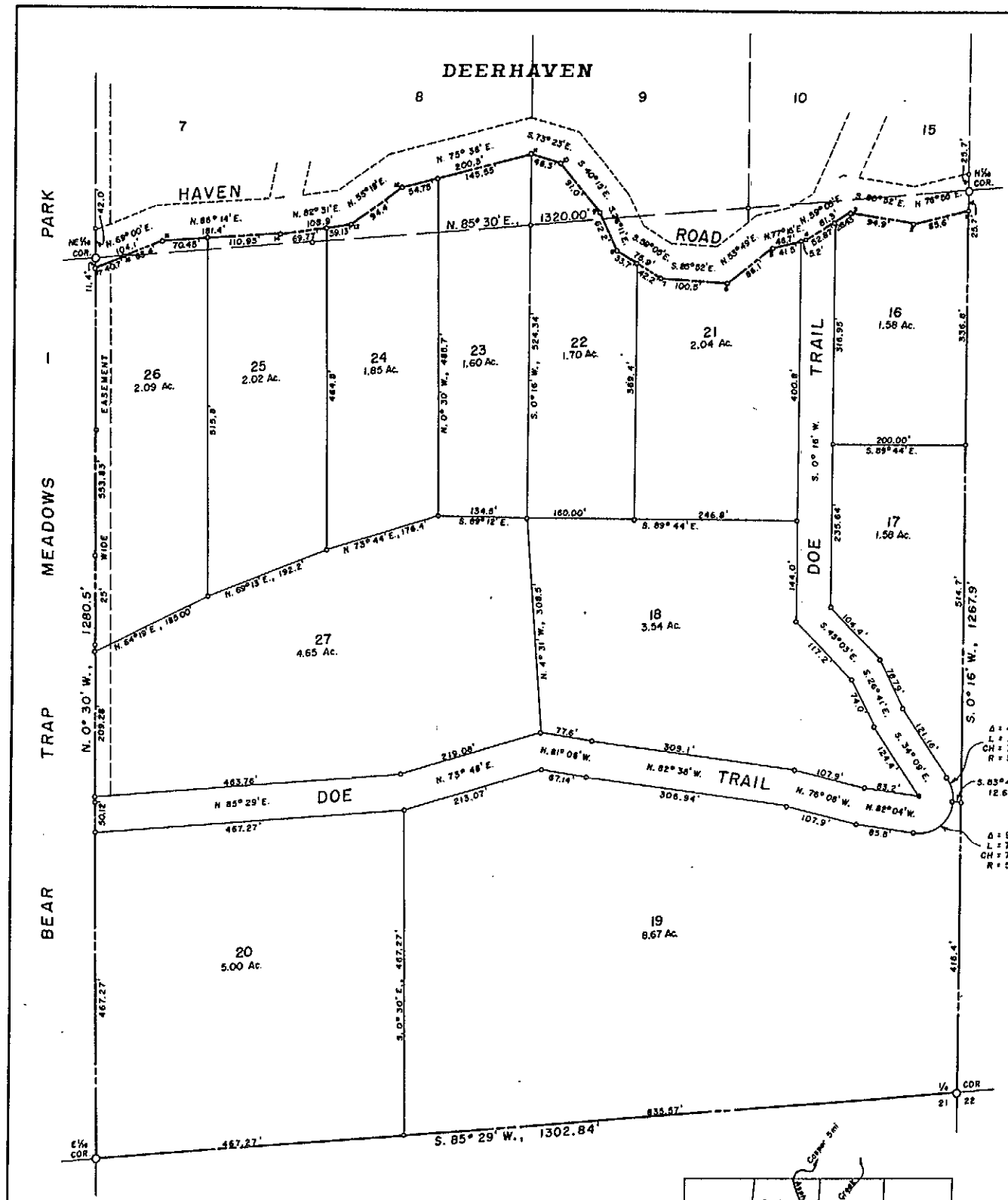
Inspected and approved on the _____ day of _____, 1971.

NATRONA COUNTY HEALTH DEPT.

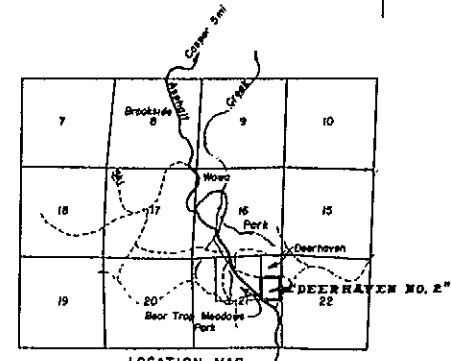
My Office Expires
January 6, 1975

Filed for record in the Office of the Clerk of Natrona County, Wyoming on
this _____ day of _____, 1971.

COUNTY CLERK



ATLAS REPRODUCTION



LOCATION MAP
T. 32 N., R. 79 W. of the 6th P. M.
NATRONA COUNTY, WYOMING
SCALE 1" = 1 mile

WORTHINGTON, LENHART, CARPENTER & LADD, INC.
632 SOUTH DAVID STREET, CASPER, WYOMING
NOVEMBER 17, 1971

Recorded December 22, 1971 at 3:30 o'clock P.M.
in Book 57 of Misc. Page 183
No. 121824

John J. Tobin
County Clerk

PROTECTIVE COVENANTS

DEERHAVEN NO. 2, a Subdivision being a portion of the E½NE¼
of Section 21, Township 32 North, Range 79 West of the 6th P.M.,
Natrona County, Wyoming.

THIS DECLARATION, made this 24th day of November, 1971, by WORLENCO,
a partnership consisting of H. L. Worthington and Elmer C. Lenhart, of Casper,
Natrona County, Wyoming, hereinafter called the "Declarant,"

WITNESSETH:

WHEREAS Declarant is the owner of all of the lots in Deerhaven No. 2, a
subdivision being a portion of the E½NE¼ of Section 21, Township 32 North, Range
79 West of the 6th P.M., Natrona County, Wyoming, a plat of which has, prior to
the execution of these covenants, been recorded in the office of the County Clerk
of Natrona County, Wyoming; and

WHEREAS Declarant is desirous of subjecting all of the real property in Deerhaven
No. 2 to each and all of the covenants, restrictions and reservations hereinafter set
forth, each and all of which are for the benefit of the property and subsequent owners
thereof and shall inure to the benefit of and pass with said property and each and
every lot and part of lot thereof and shall bind and apply to the successors in interest
of any and all owners thereof;

NOW, THEREFORE, Declarant hereby declares:

1. That the real property in Deerhaven No. 2, a subdivision being a portion of
the E½NE¼ of Section 21, Township 32 North, Range 79 West of the 6th P.M., Natrona
County, Wyoming, is and shall be held, transferred, sold and conveyed subject to
the conditions, restrictions, covenants, reservations and easements hereinafter set
forth.

2. Said real property is subjected to the covenants, restrictions, conditions,
reservations and easements hereby declared to insure the best use and most appropriate
development and improvement of each building site thereof; to protect the owners of
building sites against such improper use of surrounding building sites as will depreciate
the value of their property; to preserve as far as practicable the natural beauty of
said property; to secure and maintain proper setbacks from lot lines; and to, in
general, provide adequately for protection of the values of investments made by
purchasers of building sites therein and to prevent undue inconvenience to others
in the area by any owner or user of building sites in Deerhaven No. 2.

3. No building shall be located on any building site closer than twenty-five
feet distant from any lot line for all sites covered by these covenants, including
any lot line of subdivided lots as hereinafter provided.

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 9604(c).

4. Fencing of lots is permitted; however, the said fence shall be a neat, orderly and sightly fence on or adjacent as near as practicable to the lot line and in no event over the lot line owned by the person or persons constructing the fence, and, if said fence be constructed of wire, barbed wire may not be used in whole or any part.

5. Installation of any water supply or sewerage facility shall have prior approval of the Natrona County Health Department before the beginning of construction and be inspected by said Department upon completion of said construction.

6. No store, shop, repair shop, garage, restaurant, dance hall or other place of public amusement or enterprise, or any group, religious, fraternal, youth or other multiple organization use or ownership of the lots or any part thereof shall be allowed, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the other owners of lots in Deerhaven No. 2.

7. The following numbered lots shall be used for one building site only, being Lots 16, 17, 21, 22, 23, 24, 25 and 26.

The following numbered lots: 18, 19 and 20 may be subdivided, providing that any subdivision shall not create a building site of less than 1.75 acres on any tract following subdivision.

With respect to any of the above tracts subdivided, the restrictions and requirements herein contained shall apply in all respects to both the original and subdivided lot.

8. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until August 1, 1981, at which time said covenants shall be automatically extended for successive periods of ten years unless, by vote of a majority of the then owners of lots in Deerhaven No. 2, it is agreed to change said covenants in whole or in part.

9. 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 estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, 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.

MADE, DATED AND SIGNED the day and year first above written.

WORLENCO, a partnership

By: H. L. Worthington

Elmer C. Lenhart

Partners

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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).

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 24th day of November, 1971, before me personally appeared H. L. Worthington and Elmer C. Lenhart, sole partners in Worlenco, a partnership, to me known 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 as such partners.

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

Thelma I. Allen, Notary Public

My Commission Expires: April 10, 1973

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