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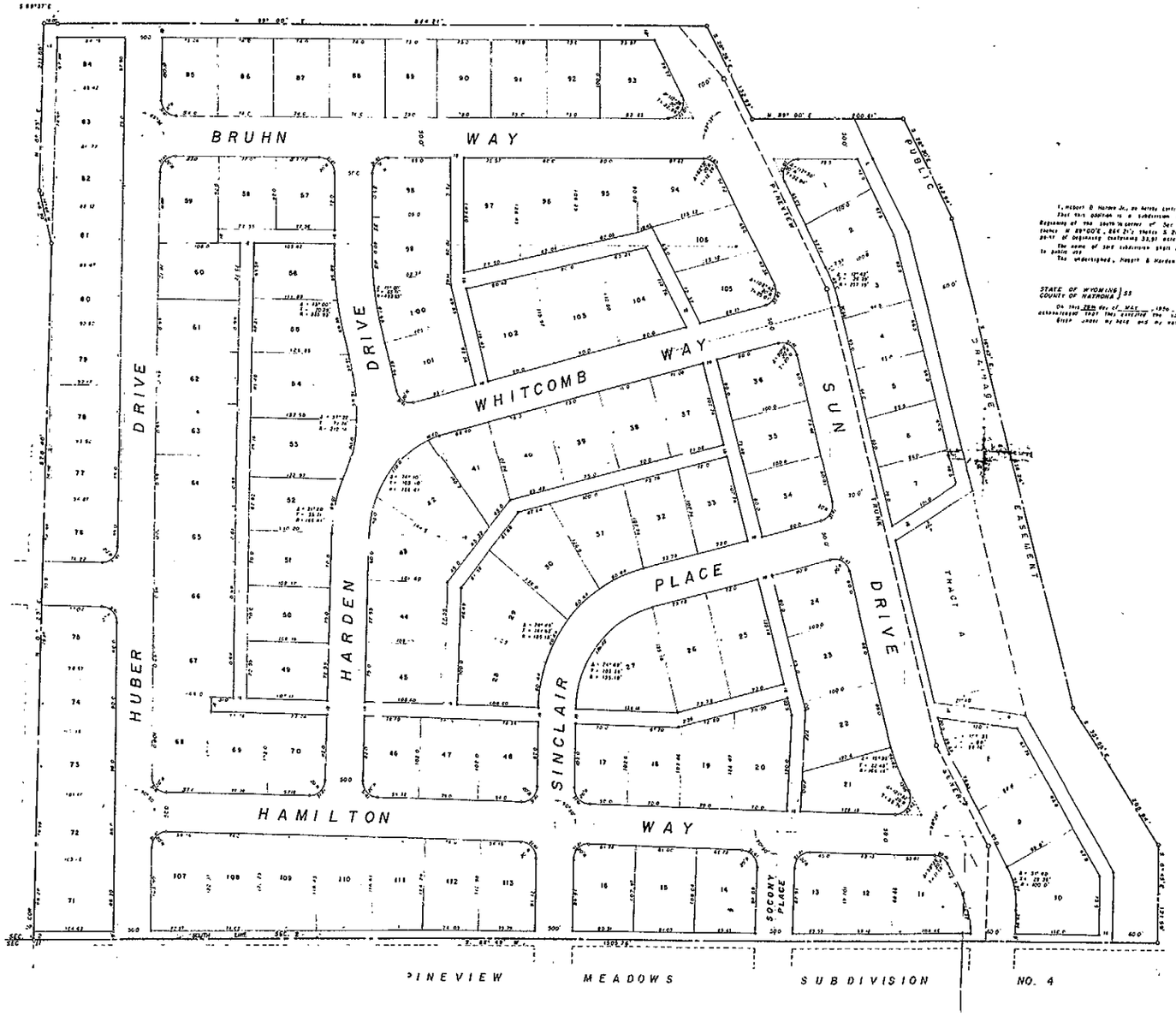
1462/158

Packet 16
Folder 1

PLAT OF HAMILTON ADDITION

TO THE
CITY OF CASPER, WYOMING
IN THE SE¼ SW¼, S½ SE¼, SEC. 2, T. 33N., R. 79W., 6th P.M.
NATRONA COUNTY, WYOMING



CERTIFICATE OF DEDICATION

I, Robert B. Hamilton Jr., do hereby certify.

That this addition is a subdivision of a portion of the SE¼ SW¼, S½ SE¼, Sec. 2, T. 33N., R. 79W. of the 6th P.M. being more particularly described as follows.

Beginning at the South ¼ corner of Sec. 2, T. 33 N., R. 79 W. of the 6th P.M. thence N. 01°23'E., a distance of 878.40' along the quarter section line of Sec. 2. thence N. 88°46'W., 68.90'. Thence N. 01°23'E., 2.00'. thence S. 89°43'E., 19.70'. thence N. 89°00'E., 864.24' thence S. 28°28'E., 172.93'. thence N. 83°00'E., 200.61'. thence S. 28°30'E., 142.24'. thence S. 40°17'E., 838.24. thence S. 35°15'E., 203.84'. thence S. 01°43'E., 121.93'. thence S. 33°45'W., 150.76' to the 20.97' of beginning containing 33.91 acres, more or less. As depicted on the plat, it with the free consent and in accordance with desires of the undersigned owner and proprietor of said land.

The name of this subdivision shall be "HAMILTON ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING", and that the streets and alleys are dedicated to public use.

The undersigned, Robert B. Hamilton Jr., as owner and Betty Jane Hamilton, his wife, hereby acknowledge all rights they may have in and to either of the homestead Exemption laws of the State of Wyoming.

Robert B. Hamilton Jr.
Robert B. Hamilton Jr.

Betty Jane Hamilton
Betty Jane Hamilton

STATE OF WYOMING } SS
COUNTY OF NATRONA }

On this 28th day of May, 1956, before me personally, appeared Robert B. Hamilton Jr. and Betty Jane Hamilton, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

Given under my hand and my notarial seal on the day and year in this certificate above written.

Ruth Stearns
Notary Public

My commission expires July 2, 1958.

CERTIFICATE OF ENGINEER

I, R. Lee Dorsey, of Casper, Wyoming, hereby certify. That the plat of the Hamilton Addition to the City of Casper, Wyoming is prepared from survey made by me and under my supervision on March, April and May 1956. That this plat correctly represents the results of these surveys. That the particulars to be shown in the Certificate of Dedication and on subsequent representations of the plat are true and correct as shown. That permanent corners, block corners and lot corners are, or shall be placed on the ground as shown. That streets, alley, easement, park and other grounds are as shown on the plat and accurately platted on the ground as shown on the plat.

R. Lee Dorsey
R. Lee Dorsey, Professional Engineer License No. 317

Subscribed to my presence and sworn to before me this 28th day of May, 1956.

Ruth Stearns
Notary Public

My commission expires July 2, 1958.

EXPLANATION

○ 1½"x21" G.I.P. drill and designate corners

● ½"x18" G.I. pipe or brass cap and other ones.

½"x18" iron rods at other corners

10 0 10 20
SCALE OF FEET

INSPECTED AND APPROVED
CITY ENGINEER

APPROVED
CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY ORDINANCE NO. 4068 DULY PASSED, ADOPTED AND APPROVED ON THIS 7 DAY OF MAY, 1956
BY
Terry A. Pelo
MAYOR
W. E. Rankin
PRESIDENT OF COUNCIL
ATTEST
Fred E. Gruber
CITY CLERK

APPROVED:
BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING, BY RESOLUTION DULY PASSED ON THE ___ DAY OF ___ 195__
BY
Raymond Wolfe
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST
Raymond McCarty
COUNTY CLERK

PLAT OF
HAMILTON ADDITION
CASPER, WYOMING

CASPER ENGINEERING SERVICE - R. LEE DORSEY — CASPER, WYO.
DESIGNED BY: R.L.D.
DRAWN BY: L.E.W.
CHECKED BY: -"-
SCALE: 1"=40'
DATE: MAY 28, 1956
APPROVED: CASPER ENGINEERING SERVICE
REV.
SHEET 1 OF 1

Recorded June 8, 1956 at 4:45 o'clock P.M.
In Book 32 of Misc. Page 406
No. 784566

Carl Thomason
County Clerk

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HAMILTON ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, BUILDING RESTRICTIONS

WHEREAS, Hobart B. Harden Jr., is the owner of all of the lots in Hamilton Addition, being lots numbered consecutively 1 through 113 and also Tract A, 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 Hobart B. Harden Jr., does hereby impose upon Lots numbered 1 through 113 inclusive and upon Tract A of Hamilton Addition, to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

a. Upon all lots in said Hamilton Addition, no structures shall be erected, altered, placed or permitted to remain on any residential building lot, other than one detached single-family dwelling, not to exceed one and one-half stories in height, split level and two stories on a tri-level house, and a private garage for not more than three cars.

b. No building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that a 3 foot side yard shall be required for a garage or other permitted accessory building located 25 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes 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. All construction shall be new and no building shall be moved from outside said subdivision and placed on any lot therein.

c. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 60 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 in said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

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).

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 lot and dwelling costing less than $12,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1955, shall be permitted on any lot in the Tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 900 square feet in the case of one-story structure, not less than 850 square feet in the one and one-half story structure, or two story structure.

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. 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.

h. Prospecting for or mining of any minerals of any nature on subject lands is prohibited.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 1, 1977, at which time said covenants shall be automatically extended 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.

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 situate in said development or subdivision to prosecute any proceeding 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.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused his hand and seal to be hereunto affixed this 28 day of May, 1956.

Hobart B. Harden Jr.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 8th day of June, 1956, before me personally appeared HOBART B. HARDEN JR., to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Ruth Gaines, Notary Public

My Commission Expires February 9, 1958

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