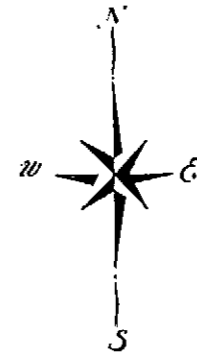
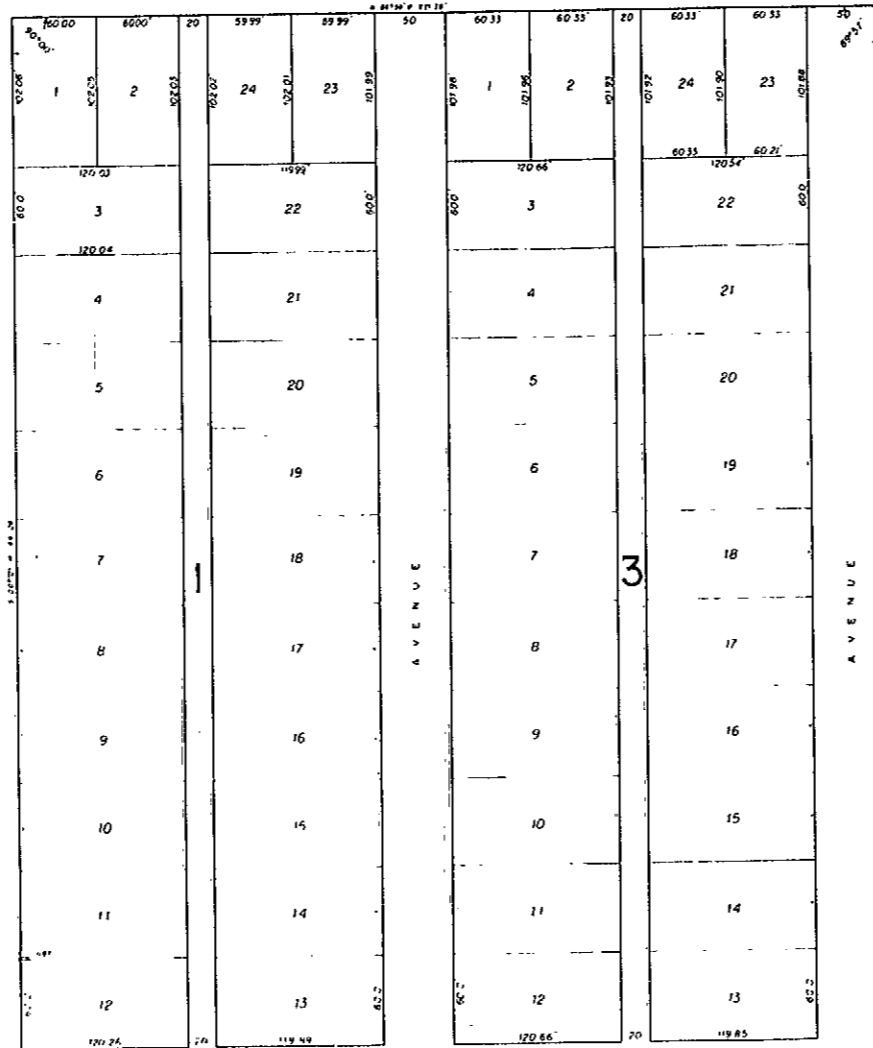


PINEVIEW MEADOWS SUBDIVISION NO. 2

635

EAST 12th STREET



153/373

**PLAT OF
DERINGTON SUBDIVISION NO. 2
TO THE
CITY OF CASPER, WYOMING
IN THE SE⁴SW⁴
SEC. II T.33N. R.79W. 6th P.M.
NATRONA COUNTY WYOMING**

CERTIFICATE OF DEDICATION

We, James F. Derington and Astrid Derington, husband and wife, do hereby certify that the foregoing subdivision of that portion of the SE⁴SW⁴ of T.33N. R.79W. 6th P.M. is as described as follows: from the south quarter corner section 11 T.33N. R.79W. 6th P.M. to a point which is the southeast corner of said subdivision and the point of beginning, hence running N 41° 14' E along the South East line of said section 11 a distance of 1198.53 feet to a point, hence N 89° 13' 11" E a distance of 620.92 feet to a point, hence S 44° 23' W a distance of 64.00 feet to a point, hence S 44° 23' W a distance of 54.42 feet to the point of beginning containing 220 acres, more or less, excepting that section 11 numbered 19 block 28, Highland Park Addition as recorded in book 29 page 188 in the county clerk office Natrona County, Wyoming and whose SE corner bears N 44° 23' W 54.42 feet distant from the south quarter corner of said section 11, with said five acres and in accordance with the desires of the undersigned owners and proprietors of said lands, excepting that lot shown as lot 10 block 28 Highland Park Addition and recorded in the county clerk office, Natrona County, Wyoming in book 29, page 188 in the county clerk office Natrona County, Wyoming. That the name of said subdivision shall be DERINGTON SUBDIVISION NO. 2 to the city of Casper, Natrona County, Wyoming. And streets, alleys, paths, and public ways are hereby dedicated to public use. The undersigned owners and proprietors of said lands hereby waive and relinquish all rights they may have under and by virtue of the homestead exemption laws of the State of Wyoming.

STATE OF WYOMING }
COUNTY OF NATRONA } ss

On this 9th day of April, 1954 (before me personally appeared James F. Derington and Astrid Derington, husband and wife, to me known to be the persons whose names are subscribed to the foregoing instrument and they acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

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

My Commission Expires June 2nd 1955

CERTIFICATE OF SURVEYOR

I, James F. Derington, Surveyor of Casper, Wyoming, hereby certify that during the month of April, 1954, the Derington Subdivision No. 2 in the City of Casper, Natrona County, Wyoming, in the SE⁴SW⁴ of T.33N. R.79W. 6th P.M. Wyoming, was surveyed by me and under my direction as shown on this plat for lots, streets, alleys, paths, and public ways, and that I accurately surveyed said subdivision of blocks, lots, streets, alleys, paths, and public ways, and that all lots, streets, alleys, and paths shown on this plat are given in feet and decimals thereof.

Subscribed and sworn before me this 9th day of April, 1954

My Commission Expires June 2nd 1955

APPROVED

CITY COUNCIL OF THE CITY OF CASPER, WYOMING

BY: *James F. Derington*
 ATTEST: *Astrid Derington*
 DATED: September 24, 1954

APPROVED

BOARD OF COUNTY COMMISSIONERS NATRONA COUNTY, WYOMING

BY: *James F. Derington*
 ATTEST:
 DATED:

EXPLANATION

All points corners 1/16" = 1'
 Lot corners 1/32" = 1/2'
 Boundary corners 1/64" = 1/4"
 Scale 1" = 40'

Sec. 21. 12105
INSTRUMENT NO. Misc. 322
726156

BUILDING RESTRICTIONS
DERINGTON SUBDIVISION NO. 2
TO THE CITY OF CASPER
NATRONA COUNTY, WYOMING

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, James Derington, also known as James G. Derington, is the owner of all of the lots and blocks described as DERINGTON SUBDIVISION NO. 2 to the City of Casper, Natrona County, Wyoming, and desires to establish in said addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to a certain minimum requirement, and wherein each home owner may be protected against violation thereof each against the other:

NOW THEREFORE, the undersigned James Derington does hereby impose upon the real property described as DERINGTON SUBDIVISION NO. 2 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

1. No structure shall be erected, altered, placed or permitted to remain on any residential building lot, other than a one detached, single family dwelling, not to exceed one and one-half stories in height, and a private garage of not more than three cars.
2. No building shall be located on any residential plot nearer than twenty-five feet to the front lot line nor nearer than three feet to any side street line, nor nearer than three feet to any side lot line. No building shall be located on any corner lot nearer than twenty-five feet to the front line and no nearer than twelve and one-half feet to the side street line abutting the side street.
3. 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 across the front building set-back line. Lot number 8 in block numbered 4 of Derington Subdivision No. 2 to the City of Casper, Natrona County, Wyoming, is expressly excepted from this provision.

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).

4. 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 in said addition, nor shall anything be done on any of said lots which may constitute a public nuisance.

5. No trailer, tent, shack, garage, barn or out-building erected on said tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

6. No dwelling house shall be erected on any residential plot which in the case of a one story dwelling has an area of less than 750 square feet, and in the case of a one and one-half story dwelling less than 700 square feet on the main floor, exclusive of open porches and garages.

7. Yard fences may extend only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fences.

8. No oil drilling, oil development operations, mining or mining operations of any kind shall be permitted on any of said residential lots.

THESE COVENANTS AND RESTRICTIONS shall run with the land and shall be binding on the said James Derington, his successors, administrators and assigns, and all persons claiming under and through him until twenty-five years from the date hereof, at which time said restrictions shall be automatically extended for successive ten year periods unless by a vote of the majority of the then owners of record of said residential plot it is agreed to change said restrictions in whole or in part.

Any owner of record of any residential plot covered by these restrictions may sue in law or equity to enjoin the violation of any of the within restrictions or for damages for the violation thereof.

Dated this 12 day of September, 1950.


James Derington, and known as
James G. Derington.

WITNESSES:

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).



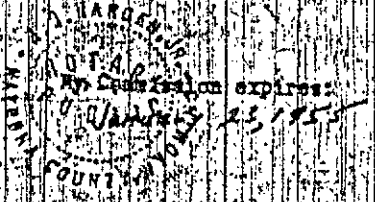
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120 N. Center Street • Casper, WY 82601 • (307) 237-8486

STATE OF WYOMING)
COUNTY OF NATRONA) SS

On this 16 day of September, 1954, before me personally appeared James Derrington, also known as James O. Derrington, 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 on the day and year in this certificate first above written.

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[Handwritten Signature]
Notary Public