PLAT OF LOT SPLIT OF A REPLAT OF LOT 29, HARTRANFT SUBDIVISION, NATRONA COUNTY, WYOMING

DISCRIPITION OF LOT SPLIT:
LOTS 29A AND 29B OF A REPLAT OF LOT 29, HARTRANFT SUBDIVISION, NATRONA COUNTY, WYOMING SPLIT INTO LOTS 29C AND 29D OF A REPLAT OF LOT 29, HARTRANFT SUBDIVISION, NATRONA COUNTY, WYOMING.

OWNERS OF RECORD:

SURVEYOR'S CERTIFICATE:
STATE OF WYOMING
COUNTY OF NATRONA

I, Daniel A. Sis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Subdivision Regulations of Natrona County.

CERTIFICATE OF LOT SPLIT APPROVAL
STATE OF WYOMING
COUNTY OF NATRONA

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 recording.

NOTES:
BASE OF BEARING IS AN ASSUMED BEARING OF CHUTE WEST OF LOT 29, HARTRANFT SUBDIVISION.
ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED.
PLAT CLOSURE: 1/7/2000

COUNTY PLANNER
DATE: 7-07-99

COUNTY SURVEYOR
DATE: 7-07-99

HEALTH OFFICIAL
DATE: 7-01-99

Scale: 1" = 100'

Legend:
- FOUND REBAR AND CAP
- SET REBAR AND CAP

Lot 28
HARTRANFT SUBDIVISION

Lot 29C
Lot 29D

Lot 28
HARTRANFT SUBDIVISION

Lot 29A
Lot 29B

Lot 30
HARTRANFT SUBDIVISION

Lot 31
HARTRANFT SUBDIVISION

Lot 29
HARTRANFT SUBDIVISION

Lot 41
S'UTILITY EASEMENT

Lot 43
HARTRANFT SUBDIVISION

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Lot 43
EXHIBIT A

To plat and dedication of Hartranft Subdivision, a subdivision of the SW\(1/4\) and a portion of the NW\(1/4\) of Section 20, and a portion of the NE\(1/4\) and SE\(1/4\) 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: SW\(1/4\) that part of the SW\(1/4\) 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\(1/4\) and that part of the NE\(1/4\) 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) A rendering plant or other plant for the processing or butchering of meats.

2. Each structure erected or installed in or on any lot therein 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 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 therefore, keep the same contained and restricted to his own premises, and the entire premises shall be kept clean and sanitary at all times.

3. 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.

5. 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 no waste shall be deposited 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 dedicants 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]

[Signature]

DEEDS

[Name]

[Name]