

356305

HOGADON ESTATES II #1030-A
Recorded August 10, 1982
Instrument #356305

REC'D
AUG 10 11 2 15

PLAT OF
"HOGADON ESTATES II"
A REPLAT AND SUBDIVISION OF
LOT 2, "HOGADON ESTATES"
A SUBDIVISION OF A PORTION OF
LOT 5, SECTION 18
TOWNSHIP 32 NORTH, RANGE 78 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1"=100'

CERTIFICATE OF PLATTING

DAN C. EDWARDS and MICHELLE A. EDWARDS, Husband and Wife, ROBERT EARL LAMB and PATTY A. LAMB, Husband and Wife and PINE TREE VENTURE, a Partnership hereby certify that they are the owners and proprietors of the foregoing replat and subdivision of Lot 2, "Hogadon Estates", a subdivision of a portion of Lot 5, Section 18, Township 32 North, Range 78 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by notes and bounds as follows:

Beginning at the most northerly corner of said Parcel and Lot 2, "Hogadon Estates" and also a point of intersection with the southwesterly line of Micro Road and the easterly line of Hogadon Trail; thence along the northwesterly line of said Parcel and Lot 2, "Hogadon Estates" and the southwesterly line of said Micro Road, S. 50° 43' E., 649.82 feet to the most easterly corner of said Parcel and Lot 2 and intersection with the northerly line of Lead Claim Independent No. 3; thence along the southerly line of said Parcel and Lot 2, "Hogadon Estates" and the northerly line of said Lead Claim, S. 78° 00' W., 185.81 feet to the most southerly corner of said Parcel and the most easterly corner of Lot 10, "Hogadon Estates"; thence along the southwesterly line of said Parcel and Lot 2 and the northwesterly line of said Lot 10, N. 50° 43' W., 342.28 feet to the southwesterly corner of said Parcel and Lot 2 and the northwesterly corner of said Lot 10; thence along the westerly line of said Parcel and Lot 2 and the easterly line of Hogadon Trail, N. 0° 03' E., 185.88 feet to the Point of Beginning and containing 1.391 acres, more or less.

The subdivision of the foregoing described lands as appears on this Plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors; the name of said subdivision shall be "HOGADON ESTATES II", a Subdivision in Natrona County, Wyoming. All easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of utility lines and conduits as required for proper development.

DAN C. EDWARDS and MICHELLE A. EDWARDS, Husband and Wife
P.O. BOX 856
CASPER, WYOMING 82502

Dan C. Edwards
DAN C. EDWARDS

Michelle A. Edwards
MICHELLE A. EDWARDS

ROBERT EARL LAMB and PATTY A. LAMB, Husband and Wife
P.O. BOX 8587
CASPER, WYOMING 82509

Robert E. Lamb
ROBERT EARL LAMB

Patty A. Lamb
PATTY A. LAMB

PINE TREE VENTURE, a Partnership
1131 WEST COLLINS
CASPER, WYOMING 82501

Robert E. Lamb
ROBERT EARL LAMB

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Dan C. Edwards and Michelle A. Edwards on this 18 day of July, 1982.

Witness my hand and notarial seal.

My commission expires: Feb 23 1986

Robert E. Lamb
NOTARY PUBLIC

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Robert Earl Lamb and Patty A. Lamb on this 18 day of July, 1982.

Witness my hand and notarial seal.

My commission expires: Feb 23 1986

Robert E. Lamb
NOTARY PUBLIC

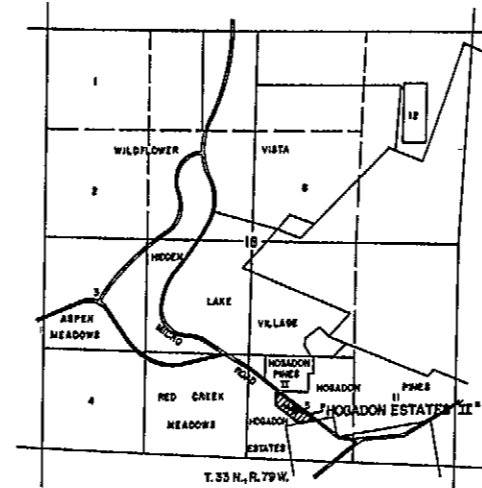
STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by E.C. GATES on this 5 day of JAN, 1983.

Witness my hand and notarial seal.

My commission expires: Feb 23 1986

Robert E. Lamb
NOTARY PUBLIC



LOCATION & VICINITY MAP
SCALE: 1"=1000'

APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 19th day of July, 1982.

Attest: *[Signature]* COUNTY CLERK

INSPECTED AND APPROVED on the 28th day of July, 1982.

INSPECTED AND APPROVED on the 28th day of July, 1982.

INSPECTED AND APPROVED on the 29 day of July, 1982.

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 10th day of August, 1982.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Maynard Johnson of Casper, Wyoming hereby certify that this Plat was prepared from notes taken during an actual survey made by me during the month of July, 1977 and from records of Washington, Lenhart, Carpenter & Johnson, Inc. and that this Plat correctly and accurately represents said survey. All dimensions are expressed in feet and decimals thereof and course referred to the true meridian, all being true and correct to the best of my knowledge and belief.

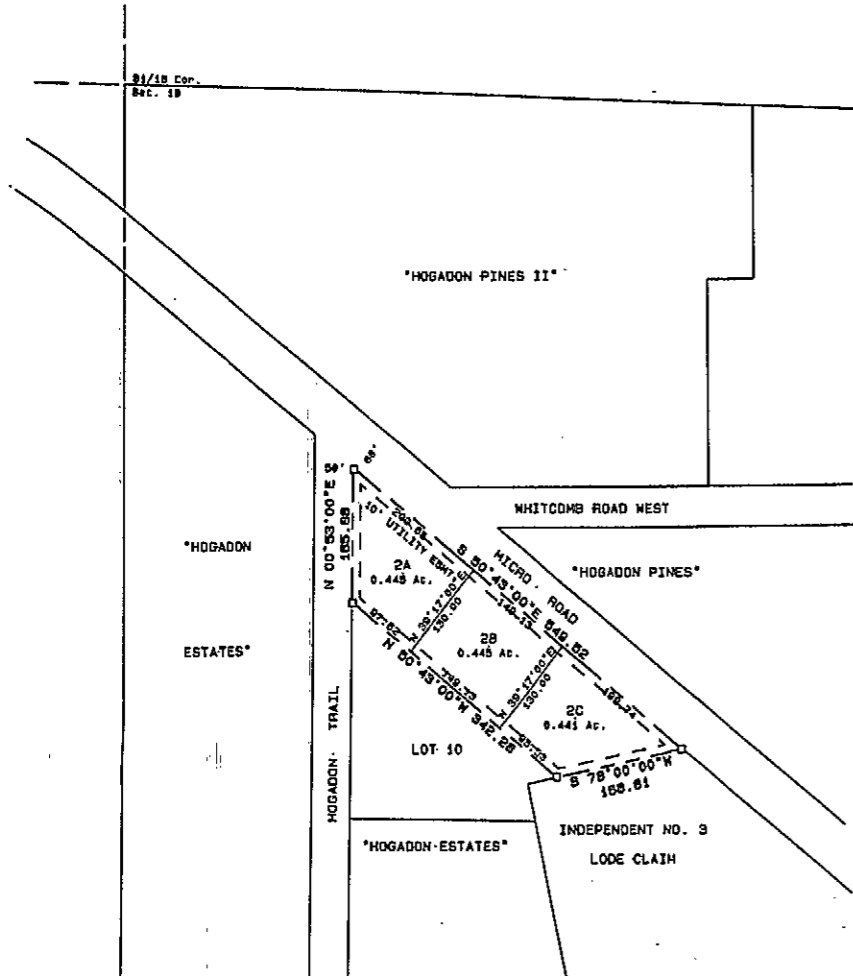
Wyoming Registration No. 510 Land Surveyor.

Subscribed in my presence and sworn to before me by Maynard Johnson on this 15th day of August, 1982.

My commission expires: June 15 1984

Maynard Johnson
MAYNARD JOHNSON

Robert E. Lamb
NOTARY PUBLIC



GENERAL NOTES:

- 1. NO PUBLIC SEWERS OR SEWAGE DISPOSAL SYSTEMS ARE PROVIDED BY DEVELOPER.
- 2. NO PUBLIC WATER AND DISTRIBUTION SYSTEM IS PROVIDED BY THE DEVELOPER.
- 3. THE FURTHER DIVISION OF LOTS AS SET FORTH BY THIS PLAT IS PROHIBITED.

LEGEND:
Brose Cop Corner O
Original Corner ●
Local Corner D
5/8" x 18" Rabor ■
W.L.C. & J. Brosse Cop or Aluminum Cop Set K.C. w.A.C.
Subdivision Boundary - - - - -
Easement - - - - -

Plot Closure Ratio in excess of 1:10,000

SURVEY & PLAT BY
NORTHINGTON, LENHART, CARPENTER & JOHNSON, INC.
832 SOUTH DAVID STREET, CASPER, WYOMING 82501
W.O. NO.: 0484 DATE: 11-12-82

RECORDED Sept. 1 1971 AM 4:25
IN BOOK 56 OF Misc PAGE 602
NO. 117232 CITY CLERK

PROTECTIVE COVENANTS

WHEREAS, Gary Whitcomb and Gale Scott Whitcomb are the owners of Lots numbered 1 through 14, in Hogadon Estates, and Karen Jessen and Gary Whitcomb and Gale Scott Whitcomb are the owners of Lots 15 through 48, in Hogadon Estates and

WHEREAS, the said 48 lots are all of the lots in Hogadon Estates, a subdivision of a portion of Lot 5, Section 18, T. 32 N., R. 79 W., 6th P.M., Natrona County, Wyoming, as to said Lots 1 through 14, and related road, and of a portion of Lots 1 and 6, Section 19, T. 32 N., R. 79 W., 6th P.M., Natrona County, Wyoming, as to said Lots 15 through 48, and related roadways, all as set out and described in the Plat of Hogadon Estates Subdivision, which has, prior to the execution of these Covenants, been filed in the office of the County Clerk and Ex-Officio Register of Deeds in and for Natrona County, Wyoming, and

WHEREAS, the said owners desire to set up Protective Covenants for the purpose of maintaining values and establishing minimum areas for cabin and housing sites, and to provide certain restrictions with respect to fences on the lots and lot lines, for Lots 3 through 48, except Lot 26 and to set up sanitation requirements with respect to Lots 1 through 48, and to give notice that Lots 1 and 2 may be used for service centers or for commercial purposes, and

WHEREAS, the said owners, to effectuate the purposes above stated, desire to subject Lots 3 through 48, except Lot 26 (Hidden Meadow) to each and all of the covenants, restrictions and reservations hereinafter set forth, which are for the benefit of the property and subsequent owners of said lots, and shall inure to the benefit of and pass with said property and each and every lot and part of lot thereof, and shall bind and apply to the successors in interest of any and all owners thereof; and to subject the use of said Lot 26 to the covenants, restrictions and reservations hereinafter set forth for said lot in connection with the use of same by the lot owners in the subdivision as a common ground, recreation or park area, and the use of the water well located on same

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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-USA-3604(c).

as a source of water supply, and for the general good of the lot owners, and to subject the use of Lots 1 and 2, if used as service centers or for commercial purposes, to appropriate restrictions for the general good and benefit of lot owners in Hogadon Estates Subdivision;

NOW THEREFORE, in consideration of the premises the undersigned, Gary Whitcomb and Gale Scott Whitcomb and Karen Jessen do hereby impose upon Lots 1 through 48 of Hogadon Estates, a subdivision in Natrona County, Wyoming, Protective Covenants and restrictions as hereinafter set out:

1. Lots 3 through 48, except Lot 26, may not be subdivided unless the subdividing is tied into and in connection with another or other lots, and no subdivided lot may be less in area than the smallest of the original lots which are subdivided, and said Lots 3 through 48, except Lot 26, shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth, to protect the owners of lots against such improper use of surrounding and nearby lots as will depreciate the value of the property; to conserve as far as practicable the natural beauty of said properties; to secure and maintain proper setbacks from lot lines; to provide adequately for protection of the values of investments made by the purchasers of lots; to prevent undue inconvenience to others in the area by any owner or user of cabin sites in Hogadon Estates; to safeguard purity of the water supply and to safeguard the health of the lot owners.

2. Fencing of said lots is permitted, but fences shall be neat, orderly and sightly, on or adjacent as near as practicable to the lot line. In no event shall a fence be placed beyond his lot line by an owner. Barbed wire and chicken wire shall not be used for fencing, either in whole or in part.

3. Timber in platted and dedicated roadways or customarily used trails cannot be cut without prior written approval by the Park Board of Natrona County, Wyoming, and prior to such approval,

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which shall be binding upon any other owner of lots in Hogadon Estates, there shall be first granted to each and all of said owners a thirty-day notice of pending application to the Park Board and opportunity for any protestants to appear at a Park Board meeting to register their protest to such timber cutting.

4. Improvements:

a. Cabins or housing units shall be set back not less than 25 feet from the front lot line; not less than 15 feet from the side lot lines; not less than 10 feet from the rear lot line.

b. Only single family cabins, dwellings or housing units, with a private garage capable of housing not to exceed two automobiles, may be erected on a lot. This restriction shall not prevent construction of a guest house and/or servants' quarters. No such garage, guest house or servants' quarters shall be erected prior to the construction of the principal dwelling. The principal dwelling on each lot shall have a minimum fully-enclosed floor area devoted to living purposes, exclusive of porches, terraces, garage, guest house and servants' quarters, of 520 square feet.

c. No lot shall be used or allowed to become in such condition as to depreciate the value of adjacent property. No unsightly growth, underbrush, refuse piles, junk piles, or other unsightly objects shall be permitted to be placed or to remain upon said lots; and in the event of any owner failing to comply with the above provisions the declarant, or its successors and assigns, shall have the right to enter upon the land and remove the offending objects at the expense of the owner, who shall repay the same upon demand, and such entry shall not be deemed a trespass.

d. No construction shed, tent, shack, shanties, tar paper exteriors or other temporary structure shall at any time be used as a residence either temporarily or permanently.

e. No temporary building may be moved onto or constructed on any lot in said subdivision, with the exception of temporary shop or office structures erected by the developer or subdivider during the actual bona fide construction of a permitted structure upon the premises, provided the subdivider or developer agrees to remove such temporary shop or office structure within five (5) days after the final completion date of his construction activities on the premises.

f. No advertising signs (except one "For Rent" or "For Sale" sign per lot), billboards, unsightly objects or nuisance shall be erected, placed or permitted to remain on any of said lots; nor shall the premises be used in any way for the purposes which may endanger the health or unreasonably disturb the holder of any lot in Hogadon Estates; except that there may be appropriate advertising by the developer or subdivided for advertising purposes during the period lots are being sold.

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g. Notwithstanding the foregoing a trailer may be used as a residence of the owner and his family or a contractor during construction by or for such owner of a cabin, dwelling or single family housing unit. In no event shall such mobile trailer be allowed to be on any such lot for longer than 365 days from the first date or day of construction.

h. Although mobile trailer homes may not be used as a housing unit for a period exceeding one year during construction, mobile homes placed on a permanent foundation and panelized housing and modular housing as defined in the Spring - Summer, 1971, issue of House & Garden Guide for Young Living, if approved by the Architectural Committee hereinafter provided for, may be installed, on lots in the Subdivision.

5. Sanitation and Sanitary Facilities. In order to safeguard the water source from contamination, and healthful sanitary conditions, only Lots 1 and 2, and such other lots as may be approved for them by the Director of Environmental Health for Natrona County, may use septic tanks for waste disposal, and they shall be installed in such manner as to receive his approval. Lots 22 through 29 and Lots 39 through 42, and all other lots not approved by such Director for septic tanks, shall use incinerating sanitary facilities, gas or electric, or a combination of them. Outhouses may not be used except during actual active construction periods. The Architectural Committee can furnish names of manufacturers of such incinerating equipment. In the event newer methods of waste disposal are developed, such as by sound waves, harmonics and molecular change, and same are approved for use by the Director of Environmental Health of Natrona County, or successor, such other method may be used if also approved by the Architectural Committee.

6. Lots 1 and 2 shall be bound by the setback provisions for Lots 3 through 48, except Lot 26; shall be bound by the Sanitation and Sanitary provisions set out in paragraph 5 above; must secure approval of the Architectural Committee for all construction thereon; otherwise are not subject to these Protective Covenants. There shall be not more than one business of a kind on Lots 1 and 2.

7. An Architectural Committee shall be established which shall consist, originally, of Gary Whitcomb, Gale Scott Whitcomb and Karen Jessen. Any lot owner in the Subdivision shall be eligible to serve as a member of the Architectural Committee. The purpose of the committee is to maintain such standards as will protect property values in the Subdivision, and plans and

specifications for housing units must be approved by the committee prior to construction. Likewise, plans and specifications for improvements, including any signs, on Lots 1 and 2 must be approved by the Architectural Committee.

8. Common Ground, Recreation and Park Area.

a. At such time as 24 lots are sold in the Subdivision, Lot 26 shall become a common ground, or recreation, or park area for the use and enjoyment of all lot owners in the Subdivision. The care and use of same shall, at that time, become the responsibility of the lot owners.

b. Each owner shall have one vote for each lot owned by him. The lot owners may designate individuals to carry out their decisions with respect to the development and use of said area.

c. There shall be no cutting of timber in Lot 26, other than dead timber. No livestock shall be kept in the Lot 26 area. No vehicles, cars, trucks, or motorcycles shall be used in Lot 26 except for construction of improvements. Barbecue pits may be set up and there shall be no fires in the Lot 26 area unless in a prepared place, for safety, such as a barbecue pit.

9. Except as herein provided, no trade, business, profession or other type of commercial activity shall be carried on upon any of the lots covered by these restrictions with the exception of Lots 1 and 2, which may be used for appropriate commercial purposes, and not be subject to these Protective Covenants, except as specifically set out herein.

10. These Covenants shall run with the land and be binding upon all parties and all persons claiming lands under them until October 1, 1980, at which time said Covenants shall automatically be extended for successive periods of ten (10) years unless, by a vote of a majority of the then owners of lots in Hogadon Estates, it is agreed to change said Covenants in whole or in part. (One vote for each platted lot owned by an owner of one or more lots in the Subdivision, including lots being purchased under contract.)

11. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein while in effect, it shall be lawful for any other person or persons owning any real estate situate within the said Subdivision to prosecute any proceedings at law or in equity against any person

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or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation.

12. Lot numbered 1 and Lot numbered 2 may be used for a service station for snomobiles and automobiles, or a restaurant, or a store, or for other suitable and appropriate commercial purposes. They may also be converted to cabin sites, and if so converted they shall be subject to these restrictive covenants from date of conversion into cabin or housing sites. Living in a business establishment located on Lots 1 or 2 while operating a business shall not be construed to be a conversion.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Made, dated and signed the 23rd day of August, 1971.

Gary Whitcomb
Gary Whitcomb

Gale Scott Whitcomb
Gale Scott Whitcomb

Karen Jessen
Karen Jessen

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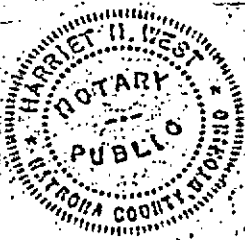
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STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 23rd day of August, 1971, by Gary Whitcomb, Gale Scott Whitcomb and Karen Jessen.

Witness my hand and official seal.

Harriet A. West
Notary Public



*Copy signed
7-21-74*