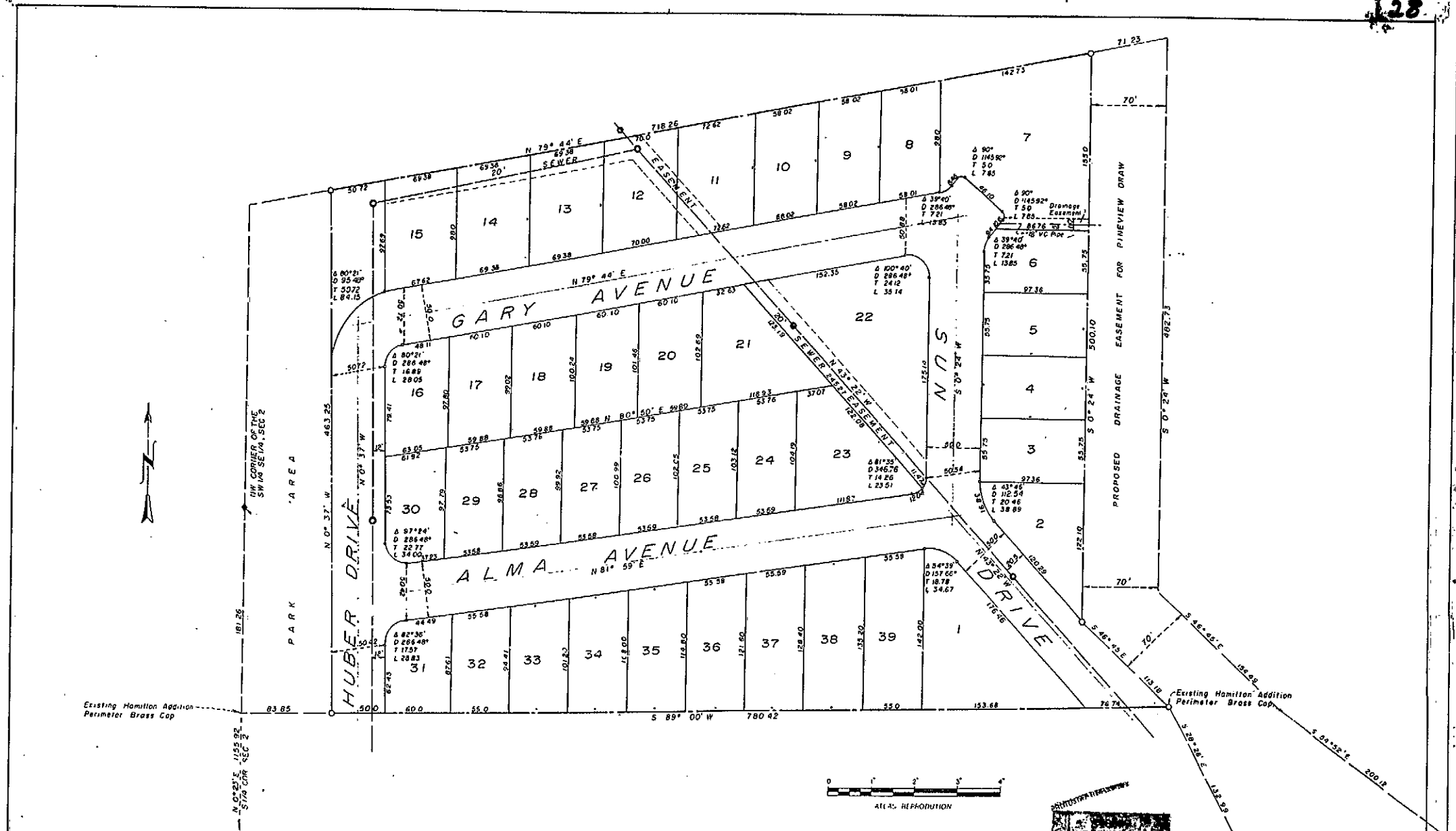


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Packet 6
Folder 2

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PLAT OF
HARDEN ADDITION
TO THE CITY OF CASPER, WYOMING
W2 SE4 SEC.2 T33N R79W 6TH PM.
NATRONA COUNTY, WYOMING
CERTIFICATE OF DEDICATION

CERTIFICATE OF ENGINEER

I, Lee Donley, of Casper, Wyoming, hereby certify that this plat of the Harden Addition to the City of Casper, Wyoming is prepared from surveys made by me or under my supervision in May 1958 that this plat correctly represents the results of these surveys. That the descriptions as given in the Owners Certificate of Dedication and as otherwise represented on this plat are true and correct as shown that perimeter corners, block corners and lot corners are or shall be marked on the ground as shown that each lot, street, alley, avenue, park and other grounds are or shall be well and accurately marked on the ground as shown on the plat.

Lee Donley
Professional Engineer - License No. 317

Subscribed to my presents and sworn to before me this 22nd day of June, 1958
My commission expires February 9, 1962

Notary Public

I, Hobart B. Harden Jr. do hereby certify:
That this addition is a subdivision of a portion of the SW 1/4 SE 1/4, NW 1/4 SE 1/4 Section 2, T33N, R79W of the 6th Principal Meridian and being more particularly described as follows: Beginning at a point which is 50°25'W a distance of 1812.6 feet and N89°00'E a distance of 8385 feet from the NW corner of the SW 1/4 SE 1/4, NW 1/4 SE 1/4 Section 2, T33N, R79W of the 6th Principal Meridian, Wyoming, said point being the intersection of the west line of Huber Drive and the north perimeter line of Hamilton Addition; thence N0°37'W along the west line of Huber Drive a distance of 463.25 feet to a point, said point being on the south R/W line of C & O Railroad; thence N79°44'E along said R/W a distance of 718.26 feet to a point; thence S0°24'W a distance of 500.10 feet to a point; thence S46°45'E a distance of 113.18 feet to a point being the existing eastern extremity of the north boundary line of the Hamilton Addition; thence S89°00'W a distance of 780.42 feet along said north boundary line of Hamilton Addition to the point of beginning, said lands containing 850 acres more or less, as appears on this plat, is with the free consent and in accordance with desires of the undersigned owner and proprietor of said lands.
The name of the subdivision shall be HARDEN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, and that the streets and alleys and public ways shown on said plat are hereby dedicated to public use.
The undersigned, Hobart B. Harden Jr., as owner and Betty Jane Harden, his wife, hereby waive and relinquish all rights they may have under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Hobart B. Harden Jr.
Betty Jane Harden

STATE OF WYOMING }
COUNTY OF NATRONA } ss
On this 22nd day of June, 1958, before me personally appeared Hobart B. Harden Jr. and Betty Jane Harden, husband and wife, to me known to be the persons described and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed including the release and waive of the right of homestead.
Given under my hand and my notarial seal on the day and year in this certificate above written.

My commission expires February 9, 1962

Notary Public

APPROVED:
CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY
ORDINANCE NO. 126-A DULY PASSED, ADOPED AND APPROVED
ON THE 22nd DAY OF June, 1958
By: *W. Anderson*
WATSON
CITY CLERK

APPROVED:
BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY,
WYOMING, BY RESOLUTION DULY PASSED ON THE 11th DAY
OF June, 1958
By: *H. C. O'Connell*
COUNTY CLERK

PLAT OF
HARDEN ADDITION
CASPER, WYOMING
CASPER ENGINEERING SERVICE - LEE DONLEY, CASPER, WYO.
DESIGNED: *R.L.D.*
DRAWN: *R.L.D.*
CHECKED: *R.L.D.*
SCALE: 1" = 40'
DATE: MAY 19, 1958
APPROVED: *Lee Donley*
CASPER ENGINEERING SERVICE

INSPECTED AND APPROVED *Lee Donley*
CITY ENGINEER

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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