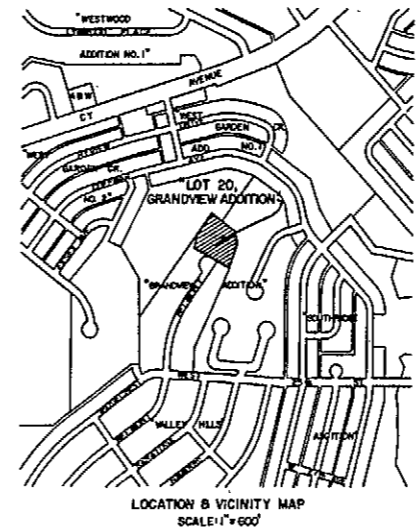


370342

370342

LINE	BEARING	DISTANCE
1	N 62°30'00"W	27.00

CURVE	DELTA	RADIUS	ARC	TANGENT
1	91°00'00"	20.00	31.42	20.00
2	82°04'43"	20.00	32.14	20.74



RECORDED
 INSTRUMENT NO. 370342
 JOHN I. TOWN COUNTY CLERK

LOT 20, GRANDVIEW ADDITION
 AS LOTS 21, and 22 (REPLAT)
 PLAT # 911
 INSTRUMENT # 370342
 RECORDED MAY 10, 1984

A REPLAT OF
LOT 20, GRANDVIEW ADDITION AS LOTS 21 AND 22, GRANDVIEW ADDITION
 TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF LOT 20, GRANDVIEW ADDITION
 A SUBDIVISION OF A PORTION OF
 SECTION 17
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=40'

CERTIFICATE OF PLATTING

DOROTHY L. BEANS, an individual, hereby certifies that she is the owner and proprietor of the foregoing subdivision of Lot 20, Grandview Addition to the City of Casper, Wyoming, a subdivision of a portion of Section 17, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by words and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and Lot 20, Grandview Addition; thence along the southerly line of said Parcel and Lot 20 and the northerly line of Lot 10, Belmont Road and Lot 8 of said Addition, N. 62°30'00"W., 320.00 feet to the southwesterly corner of said Parcel and Lot 20 and the southeasterly corner of Lot 10, Grandview Addition; thence along the westerly line of said Parcel and Lot 20 and the easterly line of said Lot 10, N. 7°04'53"E., 84.70 feet to the northerly corner of said Lot 10 and a point in the easterly line of Tract 2 of said Addition; thence continuing along the westerly line of said Parcel and the easterly line of said Tract 2, N. 35°41'E., 210.89 feet to the northwesterly corner of said Parcel and Lot 20; thence along the northerly line of said Parcel and Lot 20 and the southerly line of said Tract 2 and Tract 1 of said Addition, S. 53°01'E., 225.00 feet to a point; thence S. 13°42'E., 84.17 feet to a point; thence along the easterly line of said Parcel and Lot 20 and the westerly line of said Tract 1, S. 10°25'W., 100.03 feet to the Point of Beginning and containing 2.027 acres, more or less.

The subdivision of the foregoing described lands as appears on this Plat is with the free consent and in accordance with the desires of the above named owner and proprietor; the name of said subdivision shall be known as a Replat of "LOT 20, GRANDVIEW ADDITION as Lots 21 and 22, Grandview Addition to the City of Casper, Wyoming.

DOROTHY L. BEANS
 an individual
 No. 1 Dead Horse Hill
 Casper, Wyoming 82601

Dorothy L. Beans
 DOROTHY L. BEANS

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 14th day of December 1983 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.
Robert Deane SECRETARY
Joseph H. Conroy COMMISSION CHAIRMAN

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 811, duly passed, adopted and approved on the 17 day of December, 1983.
Robert Deane CITY CLERK
Joseph H. Conroy MAYOR

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 17 day of December, 1983.
Frank J. Schultz CHAIRMAN OF THE BOARD
John J. [Signature] CLERK

INSPECTED AND APPROVED on the 31 day of January, 1984.
John J. [Signature] CITY ENGINEER

INSPECTED AND APPROVED on the 10th day of February, 1984.
Bill R. [Signature] COUNTY SURVEYOR

INSPECTED AND APPROVED on the 9th day of January, 1984.
Neil Anderson COUNTY HEALTH OFFICER

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 14th day of January, 1984.
John I. Town COUNTY CLERK

ACKNOWLEDGEMENT

STATE OF WYOMING)
 COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Dorothy L. Beans on this 14th day of December, 1983.

Witness my hand and notarial seal.

My commission expires: March 15, 1985
Walter R. Moore NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF NATRONA) ss

I, Maynard Johnson of Casper, Wyoming hereby certify that this Plat was prepared from notes taken during an actual survey made by me during the month of November, 1983 and that this Plat correctly represents said survey. All corners are well and accurately marked and identified. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian. All being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 510 L.S.
Maynard Johnson MAYNARD JOHNSON

Subscribed in my presence and sworn to before me by Maynard Johnson on this 8th day of November, 1983.

My commission expires: March 15, 1985
Walter R. Moore NOTARY PUBLIC

SURVEY & PLAT BY
 WORTHINGTON, LENHART, CARPENTER & JOHNSON, INC.
 832 SOUTH DAVID STREET, CASPER, WYOMING 82601
 N.D. NO.: 8789 DATE: 11-2-83

LEGEND:
 Brass Cap Corner..... O
 Original Corner..... ●
 Local Corner..... □
 5/8" x 1/8" Brass..... ■
 N.L.C. & J. Brass Cap or Aluminum Cap Set..... BC or AC
 Subdivision Boundary..... ———
 Easement..... - - - - -
 Plat Closure Ratio in excess of 1:10,000

RECORDED FEB. 20, 1968 AT 10:00 O'CLOCK A.M.
IN BOOK 218 OF Deeds PAGE 623
NO. 62619 LOU K. MUSSER
COUNTY CLERK

WARRANTY DEED

PAGE T. JENKINS and ELIZABETH W. JENKINS, husband and wife, Grantors, of the County of Natrona, and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO DAVID A. SCOTT and HELEN M. SCOTT, as tenants in common, Grantees, of the County of Natrona and State of Wyoming, the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A parcel being a portion of Grand View Addition, a residential "A" zone to the City of Casper and located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 17, T. 33 N., R. 79 W. of the 6th Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southwesterly corner of the parcel being described, said corner and point being located at S. 84°28' E., 419.80 feet from the center $\frac{1}{4}$ corner of said Section 17; thence from said point of beginning, N. 7°05' E., 94.70 feet to a point; thence N. 35°41' E., 215.59 feet to a point; thence S. 53°01' E., 235.00 feet to a point; thence S. 13°42' E., 94.17 feet to a point; thence S. 19°25' W., 198.53 feet to a point; thence N. 62°30' W., 320.00 feet to the point of beginning and containing 2.027 acres, more or less, and all improvements thereon situate;

together with a perpetual easement for water line servicing said parcel which is more particularly described as follows:

A strip 30 feet in width across the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 17, for purposes of construction, operation and maintenance of a water supply line; said strip being 30 feet in width as measured 15 feet right and left of centerline is more particularly described as follows:

Beginning at a point in the southerly line of the foregoing described parcel, said point being located from the southwesterly corner thereof at S. 62°30' E., 106.0 feet; thence from said point of beginning and along the centerline of said strip, S. 42°34' W., 105.6 feet to a point; thence S. 43°22' W., 196.9 feet to a point; thence S. 47°00' W., 133.0 feet to a point; thence S. 68°21' W., 267.0 feet to the end of said strip and a point in the fence of the Casper Board of Public Utilities Booster Station, located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 17.

In addition to the foregoing, Grantors do hereby grant unto Grantees, which grant shall be a covenant running with the land, (a) the perpetual right of ingress and egress over and across Grantor's remaining lands in said Grand View Addition by motor vehicle along the crest of the hill from 25th Street in the City of Casper north to the parcel of ground herein conveyed to Grantees; and (b) the perpetual right to use for family residence purposes along with other users in said Grand View

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).

Addition, the sewer line which is presently servicing the family residence situate upon the parcel of land herein conveyed to Grantees with the right to enter upon Grantors' remaining lands in said Grand View Addition for the purpose of operating and maintaining said sewer line, and other existing utility lines servicing said family residence.

WITNESS our hands this 2 day of January, 1968.

Page T. Jenkins
Elizabeth W. Jenkins

STATE OF COLORADO)
)SS.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 2 day of January, 1968, by Page T. Jenkins and Elizabeth W. Jenkins.

Witness my hand and official seal.

Julia M. Hass
NOTARY PUBLIC

My Commission Expires:
My Commission expires Jan. 11, 1971

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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GRANDVIEW ADDITION BUILDING RESTRICTIONS

WHEREAS, PAGE T. JENKINS and ELIZABETH W. JENKINS, husband and wife, as the owners of Lots 1 through 19, both inclusive, and DAVID A. SCOTT and HELEN M. SCOTT, husband and wife, as the owners of Lot 20, of Grandview Addition to the City of Casper, Natrona County, Wyoming, desire to establish for said lots 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 Page T. Jenkins and Elizabeth W. Jenkins, husband and wife, and David A. Scott and Helen M. Scott, husband and wife, do hereby impose upon said Lots 1 through 20, both inclusive, in said Grandview 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 lot other than one single-family dwelling and a private garage for not more than three cars.

(b) No building shall be located on any residential building plot nearer than 25 feet to the front lot line.

(c) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

(d) 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.

(e) 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.

(f) No dwelling costing less than \$30,000.00 as of July 1, 1969 shall be permitted on any lot.

(g) 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.

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



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