

376169

GROVE WEST
Plat # 333
Recorded on August 27, 1984
Instrument # 376169

PLAT OF
"GROVE WEST"
AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF A PORTION OF THE
SE 1/4 NW 1/4, SECTION 14
TOWNSHIP 33 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

AN-ORL-DWG 27-1984-333
I.M. AND
S.W.N. - 376169

SCALE: 1"=40'

CERTIFICATE OF DEDICATION

Bill Collier, an individual, hereby certifies that he is the owner and proprietor of the foregoing subdivision located in and being a portion of the SE 1/4 NW 1/4, Section 14, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by notes and bounds as follows:

Beginning at the southwestern corner of the Parcel being described and a point in the southerly line of said SE 1/4 NW 1/4, Section 14 and from which point the southerly corner thereof bears S 89° 08' 26" W., 42.83 feet; thence from said Point of Beginning and along the westerly line of said Parcel and into said SE 1/4 NW 1/4, Section 14, N 00° 26' 09" E., 390.75 feet to the northwesterly corner of said Parcel and a point in the centerline of the North Platte River; thence along the northerly line of said Parcel and the centerline of said North Platte River, N 82° 00' 29" E., 485.24 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel, S 00° 26' 09" W., 451.02 feet to the southeasterly corner of said Parcel and a point in and intersection with the southerly line of said SE 1/4 NW 1/4, Section 14; thence along the southerly line of said Parcel and SE 1/4 NW 1/4, Section 14, S 89° 08' 26" W., 480.12 feet to the Point of Beginning and containing 4.828 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 undersigned owner and proprietor. The name of said subdivision shall be "GROVE WEST", an addition to the City of Casper, Wyoming. River Bend Road as shown hereon is hereby dedicated to the use of the public and easements are hereby reserved for purposes of construction, operation and maintenance of utility lines, ditches and conduits as required for the proper development of said subdivision.

Bill Collier
on Individual
P.O. Box 412
Casper, Wyoming 82604.

DILL COLLIER

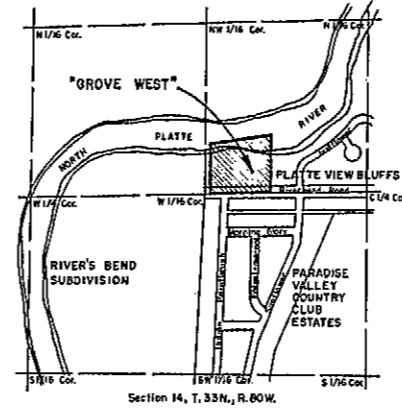
ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF NATRONA) ss
The foregoing instrument was acknowledged before me by Bill Collier on this 1 day of November, 1982.
Witness my hand and notarial seal.
My commission expires: May 22, 1984

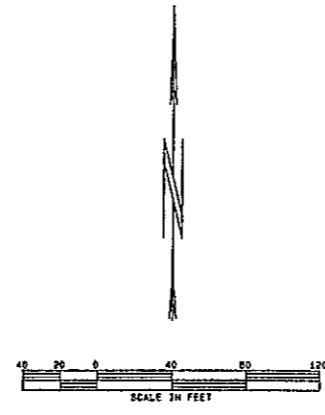
Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 14 day of March, 1984 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.
SECRETARY: [Signature] COMMISSION CHAIRMAN: [Signature]
APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 20-89, duly passed, adopted and approved on the 16 day of May, 1984.
ALDE: [Signature] CITY CLERK: [Signature]
APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 16 day of May, 1984.
ALDE: [Signature] COUNTY CLERK: [Signature] CHAIRMAN OF THE BOARD: [Signature]
INSPECTED AND APPROVED on the 30th day of March, 1984.
INSPECTED AND APPROVED on the 5th day of May, 1984.
INSPECTED AND APPROVED on the 17 day of July, 1982.
Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this day of July, 1984.

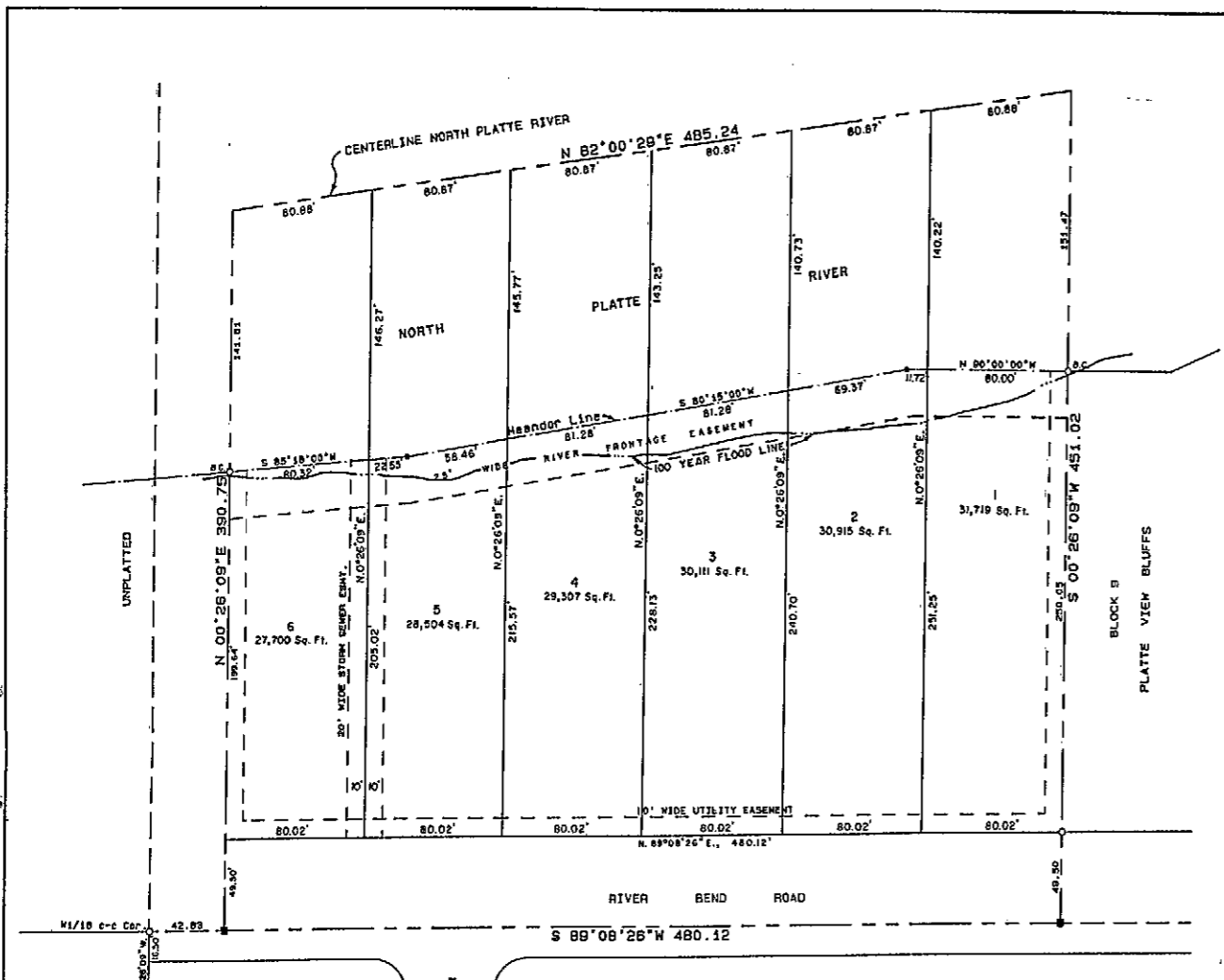


LOCATION AND VICINITY MAP
Scale: 1"=600'



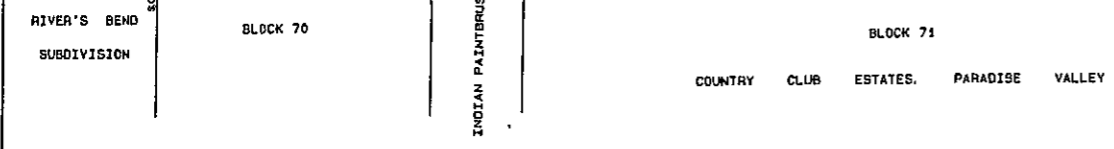
LEGEND:
Brass Cap Corner O
Original Corner @
Lead Corner □
5/8" x 16" Rebar ■
W.L.C. B.J. Brass Cap or Aluminum Cap Set BC or AC
Subdivision Boundary - - - - -
Easement - · - · -
Plat Closure Ratio in excess of 1:10,000

SURVEY & PLAT BY
NORTHINGTON, LENHART, CARPENTER & JOHNSON, INC.
632 SOUTH DAVID STREET, CASPER, WYOMING 82601
N.O. NO.: 6477 DATE: 10-22-82



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 October, 1982 and from records of the office of Northington, Lenhart, Carpenter & Johnson, Inc. and that this Plat correctly and accurately represents said survey. 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. 518 Land Surveyor. [Signature]
MAYNARD JOHNSON
Subscribed in my presence and sworn to before me by Maynard Johnson on this 2ND day of NOVEMBER, 1982.
My commission expires: [Signature]
[Signature]
NOTARY PUBLIC



COVENANTS RESTRICTING AND
GOVERNING LAND USE AND DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS BRUCE L. AND KATHLEEN A. BUMMER, husband and wife (Owner), is the owner of part of that certain real property situate in Natrona County, State of Wyoming, known and described as, and embraced within Grove West, an Addition to the City of Casper, Natrona County, State of Wyoming (Addition) as shown on the plat and dedication thereof (plat) duly recorded in the office of the County Clerk and Ex-Officio Recorder of Deeds in and for Natrona County, State of Wyoming, instrument #376169; and;

WHEREAS, in order to insure the use and development of the Addition to prevent the impairment of the attractiveness thereof for such purposes and to maintain property values therein, the undersigned Owner thereof desires hereby to make and impose upon the Addition the restrictions and limitations hereinafter set forth.

NOW, THEREFORE, in consideration of the premises Owner does hereby and by these presents make, publish, declare and impose upon the lots in the Addition the following restrictions and limitations governing the use, development and occupancy thereof, and Owner does hereby specify and declare the following restrictions and limitations shall be and constitute covenants running with the land as to all lots in the Addition and shall be binding upon Owner and all persons claiming under it, and shall be for the benefit of, as well as limiting and restricting, all future owners of the lots, to wit:

ARTICLE I

The following restrictions shall relate to all of the lots within the Grove West subdivision:

1.1 Such lots shall be used exclusively for residential purposes and no building or structure shall be erected, placed, or be permitted to remain thereon other than one private, single-family dwelling, specifically designed for the use and occupancy of one family, together with an attached or detached garage. Further, it is the intent of these covenants that the dwelling should properly represent a very exclusive 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).

RECORDED Dec 18 1991 AT 2:37 O'clock PM
INSTRUMENT NO. 500781
NATRONA COUNTY CLERK
MARY ANN COLLINS
CASPER, WYOMING

500781

PAGE 1 OF 4 PAGES



1.2 No manufacturing, commercial, business or other enterprise, or any religious undertaking or activity of whatsoever kind or nature, including churches, religious meeting or gathering places, whether or not conducted for profit, shall be operated, maintained, or conducted on any lot or in any structure erected or placed thereon, nor shall any structure thereon or any part thereof, be used as a boarding or rooming house, nor, to the extent Owner's title affords it the right to restrict such use, shall any extractive operation for mineral or oil and gas development of any kinds be conducted or permitted thereon, nor shall any signs, billboards or advertising devices (except suitable signs used to facilitate the sale thereof) be erected, placed or be permitted to remain on any lot.

1.3 No trailer, camper, basement, garage, out-building, or any other structure of a temporary or mobile nature, shall be used on any lot as a place of residence or habitation, either temporarily or permanently, and, except as the same may be customarily employed by contractors for and during the construction of improvements thereon, no house trailer, tent, shack or any other structure mobile in character or of a temporary or insubstantial nature shall be erected, placed or be permitted to remain on any lot.

1.4 The minimum lot size will incorporate at least two continuous lots as per "plat" attached. This will require a minimum of 180' frontage on River Bend Road.

1.5 With respect to the improvements to be erected and situate on the lots the following, together with all other provisions hereof, shall govern.

- (a) No structures shall be erected, altered, placed, or permitted to remain on the lots other than a one detached single-family residence not to exceed twenty-five feet in height above an average ground level, and a detached or attached private garage for not more than three cars.
- (b) All construction shall be new, and no used building shall be moved from outside and placed on any such lot.



- (c) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any such lot except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes and provided there are not so many as to constitute a nuisance to neighboring lot owners.
- (d) Each residence in the Addition shall have suitable garbage containers for trash and rubbish and if the container is outside the residence or garage, it must be an underground container of thirty five (35) gallon capacity or more, and such underground container shall be mechanically adequate for the purposes thereof and shall be located where the same will not be subject to vehicular damage and shall not be located immediately adjacent to any driveway.
- (e) No vehicle of a size larger than the standard American manufactured car or pickup truck, and no vehicle the primary use or design of which is for the transportation of passengers for hire shall be parked on the streets or any of the front portions, driveways or other ways of access of or to any such lot or lots for any substantially continuous period of more than 24 hours; all such vehicles shall be stored out of the area.
- (f) The construction of residential improvements on any lot shall be completed not later than one year from and after the date upon which such construction was commenced; all lots shall be landscaped and planted with grass (or appropriate yard covering put in place) and trees or shrubbery of appropriate character and type within one year from and after the construction of improvements on any lot has commenced.

ARTICLE II

GENERAL

2.1 The covenants herein contained shall be and remain in full force and effect for a period of twenty-five (25) years from and after the date hereof, and shall remain in force and effect thereafter for successive ten (10) year periods, unless by written agreement, recorded in the real property records of Natrona County, Wyoming, of owners (including Owner's right to amend so long as it retains ownership of the required number of lots) of two-thirds (2/3) of the lots in the Addition, the terms and provisions hereof are changed, modified or abrogated in whole or in part.

