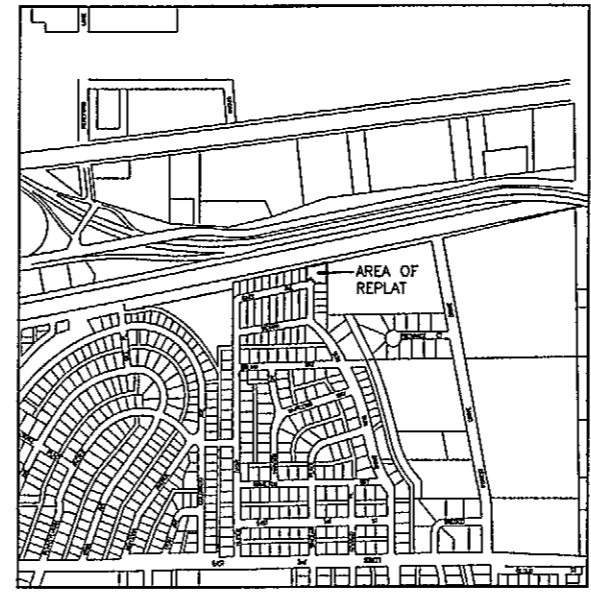
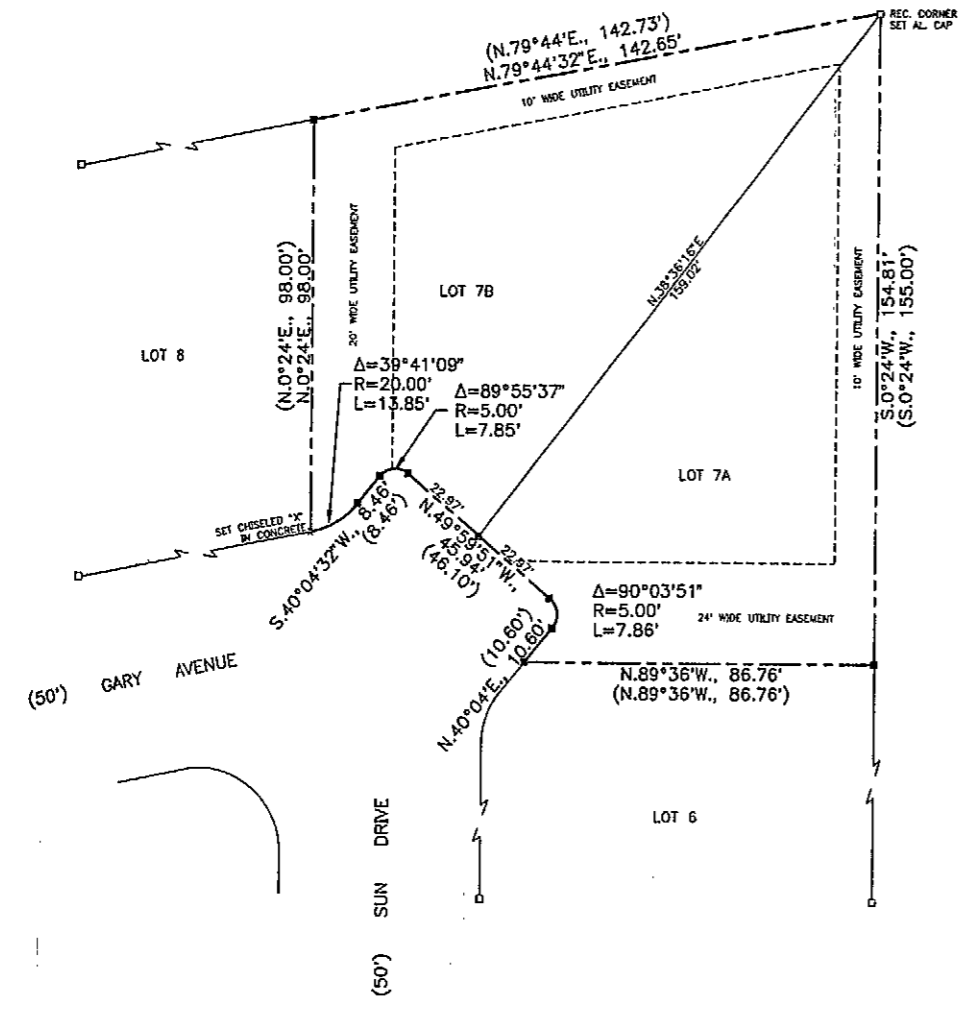


553547

54160 16 FH 1 50

A REPLAT OF
"LOT 7, HARDEN ADDITION"
AS
"LOTS 7A & 7B, HARDEN ADDITION"
TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
SW1/4SE1/4 & NW1/4SE1/4, SECTION 2
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=20'



CERTIFICATE OF DEDICATION

The CITY OF CASPER, a Municipal Corporation hereby certify that they are the owners and proprietors of the foregoing described lands being all of Lot 7, Harden Addition to the City of Casper, Wyoming, a subdivision of portions of the SW1/4SE1/4 & NW1/4SE1/4, Section 2, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and also the northeasterly corner of said Lot 7, Harden Addition; thence along the easterly line of said Parcel and Lot 7, Harden Addition, S.0°24'W., 154.81 feet to the southeasterly corner of said Parcel and Lot 7; thence along the southerly line of said Parcel and Lot 7, Harden Addition, N.89°36'W., 86.76 feet to a point; thence N.40°04'E., 10.80 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 5.00 feet and through a central angle of 90°03'51"; northerly, 7.85 feet to a point of tangency; thence N.49°59'51"W., 45.94 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 5.00 feet and through a central angle of 89°55'37"; westerly, 7.85 feet to a point of tangency; thence S.40°04'32"W., 8.46 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 20.00 feet and through a central angle of 39°41'08", southwesterly, 13.85 feet to the southwesterly corner of said Parcel and Lot 7, Harden Addition; thence along the westerly line of said Parcel and Lot 7, Harden Addition, N.0°24'E., 98.00 feet to the northwesterly corner of said Parcel and Lot 7, Harden Addition; thence along the northerly line of said Parcel and Lot 7, Harden Addition, N.79°44'32"E., 142.65 feet to the Point of Beginning and containing 0.411 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 owners and proprietors; the name of said subdivision and replat shall be known as a Replat of "LOT 7, HARDEN ADDITION AS LOTS 7A & 7B, HARDEN ADDITION" to the City of Casper, Wyoming and all streets as shown hereon were previously dedicated to the use of the public and all easements as shown hereon are hereby reserved as utility and drainage easements for purposes of construction, operation and maintenance of conduits, lines and ditches as required for the proper development of said subdivision.

CITY OF CASPER
200 N. David Street
Casper, Wyoming 82601

Attest: Caleb J. Chasney CITY CLERK
Michael E. Reid Mayor

ACKNOWLEDGEMENTS

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Michael E. Reid, Mayor of the City of Casper, Wyoming this 17 day of October, 1994.

Witness my hand and official seal.

My commission expires: January 15, 1995
Diana M. Gardner
Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 4th day of October, 1994 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

[Signature] Secretary
[Signature] Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 94-206 duly passed, adopted and approved on the 18th day of October, 1994.

Attest: Caleb J. Chasney City Clerk
Michael E. Reid Mayor

INSPECTED AND APPROVED on the 17th day of October, 1994.

Hal D. Antikainen
City Engineer

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 18th day of November, 1994.

Mary Ann Collier
County Clerk

CERTIFICATE OF SURVEYOR

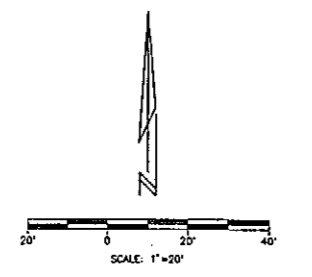
STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of June, 1994 and that this map correctly represents said surveys. All corners are well and accurately monumented by aluminum caps as of the date of this map. 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. 6010 L.S. Steve M. Castle
4-12-94

Subscribed in my presence and sworn to before me by Steve M. Castle this 12th day of SEPTEMBER, 1994.

My commission expires: JUNE 20, 1997
Kimberly R. Moore
Notary Public



LEGEND:
 Recovered Corner □
 5/8" Rebar w/ Al. Cap ■
 Replat Boundary - - - - -
 Easement - - - - -
 Measured N.89°36'W., 86.76'
 Record (N.89°36'W., 86.76')
 Plot closure ratio: 1: 430,369

Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
632 South David Street Casper, Wyoming 82601 (307) 265-2524
W.O. No.: B9160300 Date: 9-9-94 Acad Dwg.: HARDEN

Recorded June 13, 1958 at 3:50 o'clock P.M.
In Book 35 of Misc. Page 218
No. 847075

Lou K. Musser
County Clerk

HARDEN 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 Harden Addition, being lots numbered consecutively 1 through 39, 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 all of said lots in said Addition, with the exception of Lots numbered 1 through 7, inclusive, and Lots 22 and 23, the following protective covenants and restrictions, to-wit:

a. Upon said lots above mentioned no structure 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 story in height, and a private garage for not more than two 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 permitted for a garage or other permitted accessory building located 25 feet or more from the minimum building set-back 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, open porches and car ports shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building, to encroach upon another lot. In the event a house is turned on a corner lot to face the side street, the set-back line at the front of the lot shall be 25 feet and the set-back 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 5,000 square feet or a width of less than 50 feet at the front building set-back 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.

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).

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 \$10,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1957, 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 750 square feet.

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 mineral of any nature on subject lands is prohibited.

With respect to lots numbered 1 through 7, inclusive, and lots numbered 22 and 23, construction of one and 1/2 story, 1 to 4 unit family dwellings shall be permitted in accordance with the zoning ordinances of the City of Casper for "B" Zone, and shall conform to minimum set-back requirements of 20 feet and shall be of frame or masonry construction. Each unit shall contain not less than 750 sq. ft. of living area, and no building shall be located nearer than 5 ft. to any side lot 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, 1983, at which time said covenants shall be automatically extended for successive 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 hereunto be affixed this 9 day of June, 1958.

Hobart B. Harden, Jr.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 9 day of June, 1958, 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: Feb. 9, 1962

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



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