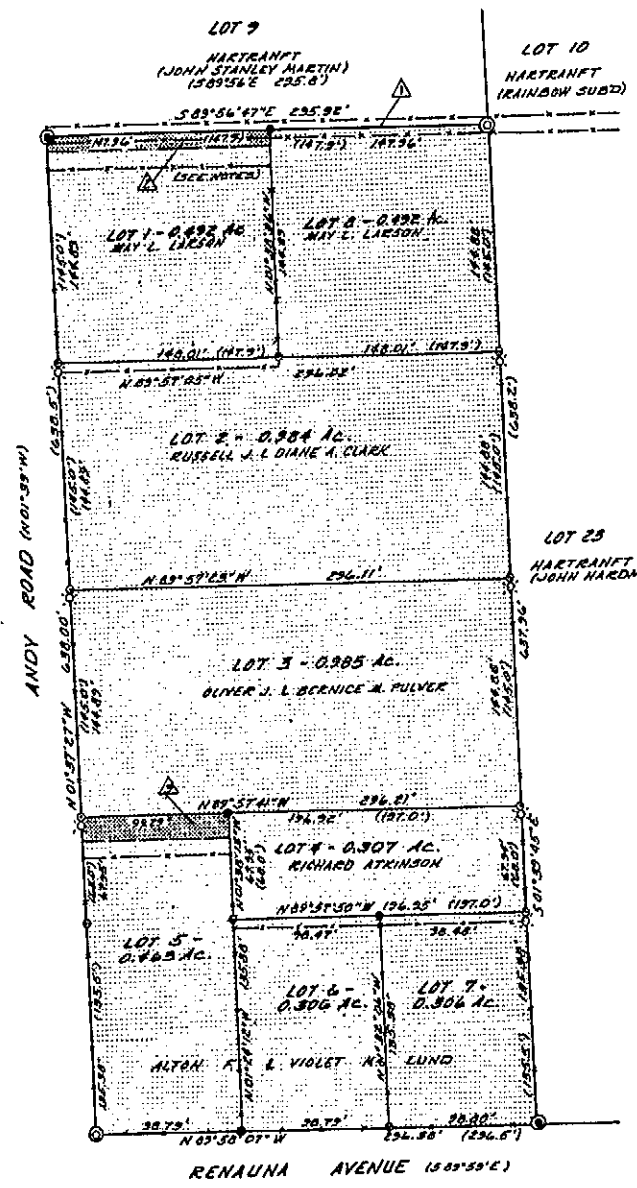


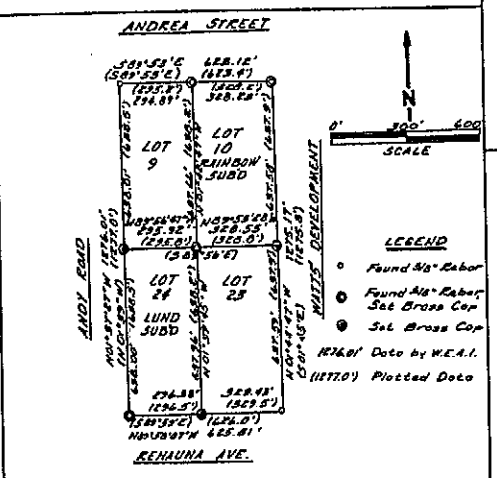
30270



**LEGEND**

- ▨ LOT 24, HARTRANFT SUBDIVISION
- SET 5/8" REBAR W/SURV-KIP
- FOUND 5/8" REBAR, SET BRASS CAP
- SET BRASS CAP
- RECORD CORNER, SET SURV-KIP
- FOUND 8" x 10" DIA. FENCE CORNER
- DATA BY W.E.A.I.
- PLATTED DATA
- EXISTING FENCE
- PROPERTY LINE
- △ FENCED 10' UTILITY EASEMENT
- △ RECORDED 10' DRIVEWAY EASEMENT
- △ RECORDED 16' DRIVEWAY EASEMENT

**NOTE:** PROPERTY CORNERS 5'± NORTH OF EXISTING FENCE CORNERS ON SUBDIVISION INTERIOR.



- NOTES**
- 1) PUBLIC WATER IS PROVIDED. THE WATER SYSTEM IS PROVIDED BY THE WARDWELL WATER AND SEWER DISTRICT.
  - 2) NO PUBLIC SANITARY SEWER IS PROVIDED.
  - 3) BEARING REFERENCE-PLAT BY W.L.C. DATED JANUARY, 1970 - ANDREA STREET - 509°53'±
  - 4) ACCURACY OF PERIMETER SURVEY 1" IN 22,000'
  - 5) ZONING - R-M (NON CONFORMING USE AREA)
  - 6) THE 10' WIDE DRIVEWAY EASEMENT ON THE NORTH LINE OF LOT 1 WILL BE WIDENED TO A 16' WIDE EASEMENT
  - 7) FURTHER SUBDIVISION OF ANY LOT PROHIBITED UNLESS APPROVED BY THE COUNTY COMMISSIONERS.
  - 8) NO PUBLIC ROAD MAINTENANCE OR PUBLIC SEWER IS PROVIDED.

CERTIFICATE OF DEDICATION  
 LUND SUBDIVISION NO. 1244  
 RECORDED: NOVEMBER 20, 1980  
 INSTRUMENT NO. 302483

STATE OF WYOMING )  
 COUNTY OF NATRONA )

This is to certify that the Subdivision set out by this plat to be known as Lund Subdivision, a replat of Lot 24 of the Hartranft Subdivision being a portion of the west one-half of the southeast one-quarter of Section 20, Township 34 North, Range 79 West, Sixth Principal Meridian, Natrona County, Wyoming, and being more particularly described by meter and bounds as follows:

Beginning at the southwest corner of said Lot 24, Hartranft Subdivision; thence N01°31'27"W, along the west line of said Lot 24, a distance of 638.00 feet to the northwest corner of said Lot 24; thence S89°56'47"E, along the north line of said Lot 24, a distance of 293.92 feet to the northeast corner of said Lot 24; thence S01°39'45"W, along the east line of said Lot 24, a distance of 637.98 feet to the southeast corner of said Lot 24; thence S89°58'07"W, along the south line of said Lot 24, a distance of 296.38 feet to the point of beginning and containing 4.335 acres more or less.

It is made with the free consent and wishes of the undersigned owners.

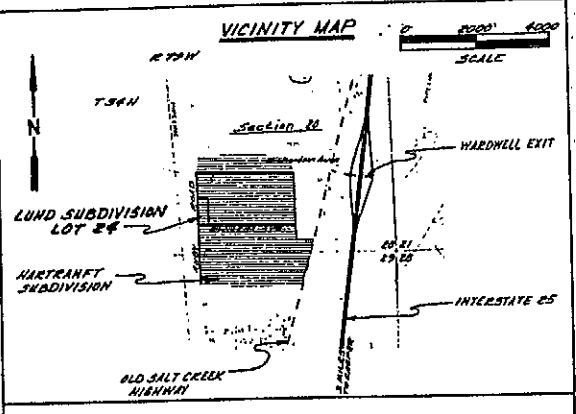
BY May L. Larson BY Russell J. & Diane A. Clark  
 Co-Owner Lund Subdivision Co-Owner Lund Subdivision  
 BY Oliver J. & Bernice M. Pulver BY Richard Atkinson  
 Co-Owners Lund Subdivision Co-Owner Lund Subdivision  
 BY Alton F. & Violet M. Lund  
 Co-Owner Lund Subdivision

CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
 COUNTY OF NATRONA )

I, Russell L. Donley, a Professional Engineer and Land Surveyor, of Casper, Wyoming hereby certify that this plat was prepared from notes taken during actual surveys made under my direction, by J.P. Jones during the month of December, 1979 and said survey is accurately shown thereon. Said plat is true and correct to the best of my knowledge and belief, all bearings refer to the true meridian, all dimensions are expressed in feet or decimals thereof, all corner monuments placed under my supervision, in accordance with the Subdivision Regulations of Natrona County.

Russell L. Donley  
 RUSSELL L. DONLEY  
 Wyoming Registration No. 646  
 Professional Engineer and Land Surveyor



**APPROVALS**

APPROVED: County Planning Commission of Natrona County, \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and forward to the Board of County Commissioners of Natrona County, Wyoming with recommendation that said plat be approved.  
F. Church SECRETARY  
\_\_\_\_\_ CHAIRMAN

APPROVED: Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_ COUNTY CLERK

Inspected and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Natrona County Health Department, Environmental Department  
\_\_\_\_\_ CITY - COUNTY HEALTH OFFICER

Inspected and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_ COUNTY ENGINEER

Inspected and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_ COUNTY PLANNER

Filed for record in the Office of the County Clerk of Natrona County, Wyoming, on \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_ COUNTY CLERK

STATE OF WYOMING )  
 COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by RUSSELL L. DONLEY, PROFESSIONAL ENGINEER AND LAND SURVEYOR, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Witness my hand and official seal. \_\_\_\_\_ NOTARY PUBLIC

STATE OF WYOMING )  
 COUNTY OF CONVERSE )

The foregoing instrument was acknowledged before me by MAY L. LARSON, CO-OWNER OF LUND SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Witness my hand and official seal. My Commission expires \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_ Notary Public

STATE OF WYOMING )  
 COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by RUSSELL J. & DIANE A. CLARK, CO-OWNERS OF LUND SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Witness my hand and official seal. My Commission expires \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_ Notary Public

STATE OF WYOMING )  
 COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by OLIVER J. & BERNICE M. PULVER, CO-OWNERS OF LUND SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Witness my hand and official seal. My Commission expires \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_ Notary Public

STATE OF WYOMING )  
 COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by RICHARD ATKINSON, CO-OWNER OF LUND SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Witness my hand and official seal. My Commission expires \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_ Notary Public

STATE OF WYOMING )  
 COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by ALTON F. & VIOLET M. LUND, CO-OWNERS OF LUND SUBDIVISION this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Witness my hand and official seal. My Commission expires \_\_\_\_\_, 19\_\_\_\_.  
 \_\_\_\_\_ Notary Public

**PLAT OF LUND SUBDIVISION**  
 A REPLAT OF LOT 24, HARTRANFT SUBDIVISION

N 1/2 SW 1/4 SECTION 20, T.34 N., R.79 W.,  
 6 TH PM., NATRONA COUNTY, WY.

W.O. No.	File No.	Pub. Date	Area ASP	Area EG	Area R/D
78-126		Dec 1/80	1.00	1.00	1.00

WESTERN ENGINEERS - ARCHITECTS, INC.  
 501-N. SUN DR.  
 CASPER, WYOMING 82601

REVISD 3/27/80

RECORDED Aug 10 1970 # 9:50 A.M.  
IN BOOK 55 OF Misc PAGE 57  
NO. 103839 LOW E. MURKIN COUNTY CLERK

**EXHIBIT A**

To plat and dedication of Hartranft Subdivision, a subdivision of the SW $\frac{1}{4}$  and a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, and a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 29, all in Township 34 North, Range 79 West, Natrona County, Wyoming.

The following restrictions and limitations shall become covenants in any deed or other legal or equitable conveyance of the following described lands in Natrona County, Wyoming, to-wit:

Township 34 North, Range 79 West, 6th P.M.

Section 20: SW $\frac{1}{4}$ ; That part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  lying westerly of U.S. Highway 87 as now constructed and south of Richardson Subdivision as the same is platted of record.

Section 29: A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and that part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  lying westerly of U.S. Highway 87 as the same is now constructed,

as the same has been subdivided by the plat and dedication to which these covenants are attached as an exhibit, and any lot, part or parcel thereof, such that the same shall be covenants running with the land, to-wit:

1. All lots or portions of lots within this subdivision may be used and occupied for residences and dwellings, including apartments and multiple dwellings of whatsoever kind, and any legitimate manufacturing, commercial or business enterprise, EXCEPT:

- (a) A junk yard or for the storage accumulation or sale of junk,
- (b) A hog lot or for the raising, care or feeding of hogs, or
- (c) As a rendering plant or other plant for the processing or butchering of meats.

2. Each structure erected or installed in or on any lot herein shall contain adequate provision for sewage, and when a community or municipal or sanitary sewer system is not available, an adequate, accepted sewage disposal system must be installed for each lot, and the same shall be constructed, operated and maintained in compliance with the rules, regulations and standards required by the State of Wyoming and local departments of health. In addition, all plumbing installations shall comply with the Western Plumbing Code, and such compliance shall be certified and approved by the inspection of a recognized plumbing inspector.

3. Each structure shall be adequately wired for electricity in full compliance with requirements of the United States Electrical Contractor's Code.

4. Not more than four ordinary domestic house pets may be

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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).

kept by any household, and the owner of at least two acres of land may keep one horse or cow, and one additional horse or cow for each acre by which the area of his lot, or the area of contiguous lots under one ownership exceeds two acres. Any area exceeding three-fourths of an acre shall be considered one additional acre for the purposes of this limitation. When domestic house pets and other domestic animals are kept as above permitted, the owner or owners thereof shall provide proper and adequate shelter therefor, keep the same contained and restricted to his own premises, and the entire premises shall be kept clean and sanitary at all times.

5. The owner of each lot, or of contiguous lots, shall forthwith enclose the same with a legal fence as defined and permitted by the statutes of the state of Wyoming now in force, or as the same may hereafter be amended.

6. The owner of each lot shall not permit the accumulation of weeds, brush, rubbish or junk of any kind, or allow or permit said premises, or the animals or property thereon to become a nuisance as offensive as to the enjoyment, of the other owners of lands within the subdivision. Each owner shall furnish a solid garbage and refuse container and the same shall be kept neat and emptied at all times, and the same shall be emptied and the garbage and refuse disposed of so that the same may not be permitted to escape or to accumulate.

7. There is hereby reserved in all streets and roadways, and in the other areas delineated on the plat to which this is attached, and across all lots and parcels of land in said subdivision, an easement and right of way not exceeding two feet in width, for installation of electric, gas, telephone, sanitary sewer, storm sewer, water and other utility lines serving all or any portion of this subdivision, which rights and easements may be used and occupied by any recognized utility or utility company without further conveyance.

8. The covenants and restrictions herein contained are mutual considerations accepted and entered into by and among all purchasers and owners of lots or parcels within this subdivision and shall be covenants running with the land, binding upon the dedicators of this subdivision and all purchasers and owners of lots and parcels herein, and upon their heirs, personal representatives, successors and assigns, for a period of time ending December 31, 1994.

Executed and effective as of the date shown upon the plat ~~and~~ indication to which this is attached as an exhibit.

*Raymond J. Hartung*  
*Andrew K. Hartung*

DEDICATORS

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1098801

*Handwritten notes:*  
Kathleen M. Hartcraft  
1098801

*Handwritten note:*  
Kathleen M. Hartcraft

STATE OF WYOMING )  
 ) 93  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by  
Edward J. Hartcraft and Andrea K. Hartcraft, this 16<sup>th</sup> day of  
April, 1970.



In presence of my hand and notarial seal.

*Edward J. Hartcraft*  
Notary Public

Commission expires: April 9, 1971

NOTARY PUBLIC  
EDWARD J. HARTCRAFT  
120 N. CENTER STREET  
CASPER, WYOMING 82601  
COMMISSION EXPIRES APRIL 9, 1971

1098801