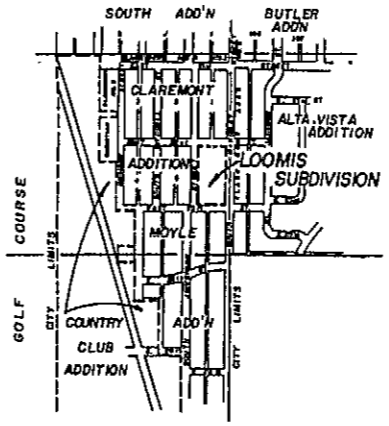
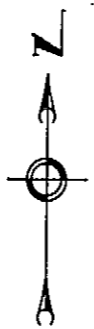
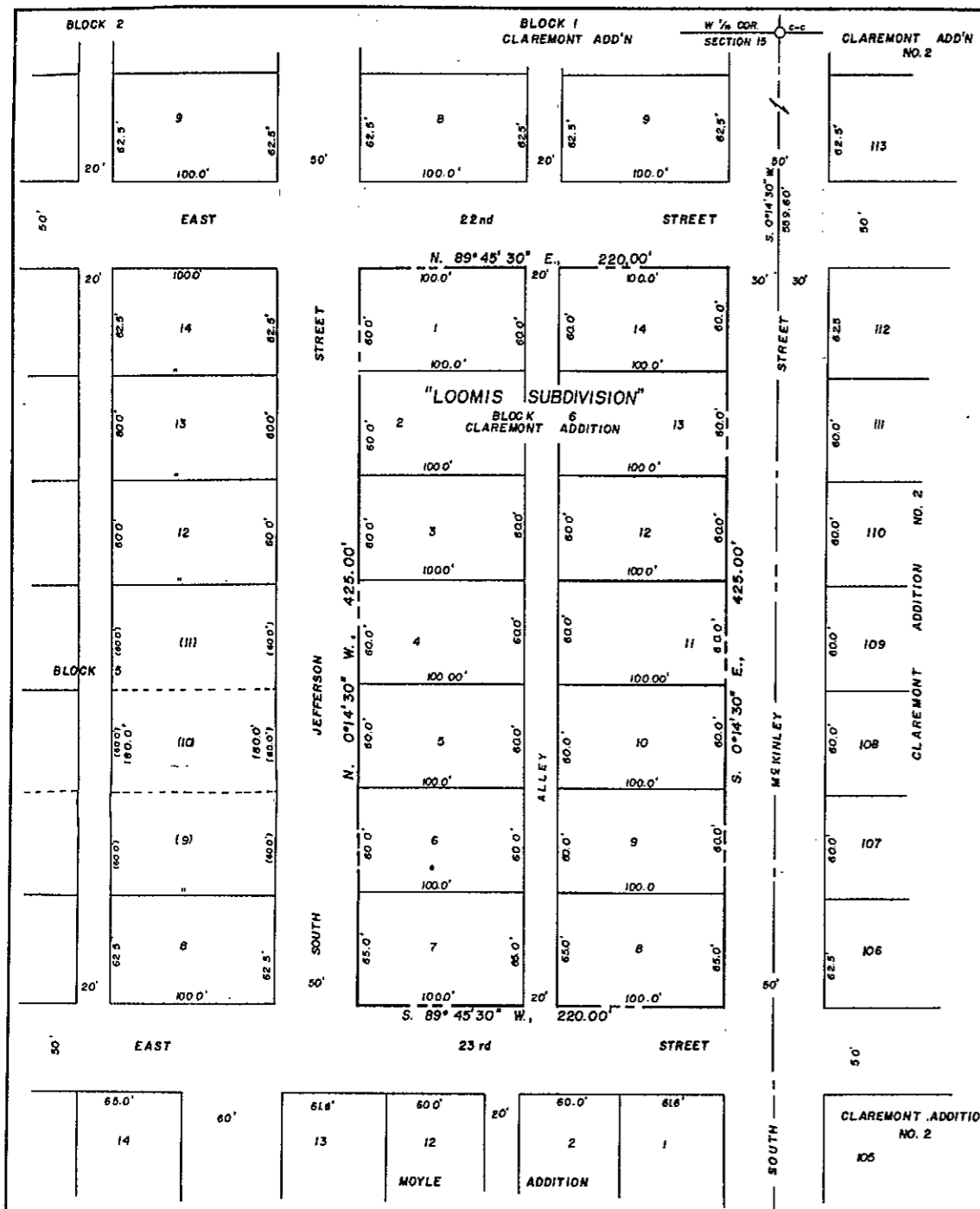


1236  
 270/73



PLAT OF  
**"LOOMIS' SUBDIVISION"**  
 A SUBDIVISION OF BLOCK 6,  
 CLAREMONT ADDITION  
 TO THE  
 CITY OF CASPER, WYOMING  
 IN THE NW 1/4 SW 1/4, SECTION 15  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

SCALE: 1" = 40'

CERTIFICATE OF DEDICATION

The undersigned Nelson M. Loomis and Betty Jane Loomis, husband and wife, hereby certify that they are the owners and proprietors of the foregoing Subdivision and Block 6, Claremont Addition, to the City of Casper, Wyoming, said subdivision comprising parts of the NW 1/4 SW 1/4, Section 15, 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 as set forth by the Recorded Plat of said "Claremont Addition":

Commencing at the West One-Sixteenth (W 1/16) corner of said Section 15, thence along the westerly line of said NW 1/4 SW 1/4, Section 15 and Claremont Addition, S. 0°14'30" E., 559.60 feet to a point thereon; thence leaving said easterly line S. 89°45'30" W., 30.00 feet to the northeast corner of said Block 6, Claremont Addition and "LOOMIS' SUBDIVISION" which point and corner also marks the Point of Beginning;

74 Thence from said Point of Beginning and the northeast corner of "LOOMIS' SUBDIVISION", S. 0°14'30" E., along the east line of Block 6, Claremont Addition, 425.00 feet to the southeast corner thereof and "LOOMIS' SUBDIVISION"; thence along the south line of said Block 6 and "LOOMIS' SUBDIVISION", S. 89°45'30" W., 220.00 feet to the southwest corner thereof; thence along the westerly line of said Subdivision and Block 6, N. 0°14'30" W., 425.00 feet to the northwest corner; thence along the north line of said Block 6 and "LOOMIS' SUBDIVISION", N. 89°45'30" E., 220.00 feet to the northeast corner thereof and Point of Beginning; said Parcel as above described containing 2.1465 acres, more or less;

as set forth by this Subdivision and as appears on this Plat, is with the free consent and in accordance with their desires. The name of said Subdivision shall be "LOOMIS' SUBDIVISION", a subdivision of Block 6, Claremont Addition, City of Casper, Natrona County, Wyoming. The undersigned owners and proprietors of the lands included in the Platting hereby waive and relinquish all rights they may have thereto by virtue of the Homestead Exemption Laws of the State of Wyoming; all streets have been properly dedicated by previous platting. The plat set forth by "LOOMIS' SUBDIVISION" is dedicated to the use of the public.

Dated at Casper, Wyoming this 3<sup>RD</sup> day of JUNE, 1976

Betty Jane Loomis  
 Wife, of Nelson M. Loomis  
Nelson M. Loomis  
 Husband, of Betty Jane Loomis

STATE OF WYOMING  
 COUNTY OF NATRONA

The foregoing instrument was acknowledged before me this 3<sup>RD</sup> day of June, 1976, by Nelson M. Loomis and Betty Jane Loomis, husband and wife, the above named owners

James K. Carpenter  
 Notary Public  
 My commission expires JANUARY 22, 1977

76 APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming, this 16<sup>TH</sup> day of June, 1976, and forwarded to the City Council of Casper, Wyoming, with recommendation that said Plat be approved.

Richard Davis Secretary  
Bill B. Brown Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming, by Resolution No. 76-47, duly passed, adopted and approved on the 5<sup>TH</sup> day of JULY, 1976.

Clayton Chelley  
 City Clerk

APPROVED: Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 2<sup>ND</sup> day of July, 1976.

ATTEST: John P. Bunch  
 Chairman of the Board

My Term of Office Expires January 2, 1979

INSPECTED AND APPROVED  
 Date, July 26, 1976 Dary J. Casper  
 City Engineer

Date, August 7, 1976 Ed L. Worthington  
 County Surveyor

Date, 7-June, 1976 Nils Anderson  
 County Health Officer

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming, on this 31 day of July, 1976  
John P. Bunch  
 County Clerk



ATLAS REPRODUCTION

SURVEY & PLAT BY  
 WORTHINGTON, LENHART & CARPENTER, INC.  
 632 SOUTH DAND STREET, CASPER, WYOMING 82404  
 W O NO. 3-24-A6 APRIL 28, 1976

CERTIFICATE OF SURVEYOR 75

STATE OF WYOMING  
 COUNTY OF NATRONA

I, Maynard Johnson, of the firm Worthington, Lenhart & Carpenter, Inc., hereby certify that the plat was prepared from notes taken during actual surveys made by me during the month May, 1976, and by others for whose work I stand responsible, the records of firm and recorded maps and plats of the City of Casper, Wyoming; such plat correctly represents said surveys and is true and correct to the best of my knowledge and belief. The Subdivision is or shall be well and correctly monumented, all dimensions are expressed in feet and decimals thereof and bearings are referred to the Recorded Plat of Claremont Addition Perimeter corners will be monumented with Brass Caps and lot corners with 1/2" x 1/4" Rebar.  
 Wyoming Registration No. 510 Land Surveyor Maynard Johnson  
 MAYNARD JOHNSON

Subscribed in my presence and sworn to before me this 17<sup>TH</sup> day of May, 1976  
 My commission expires January 22, 1977  
James K. Carpenter  
 Notary Public

Recorded July 10, 1953 at 3:40 O'Clock P.M.  
In Book 28 of Misc. Page 443  
No. 691135 Carl Thomason  
County Clerk

CLAREMONT ADDITION BUILDING RESTRICTIONS

WHEREAS, Service Credit Company, A Wyoming Corporation, is the owner of Blocks 1 to 6, inclusive, Claremont Addition to the City of Casper, Natrona County, Wyoming, and desires to establish in said addition a restricted 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;

NOW, THEREFORE, In consideration of the premises, the undersigned Service Credit Company, A Wyoming Corporation, does hereby impose upon said lots, Claremont Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building plot designated as Zone "A" other than a one-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(b) No structure shall be erected, altered, placed or permitted to remain on any residential building lot designated as Zone "B" other than a single-family dwelling, or a multiple dwelling of not more than four families, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(c) No building shall be erected, placed or altered on any building plot in said addition 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 in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of H. J. Clare, H. J. Clare, Jr., and Emily L. Clare, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or its designated representative, 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 the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after June 23, 1963. 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 lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

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).

(d) No building shall be located on any lot nearer than twenty feet to the front lot line or nearer than ten feet to any side street line. No building shall be located nearer than twenty feet and twenty feet respectively to the street property lines of said streets. No building shall be located nearer than five feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located seventy feet or more from the minimum setback line. No dwelling shall be located on any interior lot nearer than twenty-five feet to the rear lot line.

(e) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet or a width of less than 50 feet at the front building setback line.

(f) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract 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 single-dwelling unit costing less than \$7,500.00 as of June 23, 1953 shall be permitted on any lot in the tract. The ground floor area of the main structure shall not be less than 720 square feet in the case of a one story structure, exclusive of garage, nor less than 720 square feet in the case of a one and one-half story structure, exclusive of garage.

(h) No multiple unit dwelling costing less than \$12,000.00 as of June 23, 1953, shall be permitted on any "B" Zone lot in the tract. The ground floor area of the main structure shall not be less than 1200 square feet in the case of a one story structure, exclusive of garage, nor less than 1200 square feet in the case of a one and one-half story structure, exclusive of garage.

(i) Fencing of yards will be permitted from the back of the lot to the front and/or side setback of any street. There shall be no front yard fencing.

(j) 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 lots within said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood, except Block 6, which is designated as commercial.

(k) An easement is hereby reserved for the Mountain States Power Company and the Mountain States Telephone and Telegraph Company for poles, anchors, and guy wires and cable adjacent to any lot lines in Claremont Addition to the City of Casper, Natrona County, Wyoming.

(l) Block 6 of Claremont Addition is designated as a Commercial of "D" Zone, and any structures on this Block 6 shall be regulated by the Zoning Ordinance.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 23, 1978, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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).

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in 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 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.

Executed this 23rd day of June, 1953.

SERVICE CREDIT COMPANY  
A Wyoming Corporation

ATTEST:  
  
H. J. Clare, Jr.  
Secretary

BY H. J. Clare, Sr.  
President

STATE OF WYOMING     )  
  ) SS.  
COUNTY OF NATRONA )

On this 27th day of June, 1953, before me appeared H. J. Clare to me personally known, who, being by me duly sworn, did say that he is the President of Service Credit Company, 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. J. Clare acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires:  
  
June 29, 1955

Nick Adamson, Notary Public