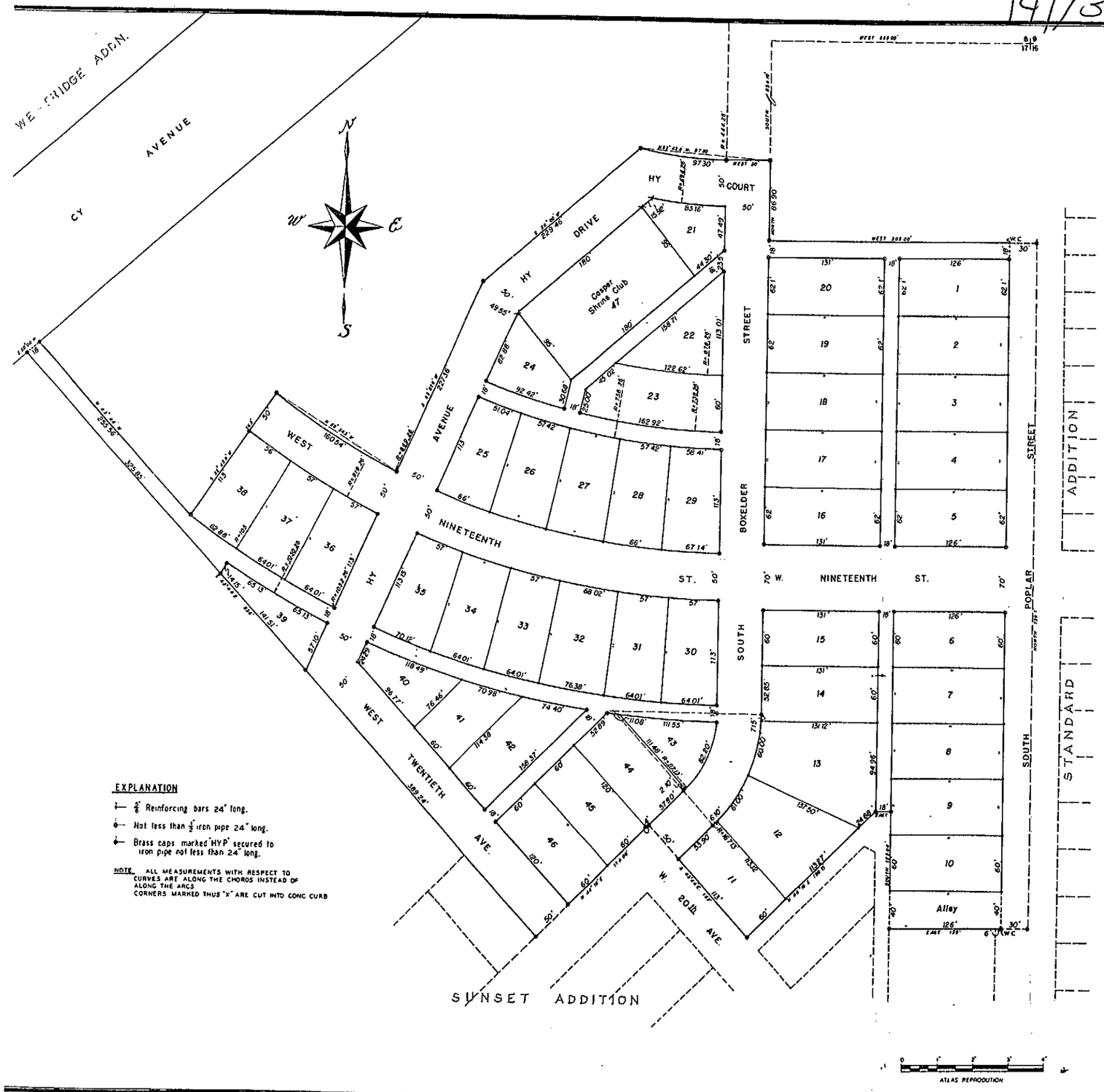
141/360

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).



EXPLANATION

- 5/8" Reinforcing bars 24" long.
- Not less than 1/2" iron pipe 24" long.
- Brass caps marked "HYP" secured to iron pipe not less than 24" long.

NOTE. ALL MEASUREMENTS WITH RESPECT TO CURVES ARE ALONG THE CHORDS INSTEAD OF ALONG THE ARCS
CORNERS MARKED THUS "X" ARE CUT INTO CONC CURB

PLAT OF HY PARK ADDITION

TO THE

CITY OF CASPER, WYOMING

IN THE E½ NE¼ - SEC. 17, T33N., R79W.

NATRONA COUNTY, WYOMING

SCALE: 1 INCH = 40 FEET

CERTIFICATE OF DEDICATION

HY PARK ADDITION
TO THE
CITY OF CASPER, NATRONA COUNTY, WYOMING

I, Harry Yesness, a single man, do hereby certify

That the foregoing subdivision of that portion of the E NE¼, Sec 17, T33N., R79W, of the 6th Principal Meridian, said portion being more particularly described as follows:

Beginning at a point which is west 295.0 feet and south 854.1 feet from the Northeast corner of Sec 17, T33N., R79W of the 6th Principal Meridian, go west 50 feet to a point, thence N 83°42.8' W 97.30 feet along the chord of a curve which has a radius of 444.26 feet to a point, thence S 50°00'W 229.46 feet to a point, thence S 25°07.6'W 227.36 feet to a point, thence N 59°34.5'W 160.54 feet along the chord of a curve which has a radius of 869.26 feet to a point, thence S 35°43.4'W 163 feet to a point, thence N 43°44'W 255.56 feet to a point, thence S 50°00'W 18 feet to a point, thence S 43°44'E 8.6 feet to a point; thence N 46°16'E 174 feet to a point, thence S 43°44'E 163 feet to a point, thence N 46°16'E 198.15 feet to a point, thence East 18 feet to a point, thence South 125.04 feet to a point, thence East 156 feet to a point, thence North 738.10 feet to a point, thence West 305.00 feet to a point, thence North 86.90 feet to the point of beginning, containing 11.8 acres more or less, as appears on this plat, is with the free consent and in accordance with the desires of me the undersigned owner and proprietor of said lands, that the name of said Subdivision shall be "HY PARK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, and that the streets, alleys, and public-ways shown on this plat are hereby dedicated to public use

Harry Yesness
Harry Yesness

STATE OF WYOMING }
COUNTY OF NATRONA } SS

On this 2 day of June, 1952, before me appeared Harry Yesness, a single man, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed

Given under my hand and notarial seal the day and the year in this certificate first above written

My commission expires on the 18 day of Jan., 1954

(Mrs) Bessie Bunker
Notary Public

CERTIFICATE OF SURVEYOR

I, Albert Park, of Casper, Wyoming, hereby certify that during the month of May, 1952, the "HY PARK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, in the E² NE¼, Sec 17, T33N, R79W, of the 6th Principal Meridian, Wyoming was surveyed by me and that the same is correctly shown on this plat which is drawn to a scale of one inch equals forty feet. Lot corners and other points are marked as shown on this plat. Each lot bears its respective number. Said plat is true and correct, and I accurately surveyed subdivision and the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds are well and accurately staked off and marked. Widths of street and alleys and dimensions of lots are given in feet and decimals

Albert Park
Albert Park Professional Engr & Land Surveyor-Lic No 160

Subscribed in my presence and sworn to before me on this 2 day of June 1952

My commission expires on the 18 day of Jan., 1954

(Mrs) Bessie Bunker
Notary Public

APPROVED:

City Council of the City of Casper, Wyoming by resolution duly passed on the 2 day of June, 1952.

By Tom Nicholas
Mayor

J Ray Moore
President of the Council

Attest Bessie Bunker
City Clerk

Dated June 2 - 1952

APPROVED:

Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 18th day of June, 1952

By Fremont Mirrie
Chairman of the Board

Attest Cook Thomson
County Clerk

Dated June 13, 1952

Recorded August 11, 1952 at 3:25 O'Clock PM
In Book 27 of Misc., Page 190
No. 665321

Carl Thomason
County Clerk

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

HY PARK ADDITION BUILDING RESTRICTIONS

WHEREAS, Harry Yesness, a single man, is the owner of Lots 1, 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, in HY PARK ADDITION to the City of Casper, Natrona County, Wyoming and desires to establish in said addition a residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner in said addition;

NOW, THEREFORE, in consideration of the premises, the undersigned Harry Yesness, does hereby impose upon the above described lots in said addition the following protective covenants and restrictions, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building lot above described, other than one detached single-family dwelling or one semi-detached single-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(b) No building shall be erected, placed or altered on any of the above described lots until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures on any of the above described lots, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Boyd R. Sims, C. R. McDowell and N. H. Currence the duly designated agents of the undersigned. In the event said committee fails to approve or disapprove such design and location within 30-days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. No member of said committee shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee shall cease on and after August 4, 1962. Thereafter, the approval described in this covenant shall not be required unless, prior to said date, and effective thereon a written instrument shall be executed by the then record owners of a majority of the above described lots and duly recorded, appointing a representative or representatives, and who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located on any of the above described residential lots nearer than 25-feet to the front lot line or nearer than 5-feet to either side lot line.

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).

(d) No residential structure shall be erected or placed on any building plot containing any part of any of the above described lots, which plot has an area of less than 5,000 square feet or a width of less than 50-feet at the front building set-back line.

(e) No store, shop, repair shop, storage or repair garage, restaurant, dance hall, or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any of the above described lots within said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other out-building erected or placed upon any of the above described lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than $9,000.00 as of August 4, 1952 shall be erected on any of the above described lots. The ground floor area of the main structure, shall not be less than 900 square feet in the case of a one-story structure, exclusive of garage, nor less than 800 square feet in the case of a one and one-half story structure exclusive of garage.

(h) Yard fences may extend only from the rear of any of the above described lots to the rear of the dwelling thereon, and there shall be no front yard fencing.

The above and foregoing covenants shall run with the above described lots and shall be binding upon the record owners thereof and all persons in possession thereof under said owners until August 4, 1962, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the above lots it is agreed to change said covenants in whole or part.

If the undersigned or his assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the above described lots or parts thereof to prosecute any proceedings in law or equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of anyone of the above covenants by judgment or Court Order shall in no wise affect any of the other provisions but such shall remain in full force and effect.

Witness my hand this 4 day of August, 1952.

Harry Yesness

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).

THE STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

On this 4 day of August, 1952, before me personally appeared Harry Yesness, a single man, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Given under my hand and notarial seal the day and year in this certificate first hereinabove written.

V. B. Nichols
Notary Public

My Commission Expires:

Mar. 25, 1953

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).

May 9, 6 3:40 P.M.
32 Misc. 359
782187

359

RELEASE AND WAIVER OF HY PARK RESTRICTIVE COVENANTS AS TO LOTS 18, 19 AND 20, IN HY PARK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING; AND CONSENT TO CHANGE OF SAID THREE LOTS FROM A TO B ZONE.

The undersigned owners of Lots 1 to 5, both inclusive, 11 to 20, both inclusive, and 25 to 46, both inclusive, all in HY Park Addition to the City of Casper, Natrona County, Wyoming, do hereby release Lots 18, 19 and 20 in HY Park Addition from the effect of those certain restrictive covenants imposed thereon by instrument dated August 4, 1952, executed by Harry Yesness, and recorded August 11, 1952 in Book 27 of Miscellaneous at page 190 in the office of the County Clerk of Natrona County, Wyoming; and do waive any right or remedy which they now have or might have in the future to enjoin or obtain damages from the owner of said Lots 18, 19 and 20, his heirs, personal representatives or assigns, account the threatened or actual construction of a four unit apartment house or houses upon said three lots; and do hereby consent that the City of Casper may change said three lots from an A to B Zone in order to allow the construction thereon of a four unit apartment house or houses.

The undersigned certify that they are the owners of the lot or lots in said addition hereinafter set opposite their respective signatures.

This instrument is binding upon the parties, their heirs, personal representatives, successors and assigns.

Dated the 26th day of April, 1956.

OWNERS	LOT NOS.
Hans T. Nielsen	LOT 14 and 23
Hedberg M. Nielsen	
[illegible]	LOT 13
Helen H. Dills	
[illegible]	LOT 11
Lucy T. Long	

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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Virgil Dell	LOT 31 and 34
Harry Yesness	40 41 43
Harry Yesness	LOT 18 19 20
Verne M Baker	LOT 16
Jane Baker	
Harold M. Graham	LOT 32
Ruth M Graham	
John Wentuck	LOT 33
[illegible] R. [illegible]	
Pat C. Pages	LOT 44
[illegible] Pages	
[illegible]	LOT 3
Mrs. Jalene Bissles	
Orville Van Pelt	LOT 2
	LOT
	LOT
	LOT
	LOT
	LOT

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).

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

Compliments of:
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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).

STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

364

On this 26th day of April, 1956, before me personally appeared HANS T. NIELSEN and VOLBERG M. NIELSEN, husband and wife; LEWIS T. WELLS and HELEN H. WELLS, husband and wife; EARL Y. LONG and LUCY I. LONG, husband and wife; VIRGIL DIEHL; HARRY YESNESS; VERNE M. BAKER and JOAN BAKER, husband and wife; HAROLD M. GRAHAM and RUTH M. GRAHAM, husband and wife; JOHN F. HORNBECK and PAULINE R. HORNBECK, husband and wife; PETE C. LAGOS and PEARL F. LAGOS, husband and wife; HARRY J. RISSLER and MRS. JOLENE RISSLER, husband and wife; and ORVILLE VAN PELT, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, hereby releasing all rights of homestead.

Given under my hand and notarial seal the day and year in this certificate first above written.

Lucille A. Hawkins
Notary Public

My Commission expires:

October 4, 1959

May 9, 6 3:40 P.M.
32 Misc. 362
No. 782188

GC2

RELEASE AND WAIVER OF HY PARK RESTRICTIVE COVENANTS AS TO LOTS 18, 19 and 20, IN HY PARK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING; AND CONSENT TO CHANGE OF SAID THREE LOTS FROM A TO B ZONE.

The undersigned owner of Lot 2, HY Park Addition to the City of Casper, Natrona County, Wyoming, does hereby release Lots 18, 19 and 20 in HY Park Addition from the effect of those certain restrictive covenants imposed thereon by instrument dated August 4, 1952, executed by Harry Yesness, and recorded August 11, 1952, in Book 27 of Miscellaneous at page 190 in the office of the County Clerk of Natrona County, Wyoming; and does waive any right or remedy which she now has or might have in the future to enjoin or obtain damages from the owner of said Lots 18, 19 and 20, his heirs, personal representatives or assigns, account the threatened or actual construction of a four unit apartment house or houses upon said three lots; and do hereby consent that the City of Casper may change said three lots from an A to B Zone in order to allow the construction thereon of a four unit apartment house or houses.

The undersigned certifies that she is a co-owner with her husband, Orville Van Pelt, of the lot in said addition hereinafter set opposite her signature.

This instrument is binding upon the undersigned, her heirs, personal representatives, successors and assigns.

Dated this 5th day of May, 1956.

OWNER | LOT NO.

Margrete Van Pelt | 2

Margrete Van Pelt

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).

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).

STATE OF WYOMING)
) ss.
COUNTY OF GOSHEN)

Be it remembered that on this 5th day of May, 1956, before me personally appeared Margrete Van Pelt, wife of Orville Van Pelt, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed, said Margrete Van Pelt having first waived all rights of homestead.

Given under my hand and official seal the day and year in this certificate above written.

James H. Judd
Clerk of District Court.

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).

May 9, 32 6 31h0 P M.
Misc. 364
NO 782189

364

RELEASE AND WAIVER OF HY PARK RESTRICTIVE COVENANTS AS TO LOTS 18, 19 and 20, IN HY PARK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING; AND CONSENT TO CHANGE OF SAID THREE LOTS FROM A TO B ZONE.

The undersigned owner of Lots 12, 15, 25, 26, 27, 28, 29, 30, 35, 42, 45 and 46, H. Y. Park Addition to the City of Casper, Natrona County, Wyoming, does hereby release Lots 18, 19 and 20 in H. Y. Park Addition from the effect of those certain restrictive covenants imposed thereon by instrument dated August 4, 1952, executed by Harry Yesness, and recorded August 11, 1952 in Book 27 of Miscellaneous at page 190 in the office of the County Clerk of Natrona County, Wyoming and does waive any right or remedy which it now has or might have in the future to enjoin or obtain damages from the owner of said Lots 18, 19 and 20, his heirs, personal representatives or assigns, account the threatened or actual construction of a four-unit apartment house or houses upon said three lots, and does hereby consent that the City of Casper may change said three lots from an A to B Zone in order to allow the construction thereon of a four-unit apartment house or houses.

The undersigned certifies that it is the owner of the lot or lots in said Addition as hereinabove set forth.

This instrument is binding upon the party hereto, its heirs, personal representatives, successors and assigns.

WHITMOR HOME BUILDERS, INC.,
an Oklahoma corporation

ATTEST:

Secretary

By _____ Vice President

STATE OF OKLAHOMA

STATE OF Oklahoma)
) ss.
COUNTY OF Tulsa)

On this 19 day of April, 1956, before me appeared Burl Johnson, to me personally known, who, being by me duly sworn, did say that he is the president of WHITMOR HOME BUILDERS, INC., and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Burl Johnson acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 19 day of April, 1956.

Notary Public

My commission expires: Dec 1st 1959

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).

June 23, 6 11:45 A.M.
Misc. 189

RELEASE AND WAIVER OF HY PARK RESTRICTIVE COVENANTS AS TO LOTS 18, 19 and 20 IN HY PARK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY WYOMING; AND CONSENT TO CHANGE OF SAID THREE LOTS FROM A TO B ZONE.

The undersigned owner of Lots 4 and 5, Hy Park Addition to the City of Casper, Natrona County, Wyoming, does hereby release Lots 18, 19 and 20 in Hy Park Addition from the effect of those certain restrictive covenants imposed thereon by instrument dated August 4, 1952, executed by Harry Yesness, and recorded August 11, 1952 in Book 27 of Miscellaneous at Page 190 in the office of the County Clerk of Natrona County, Wyoming, and does waive any right or remedy which it now has or might have in the future to enjoin or obtain damages from the owner of said Lots 18, 19 and 20, his heirs, personal representatives or assigns, account the threatened or actual construction of a four-unit apartment house or houses upon said three lots; and does hereby consent that the City of Casper may change said three lots from an A to B Zone in order to allow the construction thereon of a four-unit apartment house or houses.

The undersigned certifies that it is the owner of the lot or lots in said Addition as hereinabove set forth.

This instrument is binding upon the party hereto, its heirs, personal representatives, successors and assigns.

DATED: June 20, 1956.

FAITH ASSEMBLY OF GOD CHURCH,
a Wyoming Corporation

ATTEST:

Secretary

By H. R. Kennedy
H. R. Kennedy, President

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).

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

ACKNOWLEDGMENT

STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

On this 20th day of June, 1956, before me appeared H. R. KENNEDY, to me personally known, who being by me duly sworn, did say that he is the President of FAITH ASSEMBLY OF GOD CHURCH, a Wyoming Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said H. R. Kennedy acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 20th day of June, 1956.

My Commission expires My Commission Expires December 24, 1956

Notary Public

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).