

A PLAT OF "LMP ADDITION" TO THE CITY OF CASPER, WYOMING A REPLAT AND SUBDIVISION OF "LOT 2, WGA ADDITION" TO THE CITY OF CASPER, WYOMING A SUBDIVISION OF A PORTION OF THE SW1/4SW1/4, SECTION 1 TOWNSHIP 33 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=80'

CERTIFICATE OF DEDICATION

ROBERT S. GRUBB and DEBRA M. GRUBB, Husband and Wife, hereby certify that they are the owners and proprietors of the foregoing described lands being all of Lot 2, WGA Addition to the City of Casper, Wyoming, a subdivision of portions of the SW1/4SW1/4, Section 1, 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:

Beginning at the southeasterly corner of the Parcel being described and also the southeasterly corner of said Lot 2, WGA Addition and the northeasterly corner of Lot 1, WGA Addition; thence along the southerly line of said Parcel and Lot 2, WGA Addition and the northerly line of said Lot 1, WGA Addition, S.89°17'W., 546.98 feet to the southwesterly corner of said Parcel and Lot 2, WGA Addition and the northwesterly corner of said Lot 1, WGA Addition and also a point in the easterly line of 55 feet wide Walsh Drive; thence along the westerly line of said Parcel and Lot 2, WGA Addition and the easterly line of said Walsh Drive, N.0°03'40"E., 127.01 feet to a point and beginning of a true curve to the right; thence along the arc of said curve to the right, having a radius of 20.00 feet and through a central angle of 89°08'30", northeasterly, 31.11 feet and the chord of which bears N.44°39'44"E., 28.07 feet to the end of said curve and a point in the southerly line of 60 feet wide Legion Lane; thence along the northerly line of said Parcel and Lot 2, WGA Addition and the southerly line of said Legion Lane, N.89°16'36"E., 506.82 feet to a point and beginning of a true curve to the right; thence along the arc of said true curve to the right, having a radius of 20.00 feet and through a central angle of 90°38'18", southeasterly, 31.64 feet and the chord of which bears S.45°18'54"E., 28.44 feet to the end of said curve and a point in the westerly line of 50 feet wide Thelma Drive; thence along the easterly line of said Parcel and Lot 2, WGA Addition and the westerly line of said Thelma Drive, S.0°02'10"E., 126.52 feet to the Point of Beginning and containing 1.838 acres, more or less.

The replat of the above described Parcel as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said replat shall be "LMP ADDITION" to the City of Casper, Wyoming. Easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of utilities as required by the utility companies and all streets as shown hereon have previously been dedicated to public use.

ROBERT S. GRUBB & DEBRA M. GRUBB Husband & Wife 4931 Dexter Casper, Wyoming 82604

Robert S. Grubb

Debra M. Grubb

ACKNOWLEDGEMENT

STATE OF WYOMING ) COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by Robert S. Grubb & Debra M. Grubb on this 4th day of OCTOBER, 1994.

Witness my hand and official seal.

My commission expires: JUNE 21 1997

Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 23rd day of October, 1994 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.

APPROVED: City Council of Casper, Wyoming by Resolution No. 95-2 duly passed, adopted and approved on the 3rd day of January, 1995.

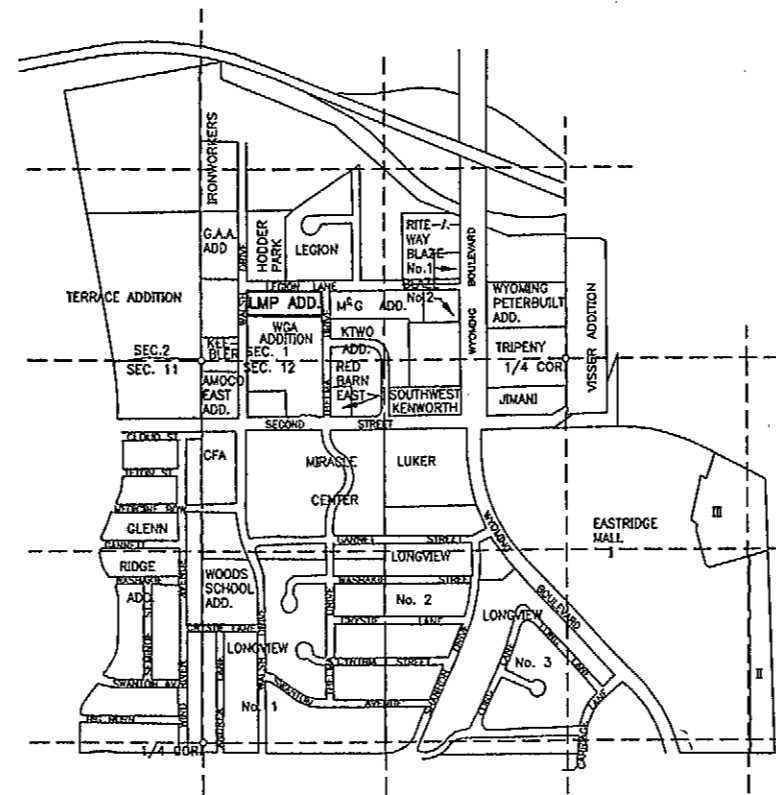
Attest: City Clerk, Mayor

INSPECTED AND APPROVED on the 11th day of January, 1994. City Engineer

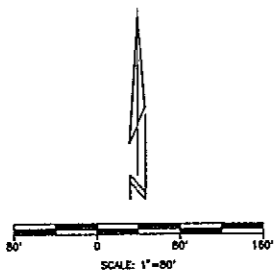
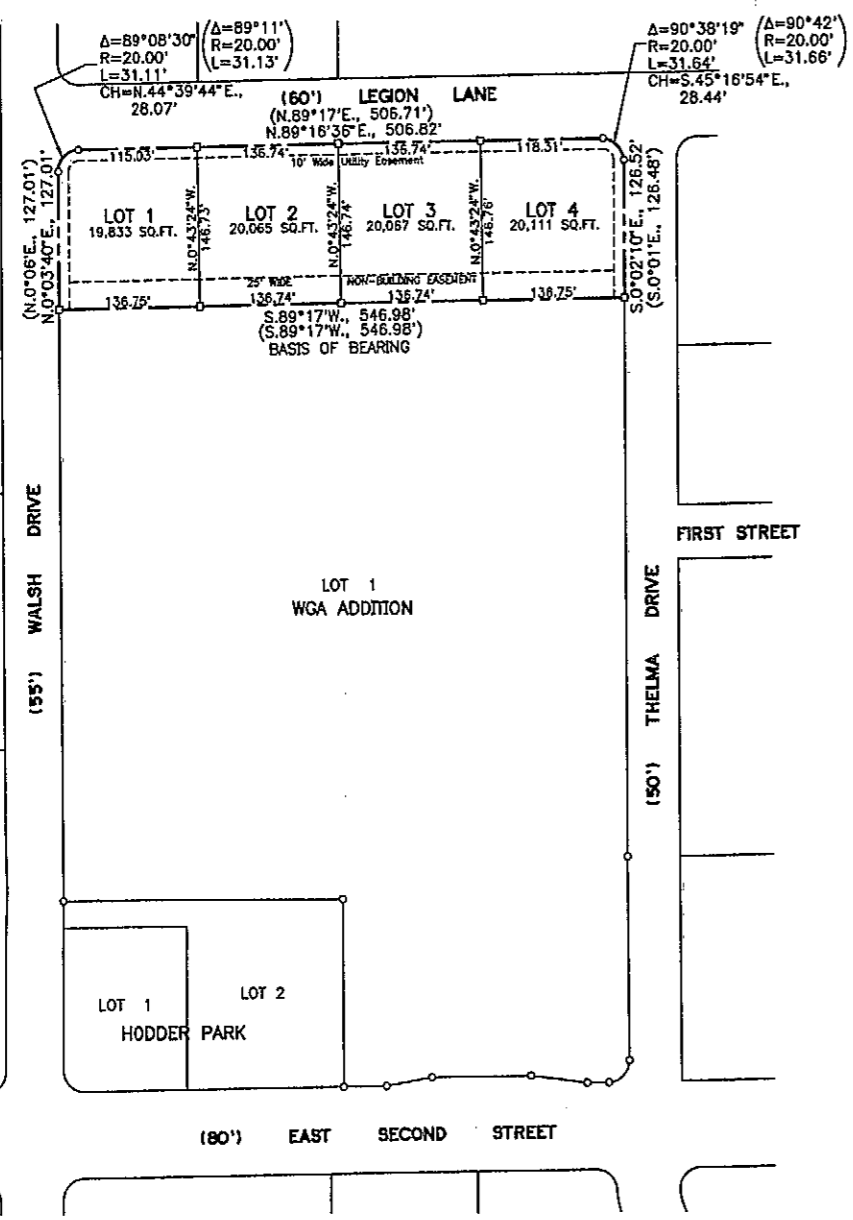
INSPECTED AND APPROVED on the 17th day of January, 1994. County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 9th day of February, 1995.

County Clerk



VICINITY MAP SCALE: 1"=800'



LEGEND: BRASS CAP CORNER, 5/8" REBAR W/ AL. CAP CORNER, SUBDIVISION BOUNDARY, EASEMENT, RECORD (N.89°17'E., 506.71'), MEASURED N.89°16'36"E., 506.82', PLAT CLOSURE RATIO: 1:1,222,312

CERTIFICATE OF SURVEYOR

STATE OF WYOMING ) COUNTY OF NATRONA )

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during an actual survey made by me during the month of September, 1994 and that this plat correctly represents said survey. All corners are well and accurately marked and identified as shown hereon as of the date of this plat. Courses as shown hereon are referred to the true meridian and distances are expressed in feet and decimals thereof. All being true and correct to the best of my knowledge and belief.

Steve M. Castle

Subscribed in my presence and sworn to before me by Steve M. Castle this 3rd day of OCTOBER, 1994.

My commission expires: JUNE 21 1997

Notary Public

Plot & Survey By: WORTHINGTON, LENHART and CARPENTER, INC. 632 South David Street, Casper, Wyoming 82601 W.O. No.: 89980300 Date: 9-29-94 ACAD DWG: LMP

RECORDED MAR 11 1998 AT 10:49 O'CLOCK AM  
INSTRUMENT NO. 610376

MARY ANN COLLINS  
NATRONA COUNTY CLERK  
CASPER, WYOMING

DECLARATION OF RESTRICTIVE COVENANTS

Debra M. Clare, the owner in fee simple of all the land set forth hereinafter, to-wit:

Lots 1, 2, 3 and 4, LMP Addition to the City of Casper, Natrona County, Wyoming.

does hereby make the following limitations, restrictions and uses to which the land included herein may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners thereof, this Declaration of Restrictive Covenants being designed for the purpose of keeping and maintaining the use and development of the real property desirable, uniform and suitable in use as herein specified.

I.

All buildings erected upon the property shall face onto and have their main public access from Legion Lane.

II.

The 25 feet wide "Non-Building Easement" located on the back of the property may be used by all of the owners of the property and their invitees for ingress and egress to their respective properties. The individual owners of the properties shall be responsible for maintaining and keeping clear of obstructions their portion of the "Non-Building Easement."

610376

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William Clare

File Note

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).

III.

All rubbish, trash, garbage and other refuse shall be stored in the 25 feet wide "Non-Building Easement" and shall be regularly removed from each lot. All containers or other equipment for the storage or disposal of rubbish, trash, garbage or other refuse shall be kept in a clean and sanitary condition and shall be concealed from public view as much as possible.

IN WITNESS WHEREOF, Debra M. Clare has hereto set her hand this 6TH day of August, 1997.

*Debra M. Clare*  
Debra M. Clare

STATE OF WYOMING )  
                              )SS  
COUNTY OF NATRONA)

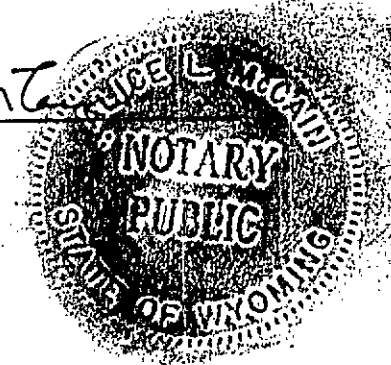
Subscribed and acknowledged before me by Debra M. Clare this 6TH day of August, 1997.  
Witness my hand and official seal.

*Alice L. McTeer*

Notary Public

MY COMMISSION EXPIRES  
FEBRUARY 24, 1999

My commission expires



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