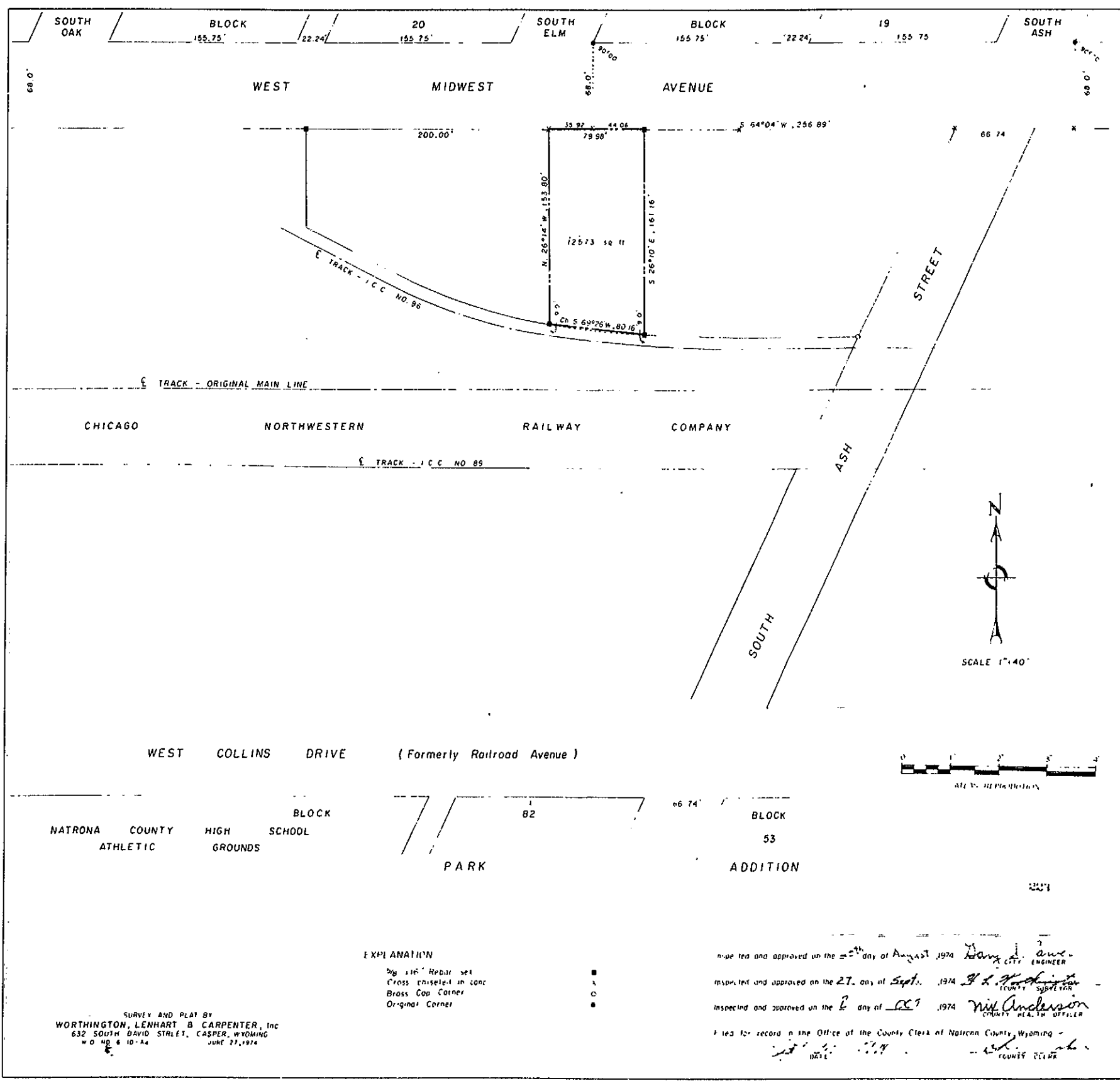


255/221



PLAT OF
**GREAT NORTHERN TOOL & SUPPLY
 SUBDIVISION**
 AN ADDITION TO THE CITY OF CASPER
 NATRONA COUNTY, WYOMING
 BEING A PORTION OF THE SE 1/4 NW 1/4, SECTION 9
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN, WYOMING
 SCALE: 1"=40'
 CERTIFICATE OF PLATTING

STATE OF WYOMING
 COUNTY OF NATRONA

This is to certify that the addition and subdivision set out by this plat to be known as GREAT NORTHERN TOOL & SUPPLY SUBDIVISION and being that portion of the Southeast one-quarter of the Northwest one-quarter (SE 1/4 NW 1/4) of Section 9, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and more particularly described by metes and bounds as follows:

Commencing at the point of intersection of the westerly line of South Ash Street with the southerly line of West Midwest Avenue, City of Casper, Wyoming, thence S 64°04' W, 256.89 feet to the southerly corner of said parcel being described and also the POINT OF BEGINNING, thence from said POINT OF BEGINNING and along the easterly line of said parcel S 26°10' E, 161.16 feet to a point and southeasterly corner of said parcel, said point and corner being located northerly and westerly 9.00 feet from the curved centerline of a now existing Railway I.C.C. Track No. 96, thence along the southerly line of said parcel and parallel to the centerline of said I.C.C. Track No. 96, as measured 9.00 feet northerly and westerly therefrom, through a chord which measures S 49°26' W, 80.16 feet to a point and southwest corner of said parcel, thence along the westerly line thereof N 26°14' W, 153.80 feet to a point located in the southerly line of said West Midwest Avenue and marking the northwest corner of said parcel, thence along the northerly line of said parcel and the southerly line of said West Midwest Avenue, N 64°04' E, 79.98 feet to the point of beginning; said parcel containing 12,573 square feet or 0.289 acres, more or less.

is made with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

WITNESSED at the City of Casper, Wyoming, this 27th day of August, 1974, by the undersigned Secretary of the Great Northern Tool & Supply Company, a Montana Corporation.

SECRETARY: *[Signature]*
 WITNESSED: *[Signature]*

STATE OF WYOMING
 COUNTY OF NATRONA

On this 27th day of August, 1974, before me personally appeared *[Signature]* of GREAT NORTHERN TOOL & SUPPLY COMPANY and that said instrument was signed and applied in behalf of said corporation by authority of its Board of Directors and said *[Signature]* acknowledged said instrument to be the free act and deed of said corporation.

My commission expires *[Signature]*
 NOTARY PUBLIC

SCALE 1"=40'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
 COUNTY OF NATRONA

I, C. Lenhart, a Professional Engineer and Land Surveyor, of Casper, Wyoming hereby certify that on November 3, 1965 the above and foregoing described parcel and subdivision was surveyed by me as set forth hereon. Said plat is true and correct to the best of my knowledge and belief, all bearings are referred to the true meridian and all dimensions are expressed in feet and decimals thereof. Said subdivision was inspected on this 19th day of July, 1974 and all monuments were recovered as set forth by said plat and said survey of November 3, 1965 Wyoming Registration No. 520 Professional Engineer & Land Surveyor *[Signature]*

Subscribed in my presence and sworn to before me this 27th day of August, 1974
 My commission expires January 27, 1977
 NOTARY PUBLIC

APPROVALS

APPROVED Community Planning Commission of Casper, Wyoming, this 27th day of September, 1974 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
 SECRETARY: *[Signature]* CHAIRMAN: *[Signature]*

APPROVED City Council of Casper, Wyoming by resolution No. 222 duly passed, adopted and approved on the 27th day of September, 1974.
 CITY ENGINEER: *[Signature]* CITY CLERK: *[Signature]*

APPROVED Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 27th day of September, 1974.
 CHAIRMAN OF BOARD: *[Signature]* COUNTY CLERK: *[Signature]*

FILED for record in the Office of the County Clerk of Natrona County, Wyoming - *[Signature]*
 COUNTY CLERK

EXPLANATION

- By 1/8" Red dot set
- Cross circled in conc
- Brass Cap Corner
- Original Corner

SURVEY AND PLAT BY
 WORTHINGTON, LENHART & CARPENTER, Inc
 632 SOUTH DAVID STREET, CASPER, WYOMING
 W.O. No. 10-14 JUNE 27, 1974

5-B

RECORDED Oct. 10 1974 AT 10:30 A.M.
IN BOOK 163 OF AC&L PAGE 379
NO. 161571 JOHN L. THOMPSON COUNTY CLERK

CITY OF CASPER - GREAT NORTHERN TOOL AND SUPPLY
SUBDIVISION AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of August, 1974, by and between the City of Casper, a Municipal Corporation, in Natrona County, Wyoming, hereinafter referred to as "City", and Great Northern Tool and Supply Company, a Montana Corporation, referred to as "Owner".

WITNESSETH:

WHEREAS, "Owner" is the owner of all of the lands that comprise the Great Northern Tool and Supply Subdivision, an addition to the City of Casper, Natrona County, Wyoming, a copy of a plat of which is attached as Exhibit "A" and made a part hereof and which plat hereto fore has been approved by City, and which approval is a simultaneous act with the execution of this Agreement; and

WHEREAS, it is the mutual desire of the parties hereto has said lands platted and made a subdivision within the City of Casper and to provide the necessary improvements in said Subdivision.

NOW, THEREFORE, the parties hereto agree as follows:

I.

OBLIGATIONS OF OWNER

Great Northern Tool and Supply Company shall at their sole cost and expense do or cause to be done the following:

1.1 Surveying:

- (a) Set all subdivision corners and 1/16th corner with 2" diameter brass caps. These caps shall be set in concrete and shall show the number of the corner, elevation of the corner, identifying initial or the surveyor company making this survey and the license number of the surveyor making the survey or the certificate of the survey. 1/16th corner shall be properly marked for identification as to location, shall carry the true elevation, shall be referenced subject to destruction and shall show the proper identification and the license of the certified surveyor.

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).

(b) Block and lot corners, points of tangency (PT's) and points of curve (PC's) of all curves shall be marked by 1/2" by 18" iron pin or pipe driven flush with the ground. Upon completion of construction of sidewalks, the points of intersection (PI's) and all points of return (POR's) of all blocks shall be referenced in the sidewalk by an iron pin. Also, the (PC's) and the (PT's) of all curves shall be so referenced in the sidewalk. Block and lot corners shall be marked after initial dirt moving work has been completed so that duplicate marking of Block and lot corners will not be necessary, but such markers shall be in place for final inspection of the City Engineer upon completion of construction of the sidewalk and curb.

(c) Surface improvement, sidewalks, curbs and gutters storm sewers and any other such necessary improvements which shall be constructed by the subdivider in accordance with the current specifications and ordinances, or any amendments thereto which has been adopted by the City Council of Casper, and after such construction will be subject to the inspection and approval of the City Engineer. All required improvements shall be completed in accordance with the grades officially approved by the city.

1.2 Construction of Sidewalk, Curb, Gutter and Storm Sewer:

(a) Upon demand of the City Council, the subdivider will, at his own expense, install curb, gutter and sidewalk along the northern boundary of his property abutting Midwest Avenue.

(b) Upon demand of the City Council, the subdivider shall, at his own expense, pay his proportional share of the cost of a 30" storm sewer on Midwest Avenue.

II.

OBLIGATIONS OF THE CITY

2.1 Water and Sanitary Sewer Services:

(a) The city shall continue to furnish water, sanitary service and all other city services to said subdivision.

THIS AGREEMENT shall be binding upon, and shall insure to the benefit of the parties, hereto, their successors and assigns.

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



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IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first written above.

CITY OF CASPER, MONTANA
A Municipal Corporation

By: [Signature]
Mayor

ATTEST

[Signature]
City Clerk

[Signature]
Secretary

SEAL: CITY OF CASPER, MONTANA
CORPORATION
ATTEST
SECRETARY

Great Northern Tool & Supply Co.
(A Montana Corporation)

By: Jack O'Donnell
President

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-9486



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RECORDED BY	APR 25, 1986	1:35	CLOVER, MT
IN BOOK	210	of Deeds	Page 529
NO.	32206		LOU E. MUSLER
			COUNTY CLERK

Authorization No. P-3370

DEED NO. 72785

THE GRANTOR, CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, for the consideration of **FOURTEEN THOUSAND ONE HUNDRED FORTY-FOUR and 63/100**

DOLLARS
(\$ 14,144.63), conveys and quitclaims to **GREAT NORTHERN TOOL & SUPPLY COMPANY,**
a Montana corporation

of **Billings, Montana**

GRANTEE, all interest in the following described real estate situated in the **City**
of **Casper**, County of **Natrona** and the State of **Wyoming**
to wit:

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section Nine (9), Township Thirty-Three (33) North, Range Seventy-Nine (79) West of the Sixth Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Westerly line of South Ash Street with the Southerly line of West Midwest Avenue; thence South Sixty-Four Degrees Four Minutes (64° 04') West, along said Southerly line of West Midwest Avenue, a distance of Two Hundred Fifty-Six and Eighty-Nine One-Hundredths (256.89) feet to the point of beginning of the parcel of land herein to be described; thence South Twenty-Six Degrees Ten Minutes (26° 10') East, a distance of One Hundred Sixty-One and Sixteen One-Hundredths (161.16) feet; thence South Sixty-Nine Degrees Twenty-Six Minutes (69° 26') West, a distance of Eighty and Sixteen One-Hundredths (80.16) feet; thence North Twenty-Six Degrees Fourteen Minutes (26° 14') West, a distance of One Hundred Fifty-Three and Eighty One-Hundredths (153.80) feet to a point on the South line of said West Midwest Avenue; thence North Sixty-Four Degrees Four Minutes (64° 04') East, along said South line, a distance of Seventy-Nine and Ninety-Eight One-Hundredths (79.98) feet to the point of beginning. EXCEPT that portion of the above described parcel of land that lies within a line drawn parallel with and distant Nine (9) feet Northwesterly of, as measured radially from, the center line of the Chicago and North Western Railway Company Spur Track i.c.c. Number 96, as now located and established.

Excepting and reserving, however, unto the Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, and all minerals of every kind and nature in, on or under the surface of the land hereinabove described, together with the full right and license at any and all times to enter upon said land to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the property hereby conveyed.

Reserving, also, unto the Grantor, its successors and assigns, the spur tracks now located on said above described property, together with the right to use, occupy and enjoy the Northwesterly Seventeen (17) feet of the above described

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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).

parcel of land for the proper maintenance and operation of said tracks until such time as said Grantor, its successors or assigns, shall permanently abandon the use of said tracks and remove the same from said premises.

Reserving, also, unto said Grantor, its lessees, licensees, successors and assigns, the water, sewer and gas lines now located upon said premises, together with the right to maintain and reconstruct the same until such time as they are permanently removed by said Grantor, its lessees, licensees, successors or assigns, and by the acceptance of this conveyance the Grantee for itself, its successors and assigns, agrees to assume the entire cost and expense of removing said water, sewer and gas lines from the premises herein conveyed, in the event such removal is desired by said Grantee, its successors and assigns.



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DATED this Twenty-Eighth day of March, 1966

Signed, Sealed and Delivered in
Presence of

[Signature]
R. E. Wilson

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

By [Signature]
I. Robert Ballin,

Attest [Signature]
T. A. Ross,

Approved: [Signature]
L. J. Postmus, **Chief Closing Officer**



STATE OF ILLINOIS)
COUNTY OF COOK)

531

A. S. Fleck

I, A. S. Fleck, a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that ROBERT MALLIN and T. A. ROSS is me personally known and known to me to be, respectively, VICE President and Secretary of CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, and the identical persons ~~who names are subscribed to the foregoing instrument~~, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Vice President and Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 28th of March, 19 66.



A. S. Fleck
Notary Public, in and for the County of Cook,
in the State of Illinois.

August 23, 1966

My Commission Expires:

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



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32200

No. _____

QUIT-CLAIM DEED

CHICAGO AND NORTH WESTERN
RAILWAY COMPANY

TO

Great Northern Ins. & Supply Company

State of Wisconsin)
County of Madison)

This instrument was filed for record

in the Casper

Office, in and for said County, on the

28th day of APR, 1966

A.D. 19 66 at Casper

and recorded

in _____ of _____ thereof.

Great Northern Ins. & Supply
Apr. 25 1966
Billings, Mont.