

148/537

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**PLAT OF
DERINGTON ADDITION**

TO THE
CITY OF CASPER, WYOMING
IN THE NE⁴SW⁴ AND THE NW⁴SW⁴
SEC. 11, T. 33 N., R. 79 W. 6TH P. M.

NATRONA COUNTY, WYOMING
SCALE 1 INCH = 40 FEET

CERTIFICATE OF DEDICATION

We, James G Derrington and Florella Derrington, husband and wife, and Arch M Sellery, developer do hereby certify that the foregoing subdivision of that portion of the NE⁴SW⁴ and NW⁴SW⁴ of Section 11, T. 33 N., R. 79 W., 6TH P. M. said tract being more particularly described as follows:

Beginning at a point on the East West centerline of section 11, T. 33 N., R. 79 W., that bears N 89° 57' 1/2" W 990.9 feet from the center 1/4 corner of said section, thence N 89° 57' 1/2" W 990.0 feet along said centerline to a point thence, S 00° 02' 1/2" W 694.8 feet to a point on the centerline of 10TH street City of Casper; thence S 89° 57' 1/2" E 990.0 feet along said centerline to a point; thence N 00° 02' 1/2" E. 694.8 feet to the point of beginning containing 15.80 acres more or less, as appears on this plat, is with the free consent and in accordance with the desires of us, the undersigned owners and proprietors of said lands; that the name of said Subdivision shall be "DERINGTON ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING," and that the streets, alleys, and public ways shown on said plat are hereby dedicated to public use.

James G Derrington
Florella Derrington
Arch M Sellery

STATE OF WYOMING }
COUNTY OF NATRONA } SS

On this 14 day of April, 1953, before me personally appeared James G Derrington and Florella Derrington, husband and wife, and Arch M Sellery, developer, 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.

Given under my hand and seal of office this 21 day of April in this certificate first above written.

My commission expires on the 18 day of December, 1954. *(Mrs.) Bernice Rumber*
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

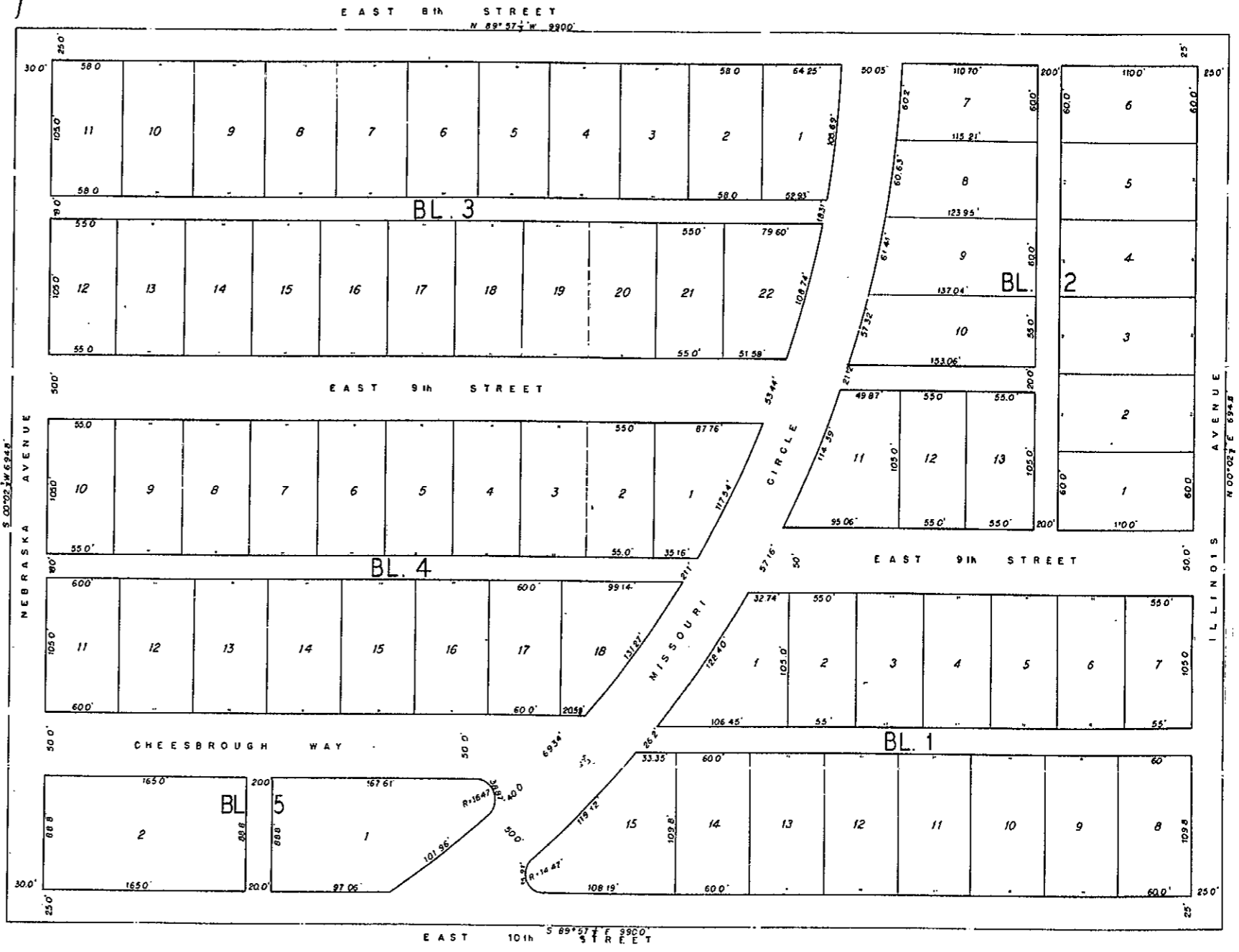
I, Donald B Wattersdorf, of Casper, Wyoming, here certify that during the month of March, 1953, the Derrington Addition to the City of Casper, Wyoming, in the NE⁴SW⁴ and the NW⁴SW⁴ of Section 11, T. 33 N., R. 79 W., of the 6TH P. M. Wyoming, was surveyed by me and under my direction, that said Addition 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 forty 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, Blocks, Streets, Avenues, Alleys, and other grounds are well and accurately staked off and marked. Widths of streets and alleys and dimensions of lots are given in feet and decimals.

Donald B Wattersdorf
DONALD B WATTERSDORF - LAND SURVEYOR - LICENSE # 123

Subscribed in my presence and sworn to before me this 15 day of April, 1953.

My commission expires on the 8 day of December, 1955. *Augusta Q Rumber*
NOTARY PUBLIC

LEGEND
3/4" X 24" G.I.P. - ALL BLOCK CORNERS
3/8" X 16" - ALL LOT CORNERS
1 1/2" X 24" G.I.P. - PERIMETER CORNERS (Bross Copied)



APPROVED:
CITY COUNCIL OF THE
CITY OF CASPER, WYOMING
BY *Tom Nicholas*
Daniel Joseph
PRES OF THE COUNCIL
ATTEST *Bernice Rumber*
CITY CLERK
DATED 4-14-1953

APPROVED:
BOARD OF COUNTY COMMISSIONERS
OF NATRONA COUNTY, WYOMING
BY *Faust Mishi*
CHAIRMAN OF BOARD
ATTEST *Carl J. ...*
COUNTY CLERK
DATED April 30, 1953

Recorded Mar 3 - 1954 at 10:20 o'clock A.M.
In Book 29 of Misc Page 423
No. 707282

Carl Thomason
County Clerk

DERINGTON SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, Arch M. Sellery is the owner, developer and optionee of all properties included in the Derington subdivision to the City of Casper, Natrona County, Wyoming, and

WHEREAS, aforesaid Arch M. Sellery desires to establish in said addition an exclusive 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, Arch M. Sellery, does herewith and hereby impose upon said properties, to wit: the Derington subdivision to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions:

1. The residential area covenants to be hereinafter provided shall include all of said Derington subdivision to the City of Casper, Natrona County, Wyoming, excepting Blocks 5 and 1 of aforesaid subdivision, and that said Block 5 shall be herewith and hereby understood to be a business area which said business area shall come under the restrictions of the zoning ordinances of the City of Casper, Natrona County, Wyoming, for a "C" zone, and that restrictive covenants for Block 1 in aforesaid addition shall be herewith specifically set out.

2. As to all other properties in aforesaid subdivision excepting only Block 5 and Block 1, the following restrictive covenants shall apply:

a. No lots shall be used except for residential purposes.

b. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed one and one half (1½) stories in height and a private garage for not more than two (2) cars.

c. No dwelling shall be permitted on any lot at a cost of less than seven thousand dollars (\$7,000.00) based upon cost levels prevailing at the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than eight hundred twenty (820) square feet for a one story building, nor less than six hundred square feet (600) for a building of more than one story.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown in the recorded plat. In any event, no building shall be located on any lot nearer than twenty-five (25) feet to the front lot line excepting as to corner lots on Nebraska Avenue, Missouri Circle and Illinois Avenue, no building shall be located on any lot nearer than twenty-five

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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(f).

(25) feet to the front lot line, or nearer than ten (10) feet to any side street line, except residential buildings may face on Nebraska Avenue and the West side of Missouri Circle. No building so located on above mentioned streets shall be located nearer than twenty-five (25) feet to the front lot line or fifteen (15) feet to the long side of the lot. In Block 1 of aforesaid addition, all of aforesaid and hereinafter provided restrictive covenants shall apply excepting that in said Block 1 no building shall be located nearer than three (3) feet to the interior lot line but that in no case shall any building in aforesaid Block 1 in said Derington Addition be erected less than fifteen (15) feet distant from any other structure in said addition. Excepting only Block 1 in the Derington Addition, no building shall be located nearer than five (5) feet to the interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located seventy (70) feet or more from the minimum building setback line. No building shall be located nearer than five (5) feet to the interior lot line except, that no side yard shall be required for a garage or other permitted accessory building located seventy (70) feet or more from minimum building setback line. No dwelling shall be located on any interior lot nearer than twenty-five (25) feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of the building on a lot to encroach upon another lot. No dwelling shall be erected or placed on any lot having a width of less than forty-five (45) feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than fifty-six hundred (6500) square feet.

4. No noises, or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, and no livestock or any kind or nature may be kept upon any properties in aforesaid subdivision and that the only animals that shall be permitted will be small house pets.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, nor shall there be any such temporary buildings to be used for storage purposes except during construction periods.

6. Yard fences may be extended only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing in aforesaid subdivision.

7. These covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years or unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

8. 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.

9. In validation 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.

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STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 2nd day of March, 1954, before me personally appeared John A. Giesecking and Priscilla Giesecking, husband and wife, 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.

Given under my hand and notarial seal this 2nd day of March, 1954.

Robert G. Kimball, Notary Public

My commission expires:

My Commission expires July 1, 1954

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 2nd day of March, 1954, before me personally appeared Warren L. Kreider and Mary M. Kreider, husband and wife, 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.

Given under my hand and notarial seal this 2nd day of March, 1954.

Robert G. Kimball, Notary Public

My commission expires:

My Commission expires July 1, 1954

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 2nd day of March, 1954, before me personally appeared Arch M. Sellery, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Given under my hand and notarial seal this 2nd day of March, 1954.

Robert G. Kimball, Notary Public

My commission expires:

My Commission expires July 1, 1954

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STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

I, Carl Thomason, the duly elected County Clerk, do hereby certify that the aforesaid Derington Subdivision Building Restrictions is an exact copy of the original recorded in the office of the County Clerk and a matter of record in said office.

In witness whereof, I have hereunto set my hand and the seal of the said office.

CARL THOMASON, County Clerk

By Mary Jane Wilson, Deputy County Clerk

(SEAL)

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