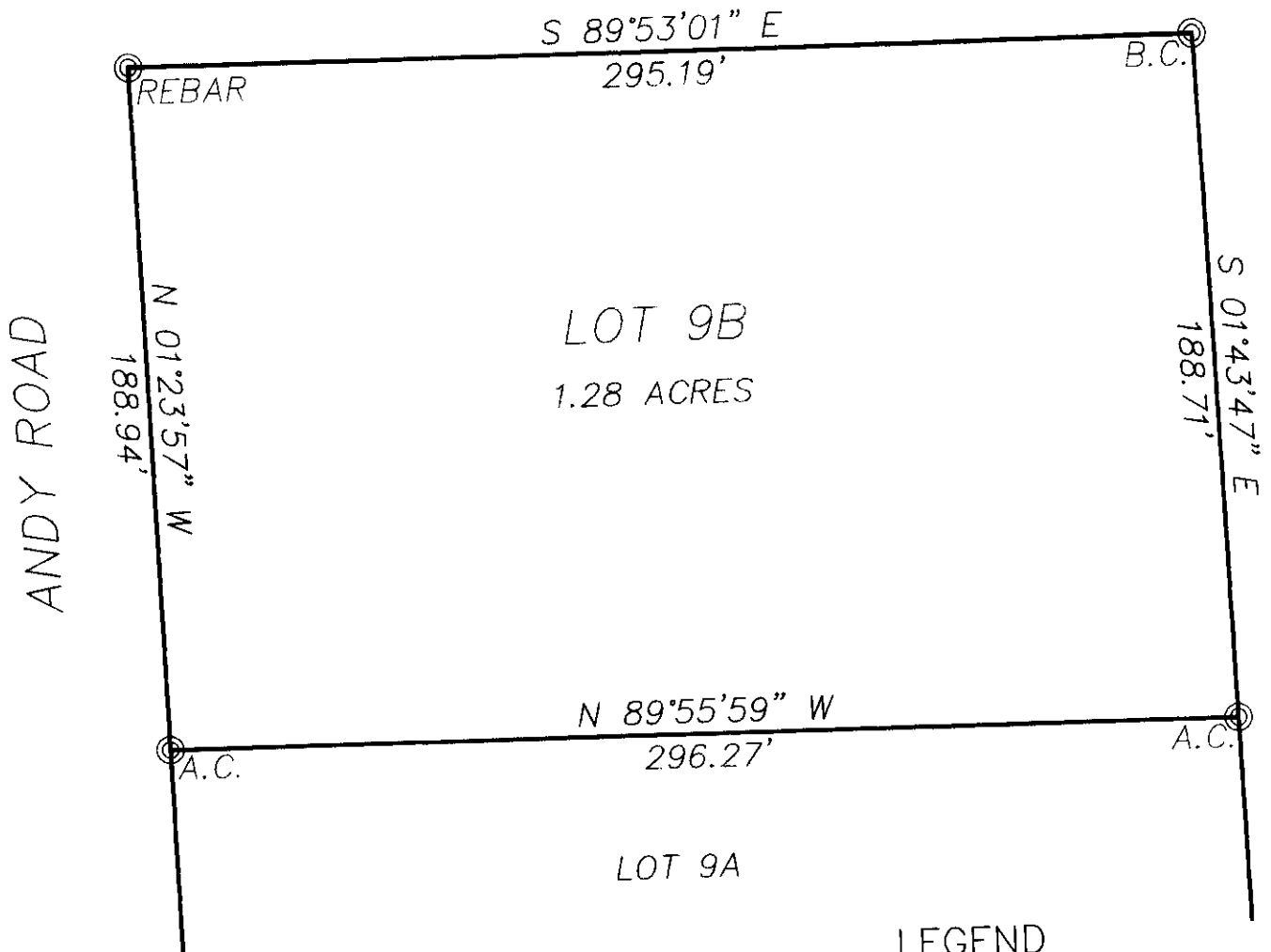


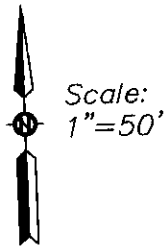
# HARTRANFT SUBDIVISION LOT SPLIT

THE NORTHERLY PORTION OF LOT 9 AS LOT 9B

ANDREA STREET



NOTE:  
THERE WERE NO  
STRUCTURES LOCATED  
ON THE LOT AT THE  
TIME OF THIS SURVEY.



- LEGEND
- SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED

CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF WYOMING } SS  
 COUNTY OF NATRONA }

John J. Martin Jr.  
 Owner of Record  
7-3-97  
 Date

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.

Thomas Curran  
 County Planner  
 Date: 7-28-97

[Signature]  
 County Surveyor  
 Date: 7-28-97

James J. Anderson MD  
 County Health Officer  
 Date: 8-11-97

KNOW ALL MEN BY THESE PRESENTS, I, William R. Fehringer 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.

RECORDED Sep 2 1997 AT 11:36 CLOCK AM  
 INSTRUMENT NO. **601342**  
 NATRONA COUNTY CLERK  
 JARY ANN COLLINS CASPER, WYOMING

Professional Land Surveyor  
 William R. Fehringer  
 5528  
William R. Fehringer  
 Date 6-4-97  
 WYOMING

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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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  
John M. Hartcraft  
John M. Hartcraft

STATE OF WYOMING )  
 ) 93  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by  
Edward J. Hartcraft and Andrea K. Hartcraft, this 16<sup>th</sup> 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  
120 N. CENTER STREET  
CASPER, WYOMING 82601  
1098801

1098801