

245/330

Sub. 6 78 151
245 330 P.M. 330

650

PLAT OF
"DOANE LANE"
 A SUBDIVISION OF
 A PART OF THE N $\frac{1}{2}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$,
 SECTION 29, T.34N., R.79W. of the 6th P. M.
 NATRONA COUNTY, WYOMING

SCALE: 1" = 200'

CERTIFICATE OF DEDICATION

We, Edward Gilbert Doane and Ida May Doane, husband and wife, hereby certify that the above and foregoing subdivision, located in and being part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29, T.34N., R.79W. of the 6th Principal Meridian, Natrona County, Wyoming as appears on this plat and more particularly described by metes and bounds as follows:

Beginning at the southwest corner of said subdivision, which corner and point also marks the southwest corner of said N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 29; thence from said point of beginning and along the westerly line of said Section 29, N. 0° 34' W., 325.00 feet to a point and northwest corner of said subdivision, which point also marks the southwest corner of "HARTRANFT SUBDIVISION"; thence along the south line of "HARTRANFT SUBDIVISION" and the northerly line of the subdivision being described N. 89° 47' E., 2671.25 feet to a point in the westerly right of way line of "U.S. HIGHWAY NO. 87"; thence along said highway right of way line S. 15° 12' W., 336.67 feet to a point and southeast corner of said subdivision, which point is also located in the southerly line of said N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 29 and marks the northeastern corner of "BLAIR LANE", a subdivision of portions of the S $\frac{1}{2}$ NW $\frac{1}{4}$, said Section 29; thence from said last described point and along the south line of said N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 29 and the subdivision being described, S. 89° 46' W., 2579.94 feet to the southwest corner thereof and the point of beginning, containing 19.584 acres, more or less;

is with the free consent and in accordance with the desires of the above named and undersigned owners and proprietors of said lands, that the name of said subdivision shall be "DOANE LANE", and that all roads and public ways set forth by this subdivision, are hereby dedicated to the use of the public; that said owners and proprietors do hereby waive and relinquish all rights granted under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Dated at Casper, Wyoming this 28th day of January, 1973.

HUSBAND: Edward Gilbert Doane
EDWARD GILBERT DOANE

WIFE: Ida May Doane
IDA MAY DOANE

STATE OF WYOMING
COUNTY OF NATRONA

On this 28th day of January, 1973 before me personally appeared, Edward Gilbert Doane and Ida May Doane, 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, including the waiver and release of the right of homestead.

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

My commission expires: April 10, 1973

Malcolm S. Allen
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR 331

STATE OF WYOMING
COUNTY OF NATRONA

I, E. C. Lenhart of Casper, Wyoming hereby certify that this plat was prepared from notes taken during actual surveys made by me and others under my supervision and direction, during the month of November, 1972 and that the foregoing plat correctly represents such surveys and "DOANE LANE"; all tracts are well and accurately marked with $\frac{3}{8}$ " x 15" steel rods, all dimensions are expressed in feet and decimals thereof and courses are referred to the true meridian, all being true and 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 30th day of November, 1972.

My commission expires January 5th, 1973.

James H. Thompson
NOTARY PUBLIC

PLAT APPROVED

Board of County Commissioners of Natrona County,
 Wyoming, by resolution duly passed on the 6th
 day of February, 1973.

Inspected and approved on the 6th day of November, 1973.

John P. Burke
CHAIRMAN OF THE BOARD

H. L. Huntington
COUNTY SURVEYOR

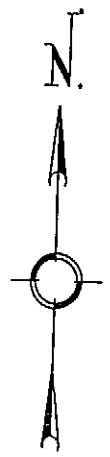
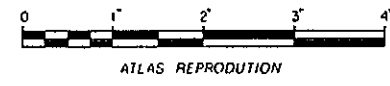
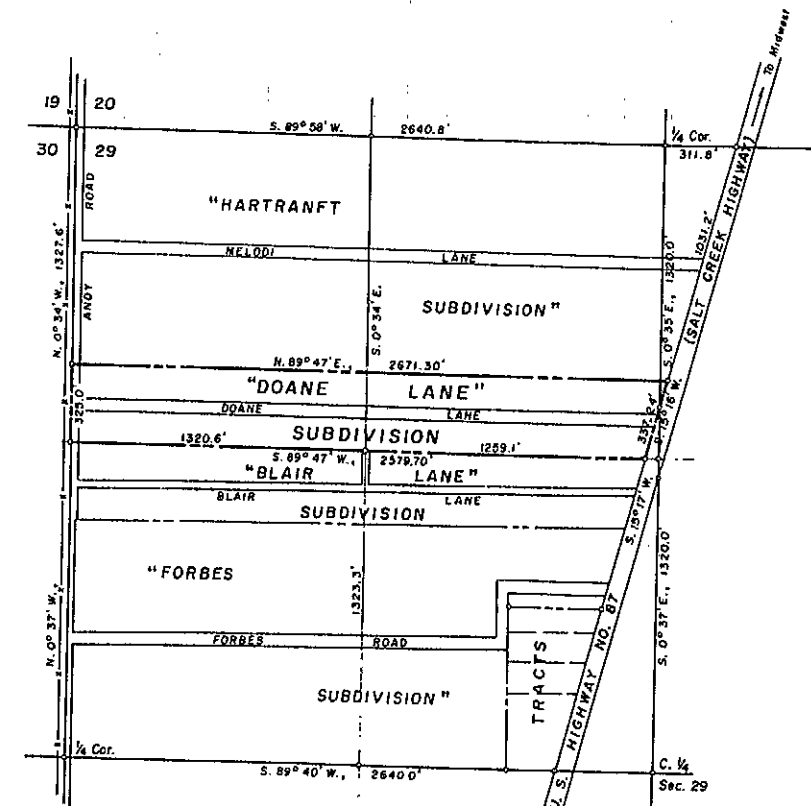
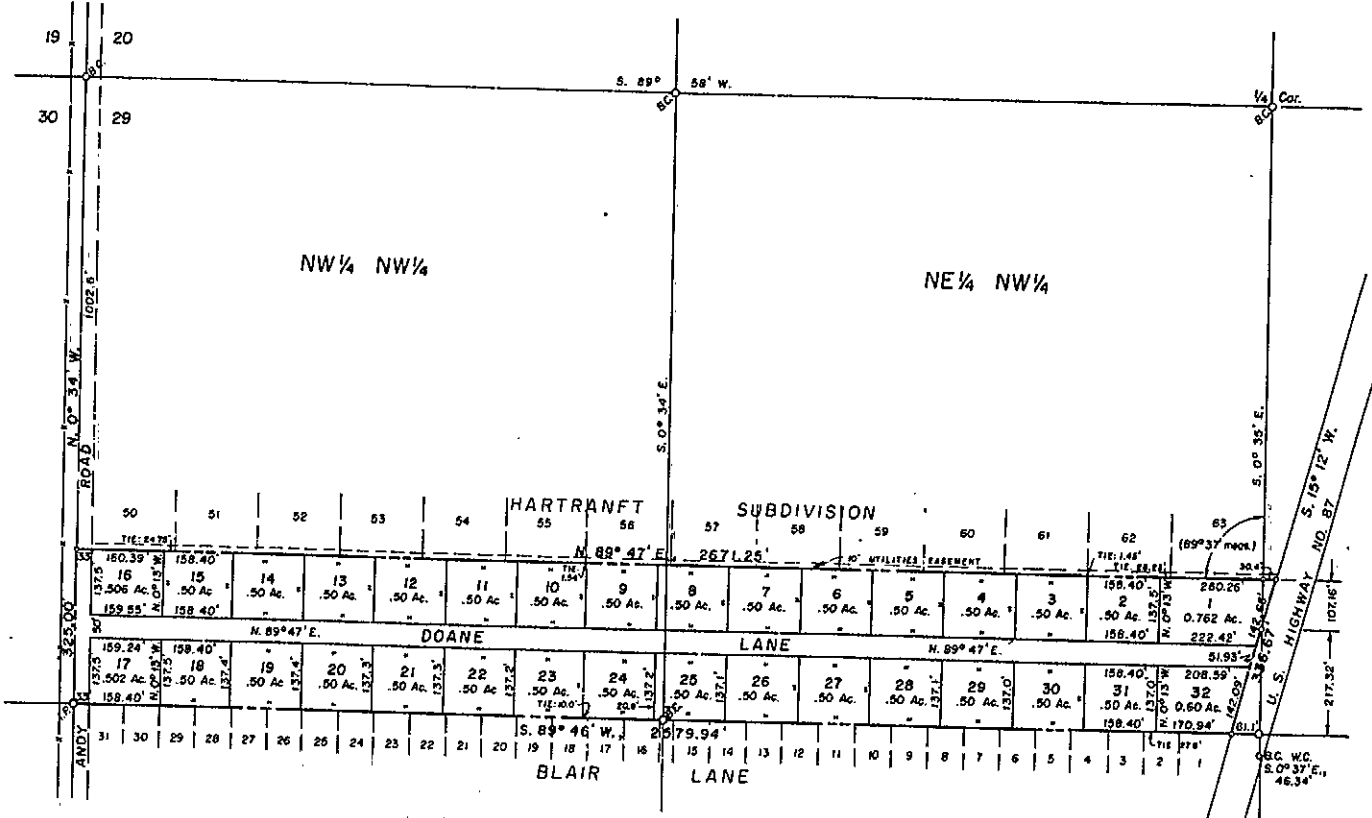
John J. Johnson
COUNTY CLERK

Inspected and approved on the 19th day of November, 1973.

Max Anderson
COUNTY HEALTH OFFICER

Filed for record in the Office of the County Clerk, Natrona County, Wyoming this 6th day of Feb., 1973.

John J. Johnson
COUNTY CLERK



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NOTE:
 Natrona County assumes no responsibility for construction or maintenance of Streets, Easements or Public Ways.

PLAT & SURVEY
 WORTHINGTON, LENHART, CARPENTER & LADD, INC.
 632 SOUTH DAVID STREET, CASPER, WYOMING
 W.O. No. 10-13-Bj Date: November 8, 1972
 RATIO OF PRECISION 1 : 16,700

LOCATION MAP
 DOANE LANE
 SCALE: 1" = 400'
 ALL DIMENSIONS ARE RECORD, U.S.B.L.M. OR OTHERS.

Recorded March 16, 1973 at 1:45 o'clock P.M.
In Book 59 of Misc. page 520
No. 138160

John J. Tobin
County Clerk

RESTRICTIVE COVENANTS:

Governing use and occupancy of Doane Lane, a subdivision of a portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 34 North, Range 79 West, 6th P. M., Natrona County, Wyoming.

We, Edward G. Doane and Ida May Doane, as the platters and owners of said subdivision, do hereby declare that the following restrictions and limitations shall become covenants in any deed or other legal or equitable conveyance of all lots and tracts within the above subdivision delineated upon the plat thereof which this is attached as an integral part, such that the same shall be covenants running with the land, to-wit:

1. All lots, tracts or portions thereof within this subdivision may be used and occupied for residences and dwellings, including apartments and multiple dwellings of whatsoever kind and any legitimate manufacturing, commercial or business enterprise, EXCEPT:

(a) A junk yard for the storage, accumulation or sale of trash or junk, and in this connection, a visible wrecked, abandoned or inoperative vehicle, trailer, or other property shall be classed as junk;

(b) For the care, raising, feeding and butchering, or other processing of animals, meats or hides, except as hereinafter specifically permitted.

2. No structure erected within this subdivision shall be located less than thirty-five (35) feet from the street or roadway upon which such lot or tract abuts.

3. Each structure erected or installed in or on any lot herein shall contain adequate provision for sewage, and when a community or municipal or sanitary sewer system is not available, an adequate, accepted sewage disposal system must be installed for each lot, and the same shall be constructed, operated and maintained in compliance with the rules, regulations and standards required by the State of Wyoming and local departments of health. In addition, all plumbing installations shall comply with the Western Plumbing Code, and such compliance shall be certified and approved by the inspection of a recognized plumbing inspector.

4. Each structure shall be adequately wired for electricity in full compliance with requirements of the United States Electrical Contractor's Code.

5. Not more than four ordinary domestic house pets may be kept by any household, and the owner of at least two acres of land may keep one horse or cow, and one additional horse or cow for each acre by which the area of his lot, or the area of the contiguous lots under one ownership exceeds two acres. Any area exceeding three-fourths of an acre shall be considered one additional acre for the purposes of this limitation. When domestic house pets and other domestic animals are kept as above permitted, the owner or owners thereof shall provide

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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).

proper and adequate shelter therefor, keep the same contained and restricted to his own premises, and the entire premises shall be kept clean and sanitary at all times.

6. The owner of each lot, or of contiguous lots shall forthwith enclose the same with a legal fence as defined and permitted by the statutes of the State of Wyoming now in force, or as the same may hereafter be amended.

7. The owner of each lot shall not permit the accumulation of weeds, brush, rubbish or junk of any kind, or allow or permit said premises, or the animals or property thereon, to become a nuisance or offensive or to the annoyance of the other owners of lands within the subdivision. Each owner shall furnish a solid garbage and refuse container and the same shall be kept erect and covered at all times, and the same shall be emptied and the garbage and refuse disposed of so that the same may not be permitted to escape or to accumulate.

8. There is hereby reserved out of each lot or tract, as an easement and right of way for utilities, a strip of land ten (10) feet in width extending into each such lot or tract from the street or roadway upon which it abuts for the installation of electric, gas, telephone, sanitary sewer, storm sewer, and other utility lines serving all or any portion of this subdivision, which right of way and easement is hereby granted to and may be used and occupied by any recognized utility or utility company without further conveyance. For this purpose no fence or other obstruction shall be constructed on, across or within said reserved easement.

9. The undersigned dedicators of this subdivision are hereby appointed and designated as a Governing Committee and shall serve as such until five lots or tracts in this subdivision shall have been sold, or an equitable interest therein, coupled with possession thereof, shall have been conveyed to others. At that time, and annually thereafter, all owners of legal or equitable estates in said subdivision shall meet and elect from their number three such other owners who shall thereupon serve as the Governing Committee and have the power and authority herein granted. The Governing Committee is hereby vested with the full right and authority, on behalf of themselves and all other residents within this subdivision, to enforce any and all defaults in or violations of these restrictive covenants and for that purpose may assess and collect from all residents within this subdivision such sums of money as shall be necessary to prosecute any action or other procedure deemed by them necessary for such enforcement and the termination or abatement of any such violation.

10. The covenants and restrictions herein contained are mutual considerations accepted and entered into by and among all purchasers and owners of lots or tracts within this subdivision and shall be covenants running with the land, binding upon the dedicators of this subdivision and the purchasers and owners of lots and tracts herein and upon their heirs, personal representatives, successors and assigns for the period of time ending January 1, 1997.

EXECUTED AND EFFECTIVE as of the date shown upon the plat and dedication of said subdivision heretofore filed of record.

Edward G. Doane

Ida May Doane

Dedicators

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ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 16th day of March, 1973.

Witness my hand and official seal.

Jean Graffe, Notary Public

My Commission Expires: June 10, 1973

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



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