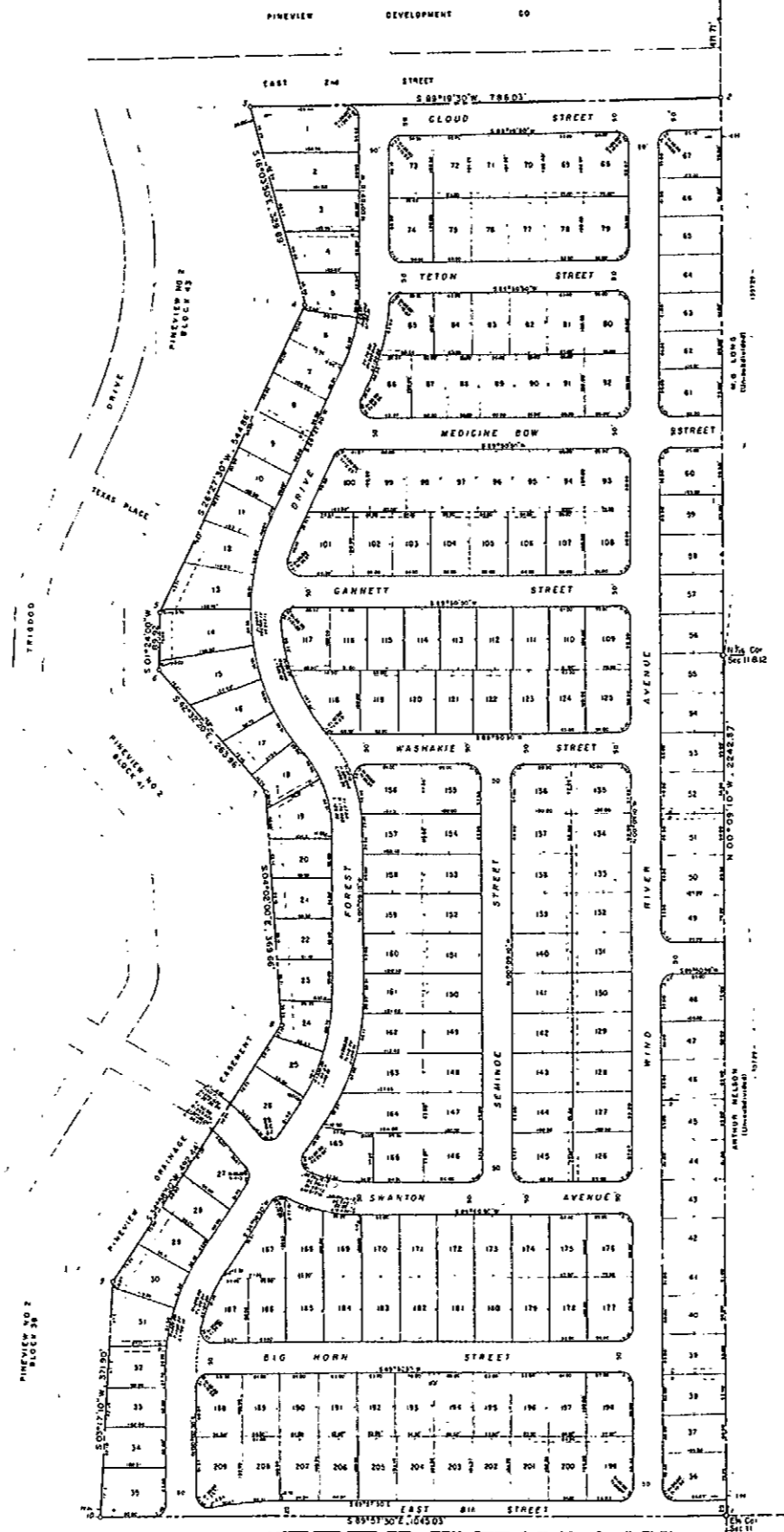


85.5
197/40



PLAT OF
GLEN RIDGE ADDITION
TO THE CITY OF CASPER
NATRONA COUNTY, WYOMING
A SUBDIVISION OF A PORTION OF THE
NE¼ OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 79 WEST, 6th P.M.
NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

GLEN RIDGE DEVELOPMENT CO., a corporation, hereby certifies the above and foregoing submission of parts of the NE¼ of Section 11, Township 33 North, Range 79 West, 6th P.M., Natrona County, Wyoming, more particularly described as follows, to-wit:

The point of beginning and corner No. 1 of Glen Ridge Addition is the East ¼ corner of said Section 11. From said point of beginning, N 00° 09' 10" W along the east line of said Section 11 a distance of 2242.87 feet to a point on the south line of East Second Street extended, said point being corner No. 2 of Glen Ridge Addition; thence S 89° 19' 30" W along the south line of East Second Street extended a distance of 785.03 feet to the point of intersection with the westerly line of the Pineview Drainage Easement, said point being corner No. 3 of Glen Ridge Addition; thence S 16° 03' 30" E along the easterly line of Pineview Drainage Easement a distance of 329.89 feet to a point, said point being corner No. 4 of Glen Ridge Addition; thence S 26° 27' 30" W along said easterly line of Pineview Drainage Easement a distance of 544.88 feet to a point, said point being corner No. 5 of Glen Ridge Addition; thence S 01° 24' 00" W along said easterly line of Pineview Drainage Easement a distance of 899.2 feet to a point, said point being corner No. 6 of Glen Ridge Addition; thence S 42° 32' 20" E along said easterly line of Pineview Drainage Easement a distance of 263.96 feet to a point, said point being corner No. 7 of Glen Ridge Addition; thence S 04° 02' 30" E along said easterly line of Pineview Drainage Easement a distance of 369.66 feet to a point, said point being corner No. 8 of Glen Ridge Addition; thence S 34° 08' 50" W along said easterly line of Pineview Drainage Easement a distance of 492.44 feet to a point, said point being corner No. 9 of Glen Ridge Addition; thence S 03° 17' 10" W along said easterly line of Pineview Drainage Easement a distance of 371.50 feet to a point on the south line of the NE¼ of said Section 11, said point being corner No. 10 of Glen Ridge Addition; thence S 89° 19' 30" E along said south line of the NE¼ of said Section 11 a distance of 4050.00 feet to corner No. 1, the point of beginning, containing 43.75 acres more or less, as appears on this plat, with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof, and that the streets shown on said plat are hereby dedicated to public use. The name of this subdivision is GLEN RIDGE ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING.

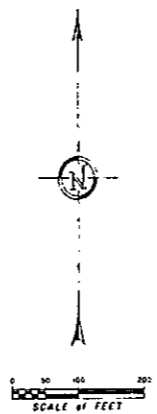
ATTEST
[Signature]
SECRETARY

GLEN RIDGE DEVELOPMENT CO.
By *[Signature]*
PRESIDENT

STATE OF WYOMING
COUNTY OF NATRONA

On this 21st day of July, 1965, before me personally appeared Curtis L. Holden, to me personally known, who, sworn by me duly sworn, did say that he is the President of GLEN RIDGE DEVELOPMENT CO., and that the last affixed to the foregoing 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 Curtis L. Holden acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 21st day of July, 1965.
My commission expires January 24, 1967.



LEGEND

- Brass cap
- 5/8" iron pin
- Subdivision Boundary
- Lot Line
- - - Easement Boundary
- Corner of Federal Land Net, Brass cap

NOTE: All Easements are 8 feet wide unless otherwise shown.
All Roads and Tangents are 2000 feet unless otherwise shown.
Bearing Reference: East-West Line Section 11, S 89° 19' 30" E

CERTIFICATE OF SURVEYOR

I, A. F. Waters, a registered Land Surveyor, of Casper, Wyoming, hereby certify that this plat of Glen Ridge Addition to the City of Casper, Natrona County, Wyoming, is prepared from surveys made during the months of May and June, 1965, that this plat correctly represents the results of these surveys, that the description as given in the aforesaid Certificate of Dedication and as otherwise expressed on this plat are true and correct as shown; that each block, lot, street and other grounds are or shall be well and accurately marked by 5/8" dia iron pins, 18" long, driven flush with the ground; that all perimeter corners shall be marked by brass caps set in concrete.

Subscribed in my presence and sworn to before me this 21st day of July, 1965.
My commission expires 1-24-1967

APPROVED:
BOARD OF COUNTY COMMISSIONERS, Natrona County, Wyoming, by resolution duly passed on the 21st day of July, 1965.

APPROVED:
CITY COUNCIL, City of Casper, Wyoming, by Ordinance No. 1180 duly passed on the 21st day of July, 1965.

BY *[Signature]*
Treasurer of the Board

BY *[Signature]*
City Clerk

Plat approved by the Community Planning Commission of Casper, Wyoming, and forwarded to the City Council of Casper, Wyoming, this 11th day of June, 1965, with the recommendation that said plat be accepted.

PLAT OF
GLEN RIDGE ADDITION
TO THE CITY OF CASPER
NATRONA COUNTY, WYOMING
GLEN RIDGE DEVELOPMENT CO.

Recorded Sept. 11, 1963 at 3:50 o'clock P.M.
Book 43 of Misc. page 111
No. 1147

Lou K. Musser
County Clerk

**GLEN RIDGE ADDITION TO THE CITY OF CASPER, NATRONA COUNTY,
WYOMING, A SUBDIVISION OF PARTS OF THE NE $\frac{1}{4}$, SECTION 11, TOWNSHIP
33 NORTH, RANGE 79 WEST, 6TH P.M., NATRONA COUNTY, WYOMING**

BUILDING RESTRICTIONS

WHEREAS, Glen Ridge Development Co. is the owner of all of the lots in Glen Ridge Addition to the City of Casper, Natrona County, Wyoming, above described, and desires to establish in said subdivision 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 homeowner;

NOW, THEREFORE, in consideration of the premises, the undersigned Glen Ridge Development Co. does hereby impose upon the lots and blocks of said Glen Ridge Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions thereto:

1. Upon any lot in said subdivision no structure shall be erected, altered, placed, or permitted to remain on any residential building lot other than a detached single family dwelling not to exceed two stories in height, but shall include single story structures, split-level and tri-level structures, and a private garage of not more than three cars.
2. No building shall be located on any lot nearer than 25 feet to the front line or nearer than 10 feet to any side street line.
3. No building shall be located nearer than 5 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 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 a building on a lot to encroach upon another lot. In the event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be not less than the setback of the adjoining house, and the setback line on the side street shall be 25 feet.
4. No residential structure shall be erected or placed on any building site which site has an area of less than 5,000 square feet.
5. No store, shop, repair shop, storage or repair garage, restaurant, dance hall or other public place of amusement, or any building or commercial enterprise shall be carried on or conducted upon any lots.
6. No trailer, basement, shack, garage, barn or other outbuilding erected in said addition, 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. All construction shall be new, and no building may be moved from another location to any site within this subdivision.

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).

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).

- 7. No dwelling shall be constructed having a habitable floor area immediately above the foundation walls of less than 700 square feet.
- 8. 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 fencing. Front yard hedges shall not exceed 3 feet in height. Where a house is turned on a corner lot there shall be no fencing on either the street side or front of said house beyond the side or front of the building.
- 9. 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, mining 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 on any lot.
- 10. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat, and over the rear five feet of each lot. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
- 11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept; provided that they are not kept, bred or maintained for any commercial purpose.
- 12. No structure shall be erected on any lot or tract in said subdivision except that the same be first approved by the Architectural Control Committee of Glen Ridge Development Co., as the same may be constituted from time to time. 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, the failure of such representative to approve or disapprove any proposed building plans shall not in any way relieve the owner or the builder from his legal responsibility to comply with the covenants, conditions and restrictions contained herein.
- 13. Garbage and refuse containers may not be placed above ground nearer to the front lot line than the minimum building setback line except on the scheduled garbage and refuse collection day established by City of Casper authorities. Covered garbage and refuse containers placed below ground level shall be permitted beyond the minimum building setback line.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 1, 1998, at which time said covenants shall be automatically amended for successive periods of ten (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.

Recorded Apr. 23, 1969 at 2:00 o'clock P.M.
In Book 53 of Misc. Page 31
No. 83589

Lou K. Musser
County Clerk

RELEASE OF BUILDING RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT, undersigned, GLEN RIDGE DEVELOPMENT CO., does, by these presents, hereby release the following described lots in Glen Ridge Addition to the City of Casper, Natrona County, Wyoming, from those certain Building Restrictions, heretofore filed against the same on the 11th day of September, 1963, and recorded in the office of the County Clerk of Natrona County, Wyoming, in Book 43 of Miscellaneous at page 111, to-wit:

Lots 14 through and including Lot 56 and
Lots 109 through Lot 209 inclusive.

DATED: this 21st day of April, 1969.

ATTEST:

GLEN RIDGE DEVELOPMENT CO.

H. B. Harden, Jr., Secretary

By: C. L. Harden, President

ACKNOWLEDGMENT

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 21st day of April, 1969.

Witness my hand and official seal.

Ruth Gaines, Notary Public

My Commission Expires Feb. 9, 1970

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8488



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).

Recorded Jan. 22, 1964 at 10:00 o'clock A.M.
In Book 43 of Misc., page 359
No. 5604

Lou K. Musser
County Clerk

SUPPLEMENTAL BUILDING RESTRICTIONS AND EASEMENTS, LOTS 12 AND 13,
GLEN RIDGE ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING

WHEREAS, Glen Ridge Development Co. is the owner of all of the lots in Glen Ridge Addition to the City of Casper, Natrona County, Wyoming, and desires to establish additional easements and restrictions on Lots 12 and 13 in said Addition in addition to those Building Restrictions recorded in Book 43 of Miscellaneous, at page 111, in the office of the County Clerk of Natrona County, Wyoming;

NOW, THEREFORE, in consideration of the premises the undersigned, Glen Ridge Development Co., does hereby impose upon Lots 12 and 13 in Glen Ridge Addition to the City of Casper, the following easements, covenants and restrictions, to-wit:

- (1) There is hereby reserved over and across the South 4 feet of Lot 12 and the North 4 feet of Lot 13 an easement for water drainage purposes.
- (2) Within this easement no structure, planting or other material shall be placed or permitted to remain which may damage or interfer with the flow of water within the drainage easements or which may obstruct or retard the flow of water thereon. The easement area above described shall initially be sodded by the undersigned, Glen Ridge Development Co., and thereafter be continuously maintained by the owner of each of said lots.

Dated this 15th day of January, 1964.

ATTEST:

GLEN RIDGE DEVELOPMENT CO.

H. B. Harden, Jr., Secretary

By Curtis L. Harden, President

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 15th day of January, 1964, before me personally appeared CURTIS L. HARDEN, to me personally known, who, being by me duly sworn, did say that he is the President of Glen Ridge Development Co. 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 CURTIS L. HARDEN acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 15th day of January, 1964.

Ruth Gaines, Notary Public

MY COMMISSION EXPIRES:
February 9, 1966.

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82801 • (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).