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

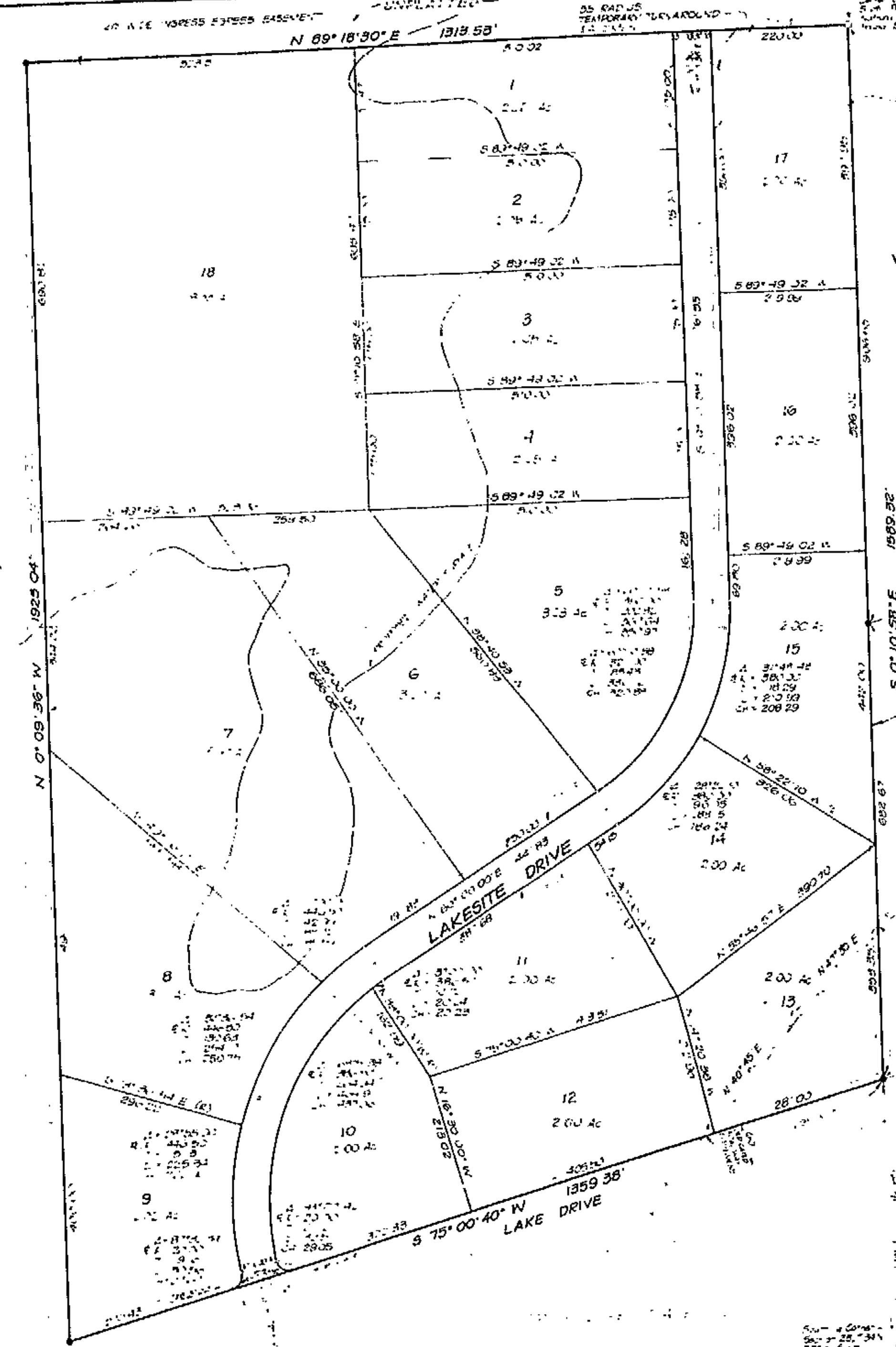
Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

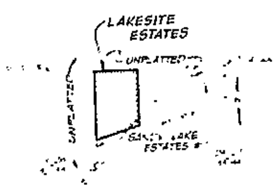
1167

264791

LAKESITE ESTATES

A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 SECTION 28, T. 34 N., R 78 W, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING





VICINITY MAP

CURVE DATA

[illegible]

SCALE 1" = 100'

LEGEND

- EXISTING [illegible] TELEPHONE LINE
- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- BRASS CAP FOUND
- BOUNDARY BRASS CAP MONUMENT SET
- PROPOSED WATER SURFACE
- PUBLIC UTILITY EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

NOTES

1. Rebar and aluminum cap set at all corners, [illegible] PC's and PT's
2. No public maintenance of roads
3. No public water or sewer provided by developers
4. No telephone or natural gas provided by developers
5. No electricity provided by developers
6. Flooding: All portions of this subdivision are remote from rivers and flood plains. No flooding danger exists, except as noted
7. Closure [illegible] 10,000 or better

CERTIFICATE OF DEDICATION

Sandy Lake Estates, a partnership, hereby certifies [illegible] and proprietor of the following [illegible] Section 28, Township 34 North, Range 78 West of the Sixth Principal Meridian, Natrona County, Wyoming, and being more particularly described as follows:

[illegible]

Dated this 3rd day of November, 1978 A.D.

SANDY LAKE ESTATES, a partnership

E C Cates, a partner

Bruce N. Eddy, a partner

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
NATRONA COUNTY }

The foregoing instrument was subscribed [illegible] and Bruce N Eddy on the 3rd day of November [illegible]

Given under my hand and seal

3-2-82
My Commission Expires

CERTIFICATE OF SURVEY

Know all men by these presents that [illegible] certify that I supervised James L. Stevens [illegible] that [illegible] accurate survey [illegible] monuments shown thereon were properly placed [illegible] accordance with the Subdivision Regulations [illegible] August, 1978

Prepared by

KAISERMAN ASSOCIATES, INC.
850 West 2700 South, Salt Lake City, Utah [illegible]
(801) 486-3725

August [illegible], 1978

COUNTY COMMISSION	COUNTY HEALTH OFFICER	COUNTY SURVEYOR	COUNTY PLANNER	RECORDED #
Approved by the Board of County Commissioners of Natrona County, Wyoming, by [illegible] passed on the [illegible] day of [illegible] 1978 A.D. Chairman of the Board, Date County Clerk, Date	Inspected and approved on the [illegible] day of [illegible] 1978 County Health Officer	Inspected and approved on the [illegible] day of [illegible] 1978 County Surveyor	Inspected and approved on the [illegible] day of [illegible] 1979 County Planner	[illegible]

RECORDED June 11 1979 AT 3:18 O'CLOCK PM
INSTRUMENT NO. 264792
JOHN J. TOBIN COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS - LAKESITE ESTATES
SUBDIVISION AGREEMENT

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
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DEED OF RESTRICTION

FROM: EARL CATES and BRUCE N. EDDY, owners of Lake Site, a Subdivision in Natrona County, Wyoming.

TO: All future owners of lots in Lake Site, a Subdivision of Natrona County, Wyoming.

WHEREAS Earl Cates and Bruce N. Eddy are the owners and developers of certain land situated in Natrona County, Wyoming, and known and designated as Lake Site, and,

WHEREAS the owners desire to establish and secure the enforcement of uniform restrictive covenants upon the usage and developments of lots within the Lake Site subdivision,

NOW, THEREFORE, THERE ARE HEREBY CREATED, DECLARED AND ESTABLISHED in Lake Site, Natrona County, Wyoming, the following restrictive covenants, easements, reservations and requirements upon the lands within such subdivision, which restrictive covenants, easements, reservations and requirements shall run with the land and remain in full force and effect for a periof of Twenty-five (25) years from the date hereof, or until Lake Site shall become part of an incorporated municipality, or until amended or rescinded upon the written consent of the owners of record and a majority of the lots in such subdivision, whichever event shall first occur.

RESTRICTION A
UNIFORM GENERAL REQUIREMENTS

1. Residential lots. The lots are hereby designated as residential lots.

2. Fences. All fences constructed on the boundary of said lots shall be buck rail, split rail or wooden fences only. Existing fences are specifically excluded from this restriction.

3. Automobiles and Trailers. No trailers shall be allowed on any of the above-designated lots. No lots shall be used as a junkyard or auto graveyard.

4. Water and sewage. The laws of the State of Wyoming and the County of Natrona, as well as the rules and regulations of their administrative agency, now or hereafter in effect with regard to sewage sisposal, water supply, and sanitation are hereby incorporated herein and made a part hereof.

RESTRICTION B
SINGLE DWELLINGS

In addition and supplemental to the Uniform General Restrictions, the following restrictive covenants and requirements shall apply to ang govern the erection of single dwellings:

1. Costs and size of building. The minimum size of all single-family dwellings (exclusive of homesite, carport, breezeways, patios and porches) shall be 1,000 square feet.

2. Construction. Single-family dwellings shall be modular type or constructed on site of wood or masonry. Transportable homes are not permitted.

IN WITNESS WHEREOF Earl Cates and Bruce N. Eddy have caused these presents to be signed and sealed in the city of Casper, County of Natrona, State of Wyoming, this 3rd day of August, 1978.

Earl Cates
Earl Cates

Bruce N. Eddy
Bruce N. Eddy

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

The foregoing instrument was subscribed and sworn to before me by Earl Cates and Bruce N. Eddy this 3rd day of August, 1978.

WITNESS MY HAND AND OFFICIAL SEAL.

Cathy L. Enfinger
Notary Public

My Commission Expires:
3-2-82

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