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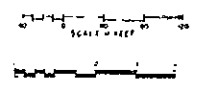
APR. 1954
 DIVISION OF THE CITY OF CASPER, WYOMING BY ORDINANCE
 NO. 1279 AND ORDINANCE NO. 1280 AND ORDINANCE NO. 1281
 APRIL 1954
 APPROVED:
 Board of County Commissioners of Natrona County,
 Wyoming, by Resolution duly passed on the 11th day
 of April, 1954
 DATE: APRIL 1954

CERTIFICATE OF SURVEYORS
 STATE OF WYOMING
 COUNTY OF NATRONA
 We, H. L. Worthington and E. G. Larson, the WORKMEN & LEARNERS, hereby certify
 that during the months of March and April, 1954, we have surveyed and laid out
 the CITY OF CASPER, NATRONA COUNTY, WYOMING, in the SE 1/4 of Section 7, SW 1/4 of
 Section 8, NW 1/4 of Section 17 and the NE 1/4 of Section 18, Township 23 North, Range
 29 West of the Sixth Principal Meridian, Wyoming, as shown by an exhibit on this plat.
 Each tract has been given its respective number. Each plat is true and correct and the
 bearings and distances of lines, lines, angles, curves, points and other grounds, all are
 well and accurately stated and the marked markers or stakes, posts and signs are set
 and placed thereon.
 H. L. Worthington
 E. G. Larson
 My Commission Expires February 11, 1955
 Approved May 4, 1954

CERTIFICATE OF DEDICATION
 I, Harry Yeansco, do hereby certify
 that the foregoing subdivision of all or portion of the SE 1/4 of Section 7, SW 1/4 of Section 8,
 NW 1/4 of Section 17 and the NE 1/4 of Section 18, Township 23 North, Range 29 West of the
 Sixth Principal Meridian, in Natrona County, Wyoming, with the lines, bearings and distances of the
 proposed streets and portions of said lots, and the names of said subdivisions, to-wit: "FORT
 CASPER ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING," and that the streets
 named, along with the water way shown on the Plat are hereby dedicated to the public use. The
 undersigned owner and proprietor of said lands hereby reserves and reserves all rights he may have
 under and by virtue of the homestead exemption laws of the State of Wyoming.
 State of Wyoming, the 26th day of April, 1954
 Harry Yeansco
 THE STATE OF WYOMING
 COUNTY OF NATRONA
 On this 26th day of April, 1954, before me personally appeared Harry Yeansco,
 a single man, to me known to be the person whose name is subscribed to the foregoing instrument, and
 acknowledged that he executed the same as his free act and deed, including the release and waiver of
 the right of redemption.
 Given under my hand and seal of office as the day and year in the last-foresaid last above written.
 My Commission Expires February 11, 1955



PLAT OF
FORT CASPER ADDITION
TO THE CITY OF CASPER
 A SUBDIVISION OF PORTIONS OF THE
 SE 1/4 SE 1/4, SECTION 7 & SW 1/4 SW 1/4, SECTION 8
 AND
 NW 1/4 NW 1/4, SECTION 17 & NE 1/4 NE 1/4, SECTION 18
 T33 N, R79 W, 6th PM
 NATRONA COUNTY, WYOMING



Recorded April 27, 1954 at 3:30 o'clock P.M.
In Book 29 of Misc., Page 543
No. 711872

Carl Thomason
County Clerk

FORT CASPER ADDITION BUILDING RESTRICTIONS

WHEREAS, Fort Casper Land Company, a Wyoming Corporation, is the owner of Lots 1 through 294, inclusive, Fort Casper Addition 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 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 Fort Casper Land Company, a Wyoming Corporation, does hereby impose upon said lots, Fort Casper Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

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

(b) No building shall be erected, placed or altered on any building site in said addition until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of H. J. Clare, Jr., C. R. McDowell and N. H. Currence, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after April 20, 1979. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

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).

(c) No building shall be located on any lot nearer than 20 feet to the front lot line or nearer than 10 feet to any side street line, except residential buildings may face on the long side of all corner lots.

No building so located on corner lots shall be located nearer than 15 feet and 20 feet respectively to the street property lines of said streets. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 70 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line.

(d) 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 at the front building setback line.

(e) 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 within said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$6,000.00 as of April 20, 1954 shall be permitted on any lot in the tract. The ground floor area of the main structure shall not be less than 640 square feet in the case of a one story structure, exclusive of garage, nor less than 640 square feet in the case of a one and one-half story structure, exclusive of garage.

(h) Yard fences may extend only from the rear of any lot to the front or side setback line, and there shall be no front yard fencing.

(i) An easement is hereby reserved for the Mountain States Power Company and the Mountain States Telephone and Telegraph Company for poles, anchors, and guy wires and cable adjacent to any lot lines in Fort Casper Addition to the City of Casper.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 20, 1979, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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.

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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.

Executed this 20 day of April, 1954.

FORT CASPER LAND COMPANY
A Wyoming Corporation

By H. J. Clare, Jr.
President

FORT CASPER LAND COMPANY
(Seal)

C. R. McDOWELL, Secretary

THE STATE OF WYOMING,) SS
County of Natrona)

On this 20th day of April, 1954, before me personally appeared H. J. Clare, Jr. to me personally known, who, being by me duly sworn, did say that he is the President of FORT CASPER LAND 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 said President acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires on March 22, 1958

Given under my hand and notarial seal this 20th day of April, A.D. 1954.

VERA B. SPORTSMAN, Notary Public

CERTIFIED TO BE A TRUE AND ACCURATE COPY

A. Craig Lawson
The Title Guaranty Company of Wyoming, Inc.

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