HARTRANFT SUBDIVISION LOT SPLIT
THE NORTHERLY PORTION OF LOT 9 AS LOT 9B
ANDREA STREET

S 89°53'01" E
295.19'

LOT 9B
1.28 ACRES

N 89°55'59" W
296.27'

LOT 9A

NOTE:
HERE WERE NO STRUCTURES LOCATED N THE LOT AT THE ME OF THIS SURVEY.

STATE OF WYOMING
COUNTY OF NATRONA SS

I do hereby certify that this lot split has been examined by me and found to comply with the regulations for Natrona County, Wyoming, and is therefore approved for filing.

County Planner
Date: 7-28-97

County Surveyor
Date: 7-28-97

County Health Officer
Date: 8-11-97

KNOW ALL MEN BY THESE PRESENTS, I, William R. Febringer do hereby certify that I prepared this plat from an actual and accurate survey of the land on June 3, 1997 under my direct supervision, in accordance with the Subdivision Regulations of Natrona County.
EXHIBIT A

To plat and dedication of Hartranft Subdivision, a subdivision of the SW¼ and a portion of the NW¼ of Section 20, and a portion of the NE¼ and NW¼ of Section 29, all in Township 34 North, Range 79 West, Matrons 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 Matrons County, Wyoming, to-wit:

Township 34 North, Range 79 West, 6th P.M.,
Section 20: SW¼; That part of the SW¼ 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 NE¼ and that part of the NE¼ 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
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 purpose 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 — 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 or offensive to the annoyance 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 clean and covered 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 ten 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 agreed to 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 dedication to which this is attached as an exhibit.

[Signature]

Andrew K. Neubauer

DEDICATOR
STATE OF WYOMING

COUNTY OF BENTON

The foregoing instrument was acknowledged before me by

Fred J. Hartman and Andrea K. Hartman, this 16th day of

1976.

I have hereunto subscribed my hand and notorial seal.

[Signature]

Notary Public

Commission expires: April 9, 1976

[Stamp]