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HODDER PARK NO. 1027
RECORDED OCTOBER 30, 1979
INSTRUMENT NO. 276320

PLAT OF
"HODDER PARK"
AN ADDITION TO THE CITY OF CASPER
NATRONA COUNTY, WYOMING
A SUBDIVISION OF PORTIONS OF
SW1/4 SW1/4, SECTION 1 & NW1/4 NW1/4, SECTION 12
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN, WYOMING

SCALE: 1"=80'

CERTIFICATE OF DEDICATION

RUTH L. HODDER, an individual, hereby certifies that she is the owner and proprietor of the foregoing Subdivision located in and being portions of the SW1/4 SW1/4, Section 1 and the NW1/4 NW1/4, Section 12, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, and being more particularly described by metes and bounds as follows, to wit:

Commencing at the corner common to Sections 1, 2, 11 and 12 of said Township, thence along the line common to said Sections 11 and 12, S 0°11'E, 392.10 feet to a point in and an intersection with the northerly line of 80 feet wide East Second Street, City of Casper, Wyoming; thence along the northerly line of said street, N 89°17'E, 274.60 feet to a point in the westerly line of a 50 feet wide strip now identified as "Walsh Drive," said point also being the southwestern corner of the Parcel being described and Point of Beginning.

Thence from said Point of Beginning and along the westerly line of "Walsh Drive" and the westerly line of the Parcel being described N 0°06'E, 1417.42 feet to a point and northwest corner of said Parcel; thence across said "Walsh Drive" and along the northerly line of said Parcel S 89°54'E, 387.03 feet to the northeast corner of said Parcel and a point in the northwesterly line of Legion Addition, City of Casper, Wyoming; thence along said Addition line S 55°24'W, 75.19 feet to an angle point, thence along the easterly line of said Parcel due SOUTH, 1370.00 feet to the southeast corner of said Parcel and a point in the northerly line of said 80 feet wide "East Second Street," City of Casper, Wyoming; thence along the northerly line of street and the southerly line of said Parcel S 89°17'W, 327.63 feet to the southwest corner of said Parcel and the Point of Beginning and containing 10.6333 acres, more or less.

and as appears on this Plat is with the free consent and in accordance with the desires of the undersigned owner and proprietor of said Lands; that the name of said Subdivision shall be "HODDER PARK" an Addition to the City of Casper, Wyoming and that those Streets and Public Ways contained in said Subdivision are hereby dedicated to the use of the Public. The undersigned hereby waives and relinquishes all rights she may have to lands contained in said subdivision by virtue of the Homestead Laws of the State of Wyoming.

Dated at Casper, Wyoming this 15th day of May, 1979.

RUTH L. HODDER
% Fletcher T. Willoughby, Agent
P.O. Box 2160
Casper, Wyoming, 82602

RUTH L. HODDER

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Ruth L. Hodder on the day and year first above written.

My commission expires: _____

James Terry
NOTARY PUBLIC

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming, this 20th day of February, 1979 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.

F. Chacki
SECRETARY

Robert L. Starnes
COMMISSION CHAIRMAN

APPROVED: City Council of the City of Casper, Wyoming, by Ordinance No. 33-79, duly passed, adopted and approved on the 19th day of June, 1979.

Calvin Chalaby
CITY CLERK

Willie L. ...
MAYOR

APPROVED: Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 29 day of June, 1979.

John ...
COUNTY CLERK

John P. Bunch
CHAIRMAN OF THE BOARD

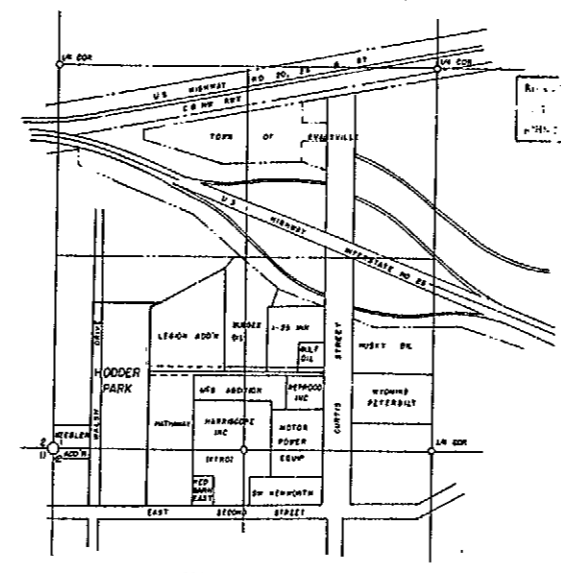
INSPECTED AND APPROVED on the _____ day of _____, 1979.

INSPECTED AND APPROVED on the 22 day of March, 1979.

INSPECTED AND APPROVED on the 26 day of Jan., 1979.

Filed for Record in the Office of the County Clerk of Natrona County, this 30 day of October, 1979.

John ...
COUNTY CLERK



LOCATION & VICINITY MAP
SCALE: 1"=600'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA)

I, E. C. Lenhart of Casper, Wyoming hereby certify that this Plat was prepared from notes taken during actual surveys made by me during the month of October 1972 and from the Records of Worthington, Lenhart and Carpenter, Inc. and that such Plat correctly represents such surveys and that all perimeter corners have been accurately surveyed and monumented in accordance with good survey practice. All interior lot corners shall be marked and identified upon the request of the owner. All dimensions are expressed in feet and decimals thereof and all courses referred to the true meridian. Said Plat is true and correct to the best of my knowledge and belief.

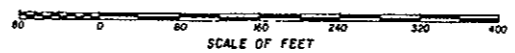
Wyoming Registration No. 520 Professional Engineer and Land Surveyor

E. C. Lenhart
E. C. LENHART

Subscribed in my presence and sworn to before me by E. C. Lenhart this 15th day of February, 1979.

My commission expires: Jan. 22, 1981

James W. ...
NOTARY PUBLIC

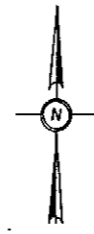
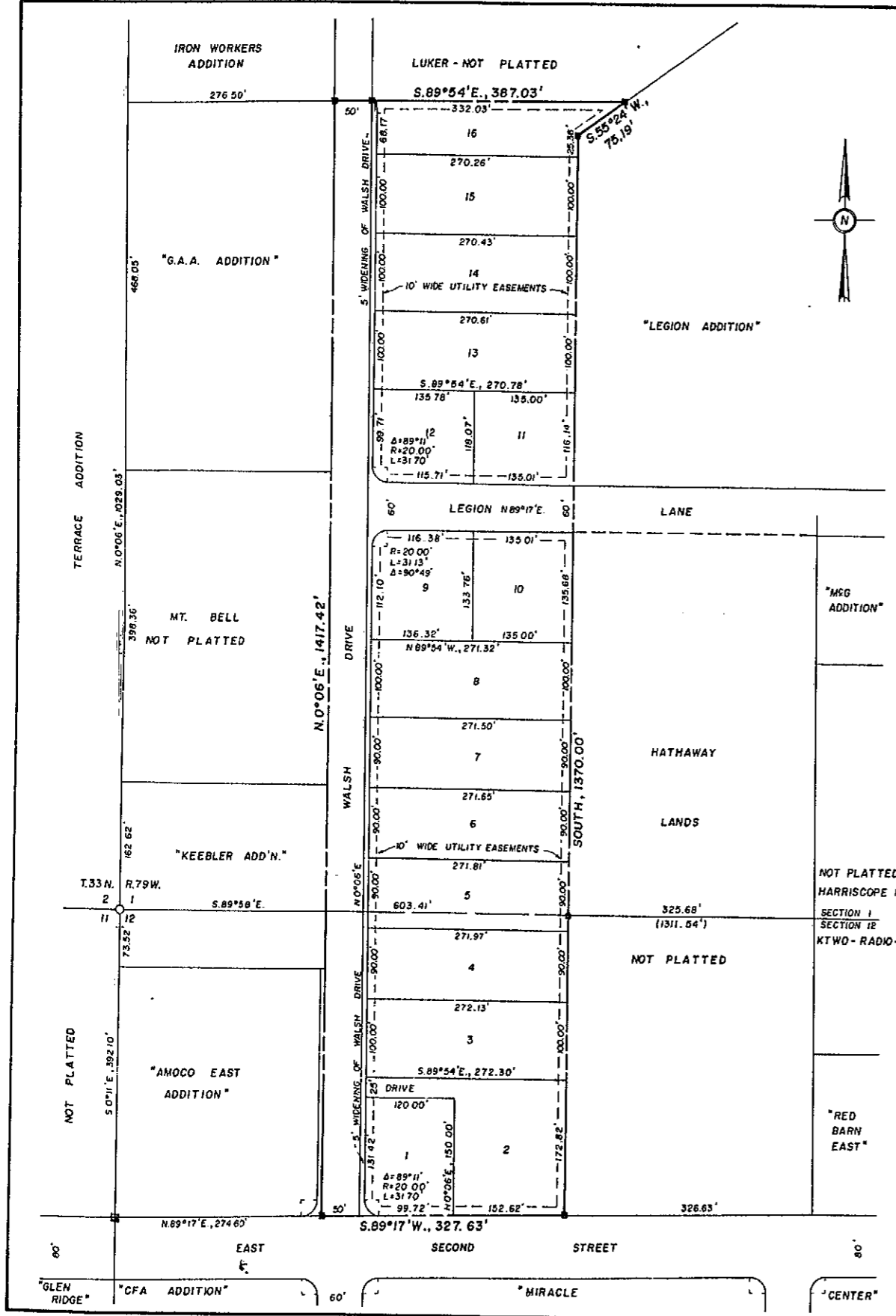


LEGEND

- Bronze Cap Corner
- W. L. & C. INC. Bronze Cap set
- Original corner
- Local corner
- 5/8" x 10" Rebar
- Subdivision Boundary Easement

Plot Closure Ratio: 1:491,376

Survey & Plat By
WORTHINGTON, LENHART & CARPENTER, INC.
632 South David Street, Casper, Wyoming
W.O. No. 9-27-0g January 17, 1979
Revised Lotting May 7, 1979



When Recorded Mail To:
 Craig R. Gasser
 PO Box 785
 Salt Lake City, Utah 84110

MARY ANN COLLINS
 NATRONA COUNTY CLERK
 CASPER, WYOMING

DECLARATION OF RESTRICTION

This DECLARATION OF RESTRICTION, (this "Declaration") is made this 9th day of August, 1991 by GFI-Casper Investments Limited Partnership, a Utah Limited Partnership, (hereinafter collectively referred to as "Declarant") for the benefit of the GFI Property (as defined herein); and GFI-Casper Investments Limited Partnership, a Utah Limited Partnership ("GFI"); which is the owner of the GFI Property, with reference to the following facts:

A. Declarant is the fee interest owner of certain real property located in the City of Casper, County of Natrona, State of Wyoming, more particularly described on Exhibit "A" attached hereto (the "Restricted Property").

B. GFI is the fee interest owner of certain real property located in the City of Casper, County of Natrona, State of Wyoming, which real property lies contiguous to the Restricted Property (the "GFI Property").

C. To ensure that the separation required by the applicable fire and building codes of the City of Casper are, at all times maintained, and to allow GFI to construct and maintain its improvements on the GFI Property, Declarant has agreed to place a restriction prohibiting the construction and/or maintenance of certain types of improvements on the Restricted Property.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Declarant, intending to be legally bound, does hereby agree as follows:

1. **Building Restriction.** No improvement, building, or structure of any kind shall be constructed and/or maintained on or over the Restricted Property which would in any way cause the GFI Property and the structures thereon to be in violation of the building separation provisions of the applicable building and fire codes. Should either Declarant or its successors and assigns violate the foregoing restriction, then GFI or its respective successors and assigns, may, as their sole and exclusive remedies, seek and shall be entitled to injunctive relief and/or specific performance to ensure that the violating improvement, building or structure is removed and that this restriction is fully and strictly enforced.

2. **Covenant Running with the Land.** The Restricted Property shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to and in accordance

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).

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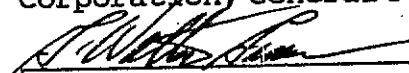
Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

with the restriction set forth in this Declaration, which is declared to be in furtherance of and for the improvement of the GFI Property and for purposes of enhancing its value, use, desirability and safety. The restriction created hereby is imposed as an equitable servitude upon the Restricted Property in favor of the GFI Property, and shall be a covenant running with the land, binding upon and inuring to the benefit of Declarant and GFI, and their respective successors and assigns, and all other persons having or acquiring any right, title or interest, including leasehold interest, in all or any portion of the Restricted Property or the GFI Property, and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration as of the day and year first above written.

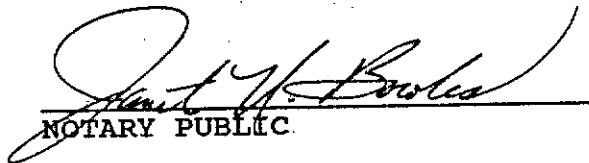
DECLARANT: GFI-Casper Investments Limited Partnership, a Utah Limited Partnership.

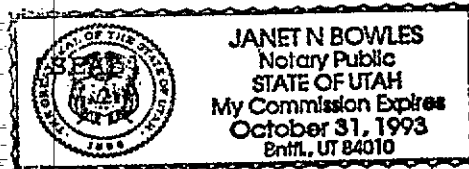
BY: WGA-Casper, Inc., a Utah Corporation, General Partner

BY: 
G. Walter Gasser
Its: General Partner

STATE OF Utah)
: SS.
COUNTY OF Davis)

On the 9th day of December, 1991, personally appeared before me G. Walter Gasser, the signer of the within instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC



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).

A Parcel located in and being portions of Lots 8, 9 and 10, Hodder Park and a portion of Lot 2, Hodder Park II, Additions to the City of Casper, Wyoming and being more particularly described by metes and bounds as follows:

Commencing at the northwesterly corner of Lot 2, Hodder Park; thence along the easterly line of 55 feet wide Walsh Drive N.0°06'E., 545.83 feet to the southwesterly corner of the Parcel being described and the true Point of Beginning; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said Walsh Drive, N.0°06'E., 25.00 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel, N.89°17'E., 546.92 feet to the northeasterly corner of said Parcel and a point in the westerly line of 50 feet wide Thelma Drive; thence along the easterly line of said Parcel and the westerly line of said Thelma Drive, S.0°01'E., 25.00 feet to the southeasterly corner of said Parcel; thence along the southerly line of said Parcel, S.89°17'W., 546.98 feet to the Point of Beginning and containing 15,109 square feet or 0.347 acres, more or less and as shown on the plat attached and made a part hereof.

Exhibit "A"

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