

#962

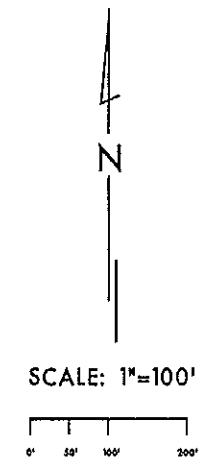
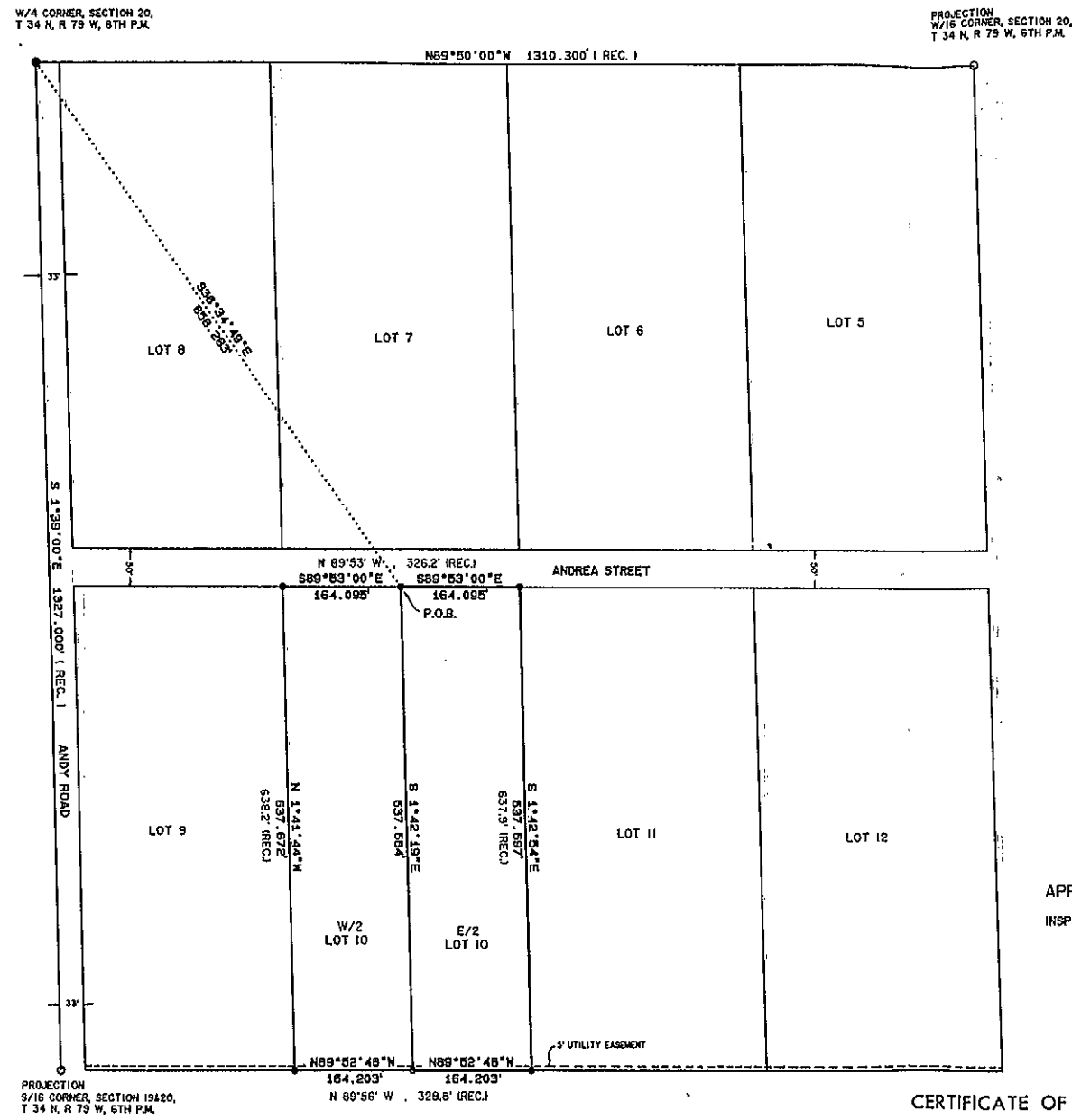
A Replat of the East Half of Lot 10 Hartranft Subdivision #962 545572

June 17, 1994 Instrument #545572

NATRONA CO. CLERK, WY
MAYRA COLLEN
RECORDED

'94 JUN 17 PM 2 '40

REPLAT OF THE E/2, LOT 10, HARTRANFT SUBDIVISION A PART OF THE SW/4, SE/4 AND ALL OF THE SW/4, SECTION 20 AND PARTS OF THE NW/4, NE/4 AND THE N/2, NW/4, SECTION 29 T 34 N, R 79 W, 6TH P.M., NATRONA COUNTY, WYOMING



NOTES:
BASIS OF BEARING IS AN ASSUMED BEARING OF S 89°53'00" E ON THE NORTH LINE OF LOT 10.
ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND:
● - FOUND BRASS CAP SURVEY MONUMENT.
○ - SET 5/8"x24" REBAR AND CAP, R.L.S. 2097.
PLAT CLOSURE = 1:2,500,000

APPROVAL
INSPECTED AND APPROVED on the 3rd day of November, 1993.
Ann D. Petty
Town of Bor Mann

CERTIFICATE OF DEDICATION
Robert A. Wegner and Susan E. Wegner, husband and wife hereby certify that they are the owners and proprietors of the foregoing land, being the East half of Lot 10, Hartranft Subdivision, a subdivision of a part of the Southwest quarter of the Southeast quarter and all of the Southwest quarter of Section 20 and parts of the Northwest quarter of the Northeast quarter and the North half of the Northwest quarter of Section 29, Township 34 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:
Beginning at a point on the north line of said Lot 10 which bears South 36°34'49" East a distance of 858.283 feet from the West quarter corner of said Section 20, thence South 89°53'00" East a distance of 164.095 feet along the north line of said Lot 10 to the northeast corner thereof, thence South 1°42'54" East a distance of 637.697 feet along the east line of said Lot 10 to the southeast corner thereof, thence North 89°52'48" West a distance of 164.203 feet along the south line of said Lot 10 to a point, thence North 1°42'19" West a distance of 637.684 feet to the point of beginning. Said boundary contains 2.402 acres more or less.
The replat of the above described land as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of the above described parcel of land shall be "A REPLAT OF THE E/2, LOT 10, HARTRANFT SUBDIVISION" a subdivision in Natrona County, Wyoming. All utility easements as shown hereon are hereby reserved for the use by utility companies for purposes of construction, operation and maintenance of utility lines, conduits and ditches as required to provide service to the improvements on the lots as shown hereon.

Robert A. Wegner
Robert A. Wegner
Susan E. Wegner
Susan E. Wegner

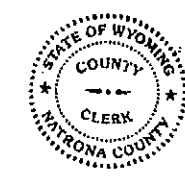
ACKNOWLEDGEMENT
STATE OF WYOMING)
COUNTY OF NATRONA) SS

The foregoing instrument was acknowledged before me by Robert A. Wegner and Susan E. Wegner on this 15th day of November, 1993.

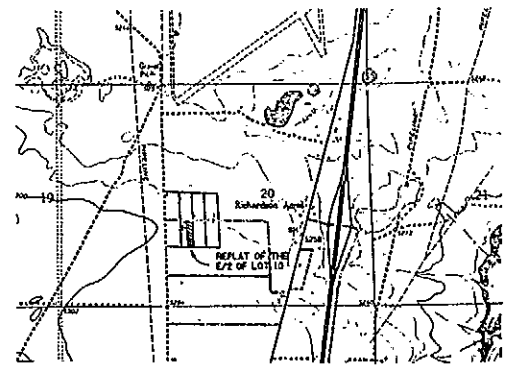
Witness my hand and notarial seal.
My commission expires on 4-1-96
Notary Public
NOTARY PUBLIC

APPROVALS
APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on this 3rd day of August, 1993.

Attest: *Mayra Collen* County Clerk
Bill D. Brown Chairman of the Board
INSPECTED AND APPROVED on the 30th day of July, 1993.
Thomas Curran County Planner
INSPECTED AND APPROVED on the 30th day of July, 1993.
County Surveyor
INSPECTED AND APPROVED on the 4th day of April, 1993.
County Health Officer
Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 17th day of June, 1993.
Mayra Collen County Clerk



CERTIFICATE OF SURVEYOR
STATE OF WYOMING)
COUNTY OF NATRONA)
I, Daniel A. Sisk, of Casper, Wyoming, do hereby state that this Plat was prepared from notes taken during an actual survey made by me on January 5, 1993, and that this Plat correctly and accurately represents said survey. All being true and correct to the best of my knowledge and belief.
Daniel A. Sisk
WYOMING R.L.S. NO. 2097
Subscribed in my presence and sworn to before me by Daniel A. Sisk on this 1st day of February, 1993.
My commission expires on Aug 23, 1996
Linda S. Oliver
NOTARY PUBLIC



RECORDED Aug 10 1970 # 9:50 A.M.
IN BOOK 55 OF Misc PAGE 57
NO. 103839 LOW E. MURKIN
COUNTY CLERK

EXHIBIT A

To plat and dedication of Hartranft Subdivision, a subdivision of the SW $\frac{1}{4}$ and a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, and a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, all in Township 34 North, Range 79 West, Natrona County, Wyoming.

The following restrictions and limitations shall become covenants in any deed or other legal or equitable conveyance of the following described lands in Natrona County, Wyoming, to-wit:

Township 34 North, Range 79 West, 6th P.M.

Section 20: SW $\frac{1}{4}$; That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying westerly of U.S. Highway 87 as now constructed and south of Richardson Subdivision as the same is platted of record.

Section 29: A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and that part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ lying westerly of U.S. Highway 87 as the same is now constructed,

as the same has been subdivided by the plat and dedication to which these covenants are attached as an exhibit, and any lot, part or parcel thereof, such that the same shall be covenants running with the land, to-wit:

1. All lots or portions of lots within this subdivision may be used and occupied for residences and dwellings, including apartments and multiple dwellings of whatsoever kind, and any legitimate manufacturing, commercial or business enterprise, EXCEPT:

- (a) A junk yard or for the storage accumulation or sale of junk,
- (b) A hog lot or for the raising, care or feeding of hogs, or
- (c) As a rendering plant or other plant for the processing or butchering of meats.

2. Each structure erected or installed in or on any lot herein shall contain adequate provision for sewage, and when a community or municipal or sanitary sewer system is not available, an adequate, accepted sewage disposal system must be installed for each lot, and the same shall be constructed, operated and maintained in compliance with the rules, regulations and standards required by the State of Wyoming and local departments of health. In addition, all plumbing installations shall comply with the Western Plumbing Code, and such compliance shall be certified and approved by the inspection of a recognized plumbing inspector.

3. Each structure shall be adequately wired for electricity in full compliance with requirements of the United States Electrical Contractor's Code.

4. Not more than four ordinary domestic house pets may be

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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).

kept by any household, and the owner of at least two acres of land may keep one horse or cow, and one additional horse or cow for each acre by which the area of his lot, or the area of contiguous lots under one ownership exceeds two acres. Any area exceeding three-fourths of an acre shall be considered one additional acre for the purposes of this limitation. When domestic house pets and other domestic animals are kept as above permitted, the owner or owners thereof shall provide proper and adequate shelter therefor, keep the same contained and restricted to his own premises, and the entire premises shall be kept clean and sanitary at all times.

5. The owner of each lot, or of contiguous lots, shall forthwith enclose the same with a legal fence as defined and permitted by the statutes of the state of Wyoming now in force, or as the same may hereafter be amended.

6. The owner of each lot shall not permit the accumulation of weeds, brush, rubbish or junk of any kind, or allow or permit said premises, or the animals or property thereon to become a nuisance as offensive as to the enjoyment, of the other owners of lands within the subdivision. Each owner shall furnish a solid garbage and refuse container and the same shall be kept neat and emptied at all times, and the same shall be emptied and the garbage and refuse disposed of so that the same may not be permitted to escape or to accumulate.

7. There is hereby reserved in all streets and roadways, and in the other areas delineated on the plat to which this is attached, and across all lots and parcels of land in said subdivision, an easement and right of way not exceeding two feet in width, for installation of electric, gas, telephone, sanitary sewer, storm sewer, water and other utility lines serving all or any portion of this subdivision, which rights and easements may be used and occupied by any recognized utility or utility company without further conveyance.

8. The covenants and restrictions herein contained are mutual considerations accepted and entered into by and among all purchasers and owners of lots or parcels within this subdivision and shall be covenants running with the land, binding upon the dedicators of this subdivision and all purchasers and owners of lots and parcels herein, and upon their heirs, personal representatives, successors and assigns, for a period of time ending December 31, 1994.

Executed and effective as of the date shown upon the plat ~~and~~ indication to which this is attached as an exhibit.

Raymond J. Hartung
Andrew K. Hartung

DEDICATORS

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1098801

Handwritten notes:
Kathleen M. Hartcraft
1098801
1098801

STATE OF WYOMING)
) 93
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by
Edward J. Hartcraft and Andrea K. Hartcraft, this 16th day of
April, 1970.



In presence of my hand and notarial seal.

Edward J. Hartcraft
Notary Public

My commission expires: April 9, 1971

NOTARY PUBLIC
EDWARD J. HARTCRAFT
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