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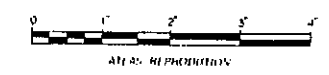
PLAT OF
BLOCKS 7 & 8
DERINGTON ADDITION
TO THE CITY OF CASPER

A SUBDIVISION OF A PORTION OF THE
NE⁴ SW⁴, SECTION 11 of T.33N., R.79W., 6th P.M.
NATRONA COUNTY, WYOMING.

CERTIFICATE OF DEDICATION

LIQUIDATION SERVICE COMPANY, a Wyoming Corporation, does hereby certify that the foregoing subdivision of that portion of the NE⁴ SW⁴ of Section 11, T.33N., R.79W. of the 6th P.M., Natrona County, Wyoming as appears on this plat, is with the free consent, and in accordance with the desire of the undersigned owner and proprietor, and that the name of the subdivision shall be "BLOCKS 7 & 8, DERINGTON ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING" and that the streets, alleys, and public ways as shown on said plat are hereby dedicated to public use.

ATTEST Secretary By: President



STATE OF WYOMING SS.
COUNTY OF NATRONA

On this 3rd day of January, 1955, C.L. LIERD to me personally known who, being by me duly sworn did say that he is the President of Liquidation Service Company 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 C.L. Lierd acknowledged said instrument to be the free act and deed of said corporation. Given under my hand and notarial seal the day and year in this certificate first above written.

My commission expires on the 14th day of _____, 19__.

CERTIFICATE OF SURVEYORS

STATE OF WYOMING SS.
COUNTY OF NATRONA
We, H.L. Worthington and E.C. Lenhart of Casper, Wyoming, do hereby certify that this map was made from notes taken during an actual survey made during the month of December, 1954 and said plat correctly represents BLOCKS 7 & 8, DERINGTON ADDITION TO THE CITY OF CASPER and the subdivision thereof. Each lot bears its respective number and all Streets, Lots and Alleys are well and accurately staked, all dimensions being expressed in feet and decimals thereof and that said survey is correct to the best of our knowledge and belief.

Subscribed in my presence and sworn to before me this 3rd day of January, 1955.
My commission expires on the 19th day of February, 1955.

APPROVED

BOARD OF COUNTY COMMISSIONERS, Natrona County Wyoming, by Resolution duly passed on the 21st day of January, 1955.
F. J. ...
Chairman of Board.

CITY COUNCIL, City of Casper, Wyoming by Ordinance No. 1134 duly passed, adopted and approved on the 12th day of January, 1955.
...
Mayor
...
President of Council

ATTEST: ...
County Clerk
Inspected and Approved: ...
County Surveyor

ATTEST: ...
City Clerk

o Control Points set by Worthington & Lenhart
• Original or Reestablished Corners of Others.

Carl Thomason
County Clerk

DERINGTON SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, LIQUIDATION SERVICE COMPANY, is the owner and developer of all properties included in Blocks 7 and 8 of the Derington subdivision to the City of Casper, Natrona County, Wyoming, and

WHEREAS, aforesaid LIQUIDATION SERVICE COMPANY 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 WHEREFORE, in consideration of the premises the undersigned, LIQUIDATION SERVICE COMPANY, does herewith and hereby impose upon said properties, to wit: Blocks 7 and 8 of 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 Blocks 7 and 8 of Derington subdivision to the City of Casper, Natrona County, Wyoming.

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 Eleven thousand dollars (\$11,000.00) 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 One thousand fifty (1050) square feet for a one story building, nor less than seven hundred square feet (700) for a building of more than one story. In no case shall a one and one-half (1½) story house have less than eleven hundred (1100) total square feet of living area.

2. 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-(20)-feet to the front lot line, or nearer than ten (10) feet to any side street 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 thirty-five (35) 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. In event a house is turned on a corner lot to face the sidestreet, the setback line at the front of the lot shall be the same as the setback of the adjoining house and the setback line on the sidestreet shall be fifteen (15) feet. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as

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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).

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 fifty-five (55) 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 (5600) square feet.

3. 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 of 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.

4. 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.

5. 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.

6. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

7. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in #8.

8. MEMBERSHIP. The architectural control committee is composed of F. E. Miracle, 523 South Center; C. L. Lierd, 523 South Center; and Arch M. Sellery, 1759 South Jackson, all Casper, Wyoming. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, after a period of three years from this date, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

9. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

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Recorded March 1, 1956 at 2:50 o'clock P.M.
In Book 32 of Misc. Page 239
No. 776546

Carl Thomason
County Clerk

AMENDMENT TO PROTECTIVE COVENANTS PERTAINING
TO DERINGTON SUBDIVISION TO THE CITY OF CASPER,
NATRONA COUNTY, WYOMING

KNOW ALL MEN BY THESE PRESENTS:

That those certain protective covenants set forth in that certain instrument dated March 27, A.D. 1955, executed by the undersigned corporation through its vice president, F. E. Miracle, as the then owner of all lots in aforesaid Derington Subdivision to the City of Casper, Natrona County, Wyoming recorded April 1, 1955 in Book 31 Miscellaneous, page 42, Instrument Number 745101 in the office of the County Clerk of Natrona County, Wyoming, are amended as to paragraph numbered 2 thereof to read as follows:

"No building on Lots 19 to 26 inclusive, Block 8, Derington Subdivision to the City of Casper, shall be located on any of the aforesaid lots nearer than 15 feet to the front lot line."

All other terms, conditions and provisions of said March 27, 1955 instrument entitled "Derington Subdivision Building Restrictions" are approved, ratified and confirmed.

This amendment is intended to bind the undersigned, its successors and assigns and all lots described in said amendment, to wit: Lots 19 through 26 inclusive Block 8 of the Derington Subdivision to the City of Casper and is to be supplemented by an instrument executed by the owners of all of the lots aforesaid, to wit: Lots 19 through 26 inclusive, Block 8, approving this amendment and waiving any violation of the provisions of paragraph 2 of said March 27, 1955 instrument occurring upon any lot above described between the date of aforesaid restrictive covenants and the date of the amendment.

Dated at Casper, Wyoming, the 29th day of February, 1956.

ATTEST:

LIQUIDATION SERVICE COMPANY
A Wyoming corporation

(Signature not readable)

By: F. E. Miracle
VP President

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 29th day of February, 1956 before me personally appeared F. E. Miracle, to me personally known, who, being by me duly sworn, did say that he is the vice president of Liquidation Service 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 F. E. Miracle acknowledged said instrument to be the free act and deed of said corporation.

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Given under my hand and notarial seal this 29th day of February, 1956.

Betty Jayne Johnson, Notary Public

My Commission Expires: December 1, 1958

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